

3323 N PAULINA AVENUE #2D
ROSCOE VILLAGE

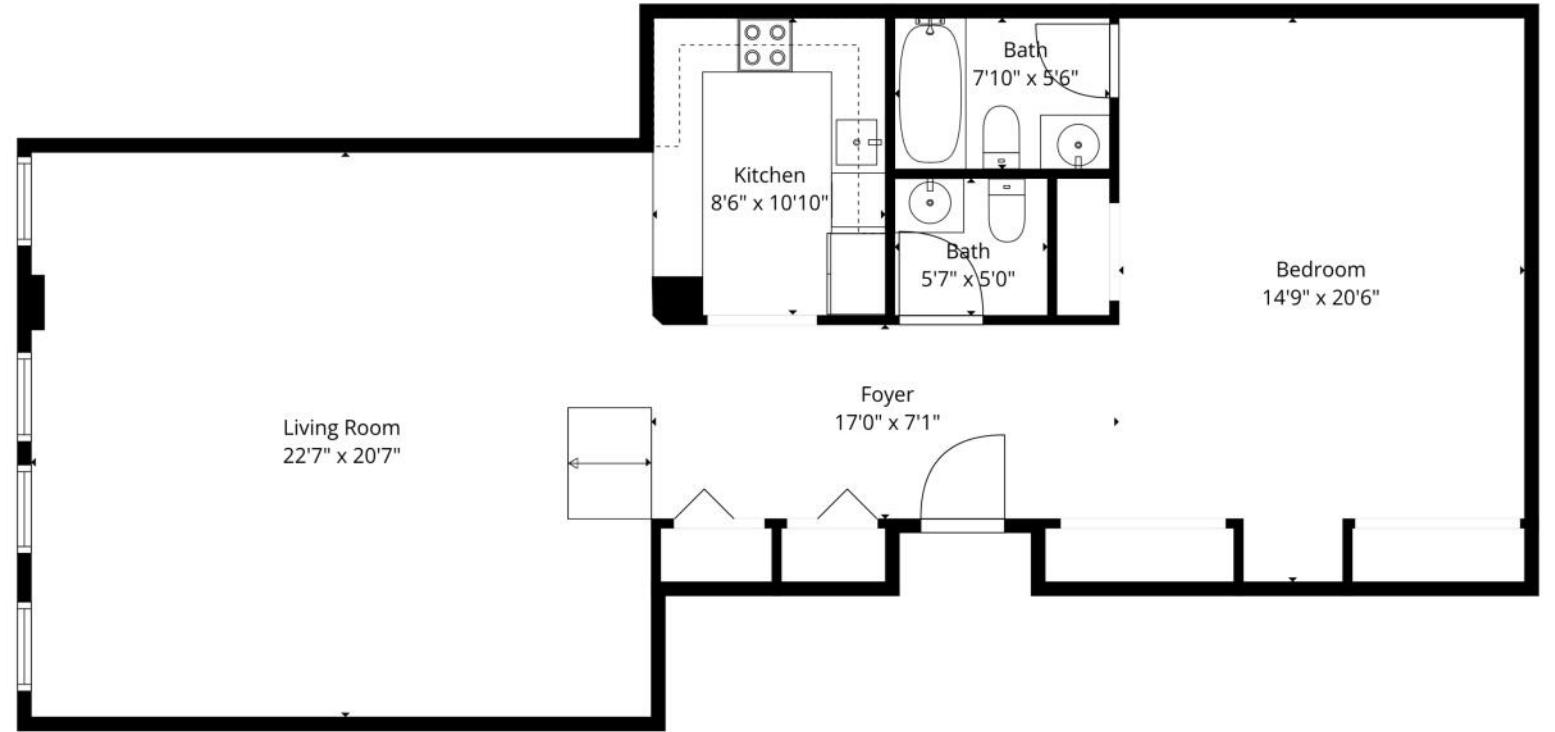




1 BEDROOM
1.1 BATH
TAXES: \$5,552
ASSESSMENTS: \$515 / MONTH

WELCOME TO THIS EXCEPTIONAL 1BD 1.5 BA LOFT IN THE HIGHLY SOUGHT-AFTER GALLERY LOFTS. BOASTING DRAMATIC 15-FOOT CEILINGS AND EXPANSIVE WINDOWS, THIS HOME IS FILLED WITH NATURAL LIGHT AND A TRUE SENSE OF OPENNESS. THE LARGE OPEN-CONCEPT LIVING ROOM IS PERFECT FOR BOTH ENTERTAINING AND EVERYDAY LIVING. BEDROOM OFFERS LOTS OF STORAGE WITH CALIFORNIA CLOSETS AND BUILT IN DESK. STEPS TO EVERYTHING ROSCOE VILLAGE HAS TO OFFER. A RARE OPPORTUNITY TO OWN A LIGHT-FILLED, WELL-APPOINTED LOFT IN ONE OF THE AREA'S MOST DESIRABLE BUILDINGS.





TOTAL: 1104 sq. ft
1st floor: 1104 sq. ft
EXCLUDED AREAS: WALLS: 81 sq. ft

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



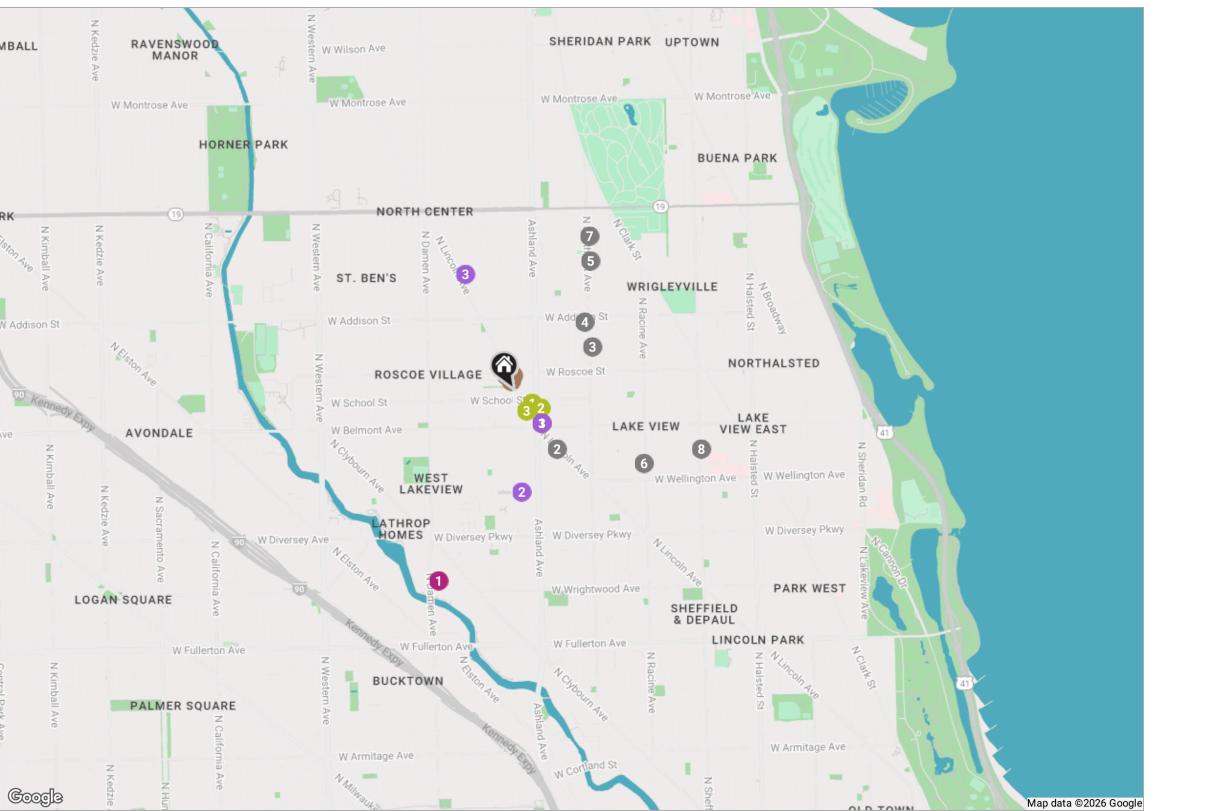
HAVING A QUAIN VILLAGE ATMOSPHERE IN THE HEART OF THE CITY IS NOT AN EASY TASK, BUT **ROSCOE VILLAGE** PULLS IT OFF.

Dubbed a "Village Within the City," Roscoe Village offers residents a mix of businesses, residences and parks just six miles from downtown Chicago.

The charming neighborhood is dominated by single-family homes with beautiful gardens. There are also classic three-story walkups and duplexes as well as luxury new construction, which gives Roscoe Village a bit of a metropolitan feel. The neighborhood also offers a variety of eateries, cafes, taverns, boutiques and independent shops.

Roscoe Village is especially lively in the summer when the community hosts Retro on Roscoe and the Roscoe Village Burger Fest. Fellger Park is the perfect place to picnic with grassy spots and a playground. Nearby Hamlin Park has an outdoor swimming pool, several sports fields and courts, a playground and a fieldhouse.

Residents are served by CTA's Brown Line, which has two stops in the neighborhood.



NOTES

RESTAURANTS

- ① **Frasca Pizzeria & Wine Bar**
3358 NORTH PAULINA STREET, 0.1 MI
- ② **Chicago's Pizza**
3114 NORTH LINCOLN AVENUE, 0.3 MI
- ③ **Crosby's Kitchen**
3455 NORTH SOUTHPORT AVENUE, 0.4 MI
- ④ **Southport Grocery and Cafe**
3552 NORTH SOUTHPORT AVENUE, 0.5 MI
- ⑤ **Tango Sur**
3763 NORTH SOUTHPORT AVENUE, 0.7 MI
- ⑥ **Will's Northwoods Inn**
3030 NORTH RACINE AVENUE, 0.7 MI
- ⑦ **Toons Bar & Grill**
3857 NORTH SOUTHPORT AVENUE, 0.8 MI
- ⑧ **Matilda**
3101 NORTH SHEFFIELD AVENUE #1, 0.9 MI

COFFEE

- ① **Starbucks**
3356 NORTH LINCOLN AVENUE, 0.1 MI
- ② **Bitter Pops**
3357 NORTH LINCOLN AVENUE, 0.1 MI
- ③ **Trader Joe's**
3745 NORTH LINCOLN AVENUE, 0.6 MI

GYM

- ① **LA Fitness**
3240 NORTH ASHLAND AVENUE, 0.1 MI
- ② **Pure Barre**
3245 NORTH ASHLAND AVENUE STE 1, 0.1 MI

SHOPPING

- ① **Costco Wholesale**
2746 NORTH CLYBOURN AVENUE #380B, 0.9 MI

GROCERY

- ① **Whole Foods Market**
3201 NORTH ASHLAND AVENUE, 0.2 MI
- ② **Jewel-Osco**
2940 NORTH ASHLAND AVENUE, 0.5 MI
- ③ **Trader Joe's**
3745 NORTH LINCOLN AVENUE, 0.6 MI

TRANSIT

- ① **Paulina**
CTA - BROWN LINE, 0.1 MI



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