

3335 W BELLE PLAINE AVENUE 1A  
CHICAGO, IL 60618



@properties®



#### ROOM DIMENSIONS

LIVING ROOM : 12' x 11'  
DINING ROOM : 9' x 8'  
KITCHEN : 10' x 7'  
FAMILY ROOM : 14' x 12'  
MASTER BEDROOM : 11' x 11'  
SECOND BEDROOM : 11' x 10'  
THIRD BEDROOM : 10' x 10'  
PLAYROOM : 23' x 7'

3 BEDROOM

2 BATH

TAXES: \$3,675

ASSESSMENTS: \$215

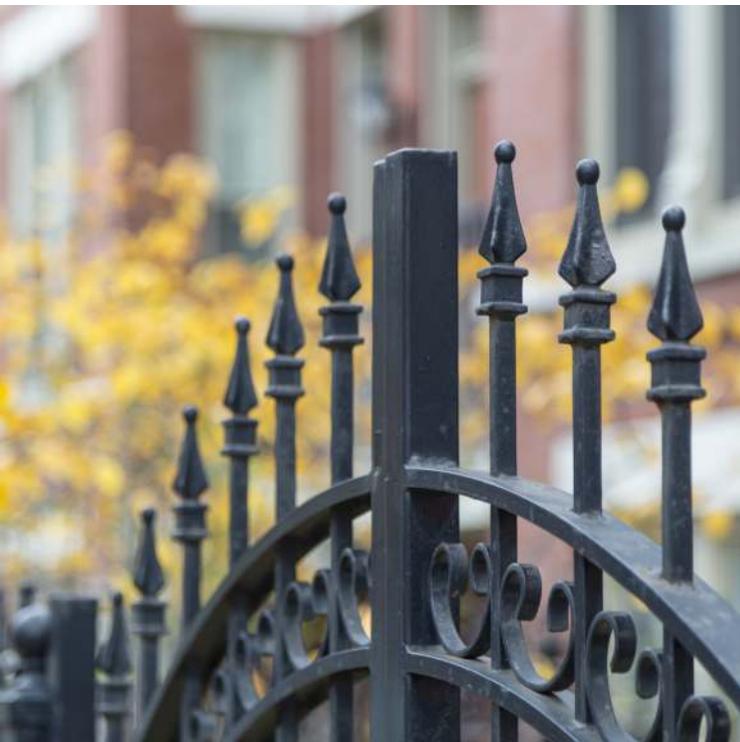
BEAUTIFUL DESIGNER INSPIRED DUPLEX DOWN! THIS IS AN ENTERTAINERS DREAM FIRST FLOOR. RECENTLY REDONE KITCHEN WITH WHITE CABINETS, STAINLESS STEEL APPLIANCES, BEAUTIFUL BACKSPASH, and BEAUTIFUL GRANITE. THE MAIN DINING ROOM AREA IS AN AMAZING SPACE WITH PREMIER LIGHTING, AND A MIX STATION FOR CRAFT COCKTAILS! THE LOWER LEVEL FAMILY IS FILLED WITH LIGHT, AND YOU WILL LOVE THE PLAYROOM/MUSIC SPACE AROUND THE CORNER. THERE IS SO MUCH SPACE ON THE LOWER LEVEL. ALL THREE BEDROOMS ARE A GOOD SIZE, AND THE BATHROOMS HAVE MARBLE FLOORS, GRANITE COUNTERS, AND FULL BATHS. IN UNIT WASHER/DRYER. GARAGE RENTAL PARKING DIRECTLY BEHIND UNIT FOR \$125 OR STREET PARKING!











## IF VARIETY IS THE SPICE OF LIFE, **ALBANY PARK IS ON FIRE.**

The eclectic neighborhood, long known for welcoming newcomers from many different countries, has a culture all its own.

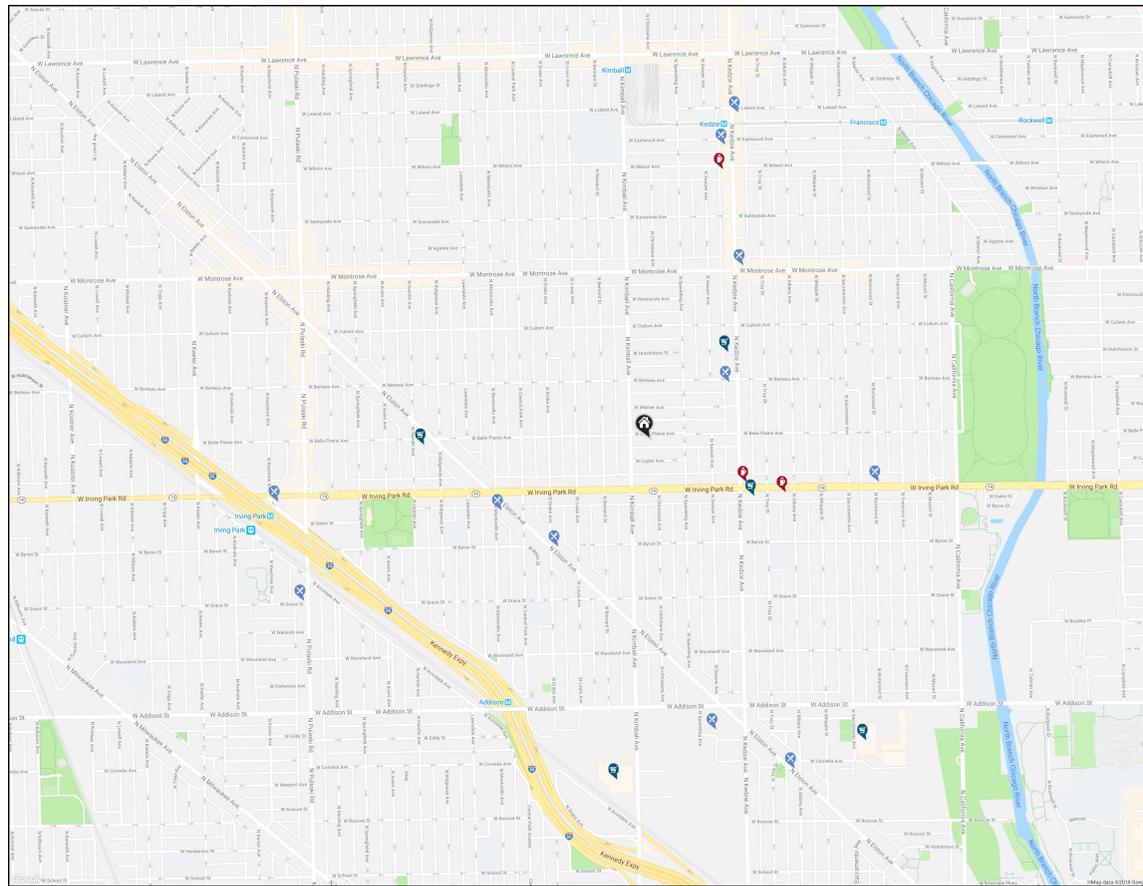
Neighbors are not strangers in this tight-knit Northwest Side neighborhood. Shops and eateries reflect the neighborhood's diverse cultures, with Lebanese, Swedish and Persian restaurants as well as Korean barbecue, fine Filipino and nouveau Mexican.

Homes include an affordable mix of single-family homes, Bungalows, brick two-flats, apartments and duplexes. Nearby North Mayfair, part of the larger Albany Park community, is a mecca of historic Chicago Bungalows, earning a spot on the National Register of Historic Places.

The neighborhood's 16-acre Eugene Field park includes two bridges over the river that runs through it as well as a playground, tennis courts, athletic fields, a 60-foot tall light tower and historic Tudor Revival style brick field house. The park was named for American writer Eugene Field, a Chicago journalist best known for his work as a children's poet including the classic Little Boy Blue.

Commuters have convenient access whether heading downtown, to the suburbs or O'Hare with accessibility to the CTA Blue Line, Brown Line and Edens Expressway. The Brown Line is accessible through the Kimball, Kedzie and Francisco stations.

Students attend highly rated Taft or Roosevelt High School as well as the acclaimed Von Steuben Metropolitan Science Center magnet school.



**RESTAURANTS**

**Arun's Thai Restaurant**  
4156 NORTH KEDZIE AVENUE, 0.2 MI

**Leona's Pizzeria & Restaurant**  
3877 NORTH ELSTON AVENUE, 0.3 MI

**Nancy's Pizza**  
3970 NORTH ELSTON AVENUE, 0.4 MI

**TAQUERIA EL AGUILA REAL**  
1333, 0.5 MI

**Pitchfork Food & Saloon**  
2922 W IRVING PARK RD, 0.5 MI

**Golden Crust Pizza and Tap**  
4620 NORTH KEDZIE AVENUE, 0.7 MI

**Chipotle Mexican Grill**  
3227 W ADDISON ST, 0.7 MI

**noon o kabab**  
4661 NORTH KEDZIE AVENUE, 0.8 MI

**Chief O'Neill's Pub & Restaurant**  
3471 N ELSTON AVE, 0.8 MI

**Smoque BBQ**  
3800 NORTH PULASKI ROAD, 0.9 MI

**Shokran**  
4027 WEST IRVING PARK ROAD, 0.9 MI

**COFFEE SHOPS**

**Brickhouse Cafe**  
3152 WEST IRVING PARK ROAD, 0.2 MI

**Dunkin' Donuts**  
3101 W IRVING PARK RD, 0.3 MI

**Starbucks**  
4558 NORTH KEDZIE AVENUE, 0.7 MI

**SHOPPING**

**Cermak Fresh Market**  
4234 NORTH KEDZIE AVENUE, 0.3 MI

**Walgreens**  
3153 W, 0.3 MI

**Farmers' Market: Chicago's Garden Center**  
2108, 0.5 MI

**The Home Depot**  
3500 NORTH KIMBALL AVENUE, 0.8 MI

**Target**  
2939 WEST ADDISON STREET, 0.9 MI

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