



3340 N KENMORE AVENUE #3
WRIGLEYVILLE

@properties®

CHRISTIE'S
INTERNATIONAL REAL ESTATE



ROOM DIMENSIONS

LIVING ROOM : 13' × 17'

DINING AREA : 7' × 17'

KITCHEN : 13' × 10'

PRIMARY BEDROOM : 15' × 13'

PRIMARY BATH : 9' × 12'

PRIVATE DECK : 20' × 11'

SECOND BEDROOM : 12' × 10'

SECOND BATH : 5' × 8'

BONUS ROOM : 10' × 15'

PRIVATE ROOFTOP DECK : 20' × 66'

PANTRY : 4' × 4'

2 BEDROOM

2 BATH

TAXES: \$14,653.70

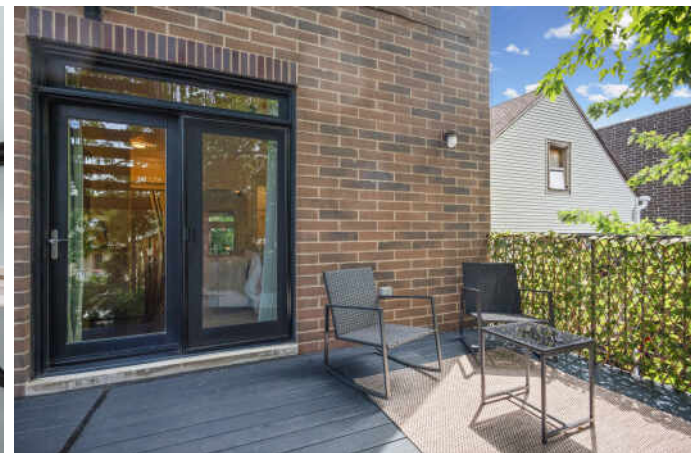
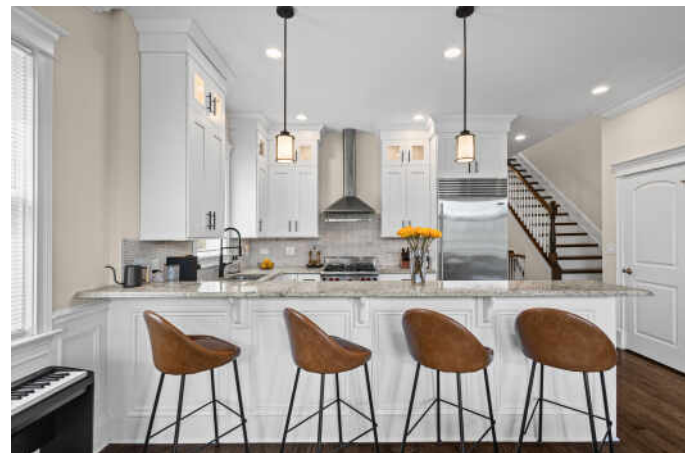
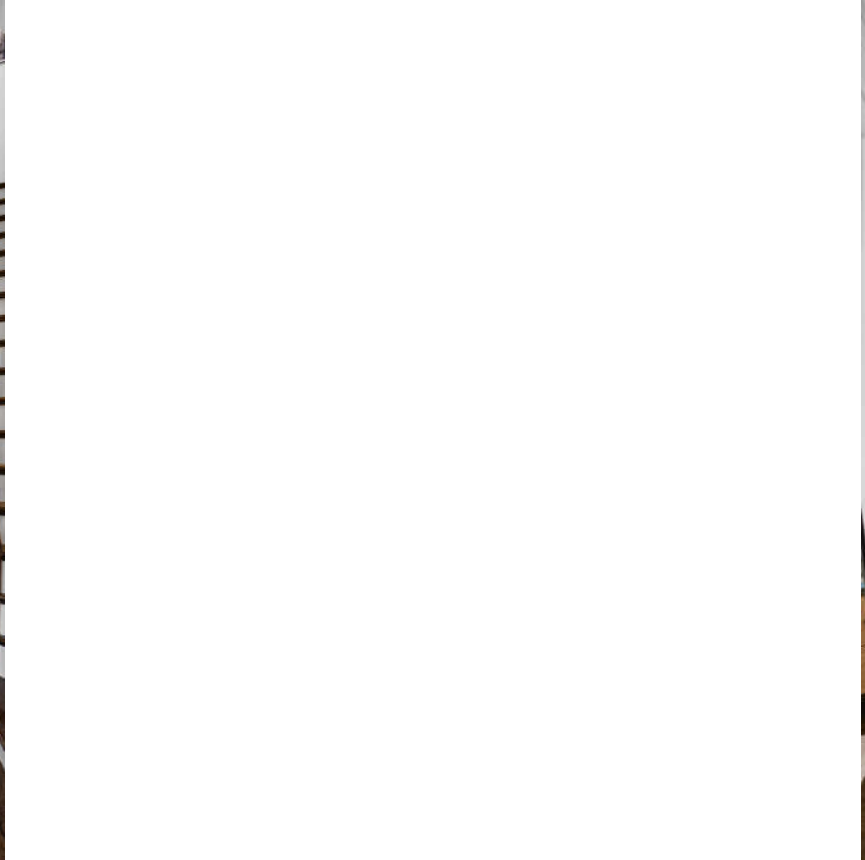
ASSESSMENTS: \$192

PENTHOUSE LIVING IN THE HEART OF WRIGLEYVILLE

Bright and beautifully appointed two-bedroom, two-bath all-brick penthouse with a private rooftop deck in the heart of Wrigleyville! Expansive east-facing arched doors with Juliet balconies fill the open-concept living, dining, and kitchen areas with abundant natural light. The living room features tall ceilings, elegant wainscoting, a gas-start wood-burning fireplace, and hardwood floors. The spacious primary suite welcomes you with a foyer, custom built-in, linen closet, two generous walk-in closets with organized storage, and direct access to a private rear deck overlooking mature trees. The en-suite primary bath offers heated floors, a steam shower, and a separate Jacuzzi tub. Upstairs, a versatile bonus room provides the perfect space for a home office. Step outside to an impressive private rooftop deck complete with custom built-in storage benches, a pergola, dining area, TV cabinet, and spectacular city views. Garage parking and additional storage are included. Ideally located near the CTA, restaurants, nightlife, and everything Wrigleyville and Lakeview have to offer!

- Private rooftop deck
- Spacious primary suite
- Gas-start wood-burning fireplace
- Garage parking included









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

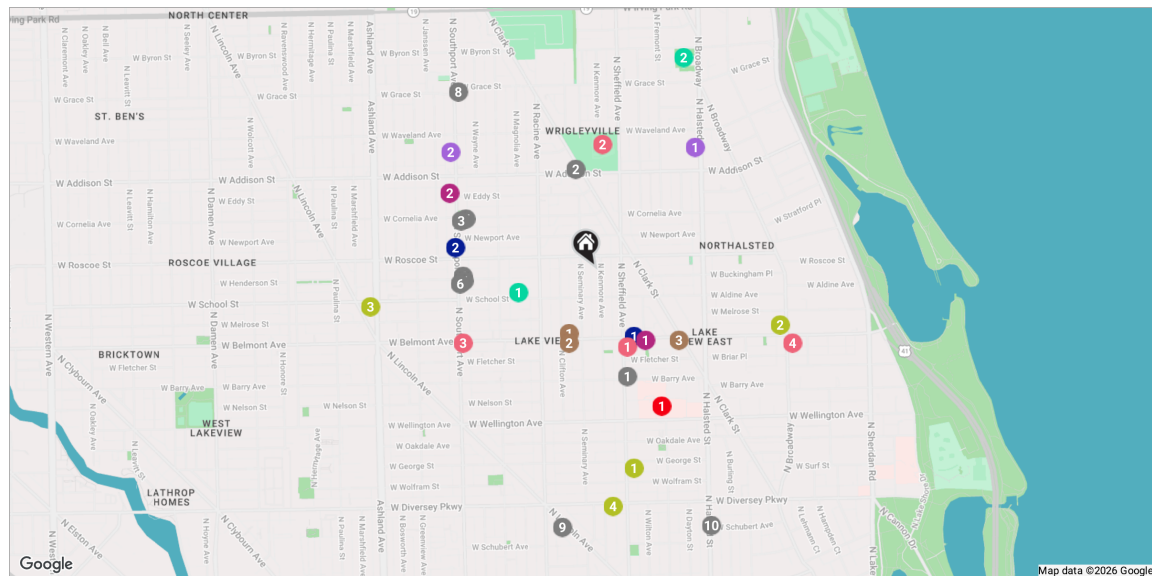


WRIGLEYVILLE IS NOT ONLY A DESTINATION NEIGHBORHOOD FOR CUBS FANS, BUT ALSO FOR CHICAGOANS WHO LOVE TO LIVE IN THE CENTER OF THE ACTION.

Named after the friendly confines of Wrigley Field, the neighborhood is experiencing a major transformation following renovations to the ballpark. In addition to the ever-popular sports bars, restaurants and souvenir shops, the neighborhood boasts new upscale chef-driven restaurants and a boutique hotel.

The new Gallagher Way - Wrigleyville's town square - offers residents and visitors alike a gathering place to enjoy farmers markets, outdoor movies, ice-skating and neighborhood celebrations on days when the Cubs aren't playing.

Located in Lakeview, the neighborhood includes tree-lined streets with greystone three-flats, low-rise apartment buildings and single-family homes. The CTA's Red Line and numerous bus routes run through the area, making it easily accessible by public transit.

 RESTAURANTS.

- 1 **Matilda**
3101 NORTH SHEFFIELD AVENUE #1,
0.3 MI
- 2 **Swift Tavern - Wrigleyville**
3600 N CLARK ST, 0.3 MI
- 3 **Crosby's Kitchen**
3455 NORTH SOUTHPORT AVENUE,
0.4 MI
- 4 **Coda di Volpe**
3335 S SOUTHPORT AVE, 0.4 MI
- 5 **Little Goat Diner**
3325 N SOUTHPORT AVE, 0.4 MI
- 6 **Itoko**
3325 N SOUTHPORT AVE, 0.4 MI
- 7 **Ella Elli**
1349 W CORNELIA AVE, 0.4 MI
- 8 **Tango Sur**
3763 NORTH SOUTHPORT AVENUE,
0.7 MI
- 9 **Batter & Berries**
2748 NORTH LINCOLN AVENUE, 0.8 MI

- 10 Saponi Trattoria**
2701 NORTH HALSTED STREET, 0.9 M

 COFFEE

- 1 Bittersweet Pastry Shop & Cafe
1114 WEST BELMONT AVENUE, 0.2 MI
- 2 Dark Matter Coffee - Osmium Coffee Bar
1117 WEST BELMONT AVENUE, 0.2 MI
- 3 Starbucks Coffee Company
3184 NORTH CLARK STREET, 0.3 MI

 SHOPPING

- 1 **Reckless Records**
929 WEST BELMONT AVENUE, 0.3 MI
- 2 **Anthropologie**
3532 N SOUTHPORT AVE, 0.5 MI

 GROCERY

- 1 Whole Foods Market**
3640 NORTH HALSTED STREET, 0.5 M

- 2 Jewel-Osco**
3630 NORTH SOUTHPORT AVENUE,
0.6 MI

 GYM

- 1 **CorePower Yoga - Lakeview**
945 WEST GEORGE STREET, 0.6 MI
- 2 **Lakeview Athletic Club**
3212 NORTH BROADWAY, 0.6 MI
- 3 **LA Fitness**
3240 NORTH ASHLAND AVENUE, 0.7 MI
- 4 **Lincoln Park Athletic Club**
1019 WEST DIVERSEY PARKWAY, 0.7 MI

 MEDICAL

- 1 Advocate Illinois Masonic Medical Center**
836 WEST WELLINGTON AVENUE,
0.5 MI

 ENTERTAINMENT

- 1 The Vic Theatre**
3145 NORTH SHEFFIELD AVENUE,
0.3 MI

- 2 **Wrigley Field**
1060 WEST ADDISON STREET, 0.4 MI
- 3 **Schubas Tavern**
3159 NORTH SOUTHPORT AVENUE,
0.5 MI
- 4 **Laugh Factory**
3175 NORTH BROADWAY, 0.6 MI

- 1 Belmont
CTA - PURPLE LINE, 0.2 MI
- 2 Southport
CTA - BROWN LINE, 0.4 MI

PARKS

- 1 Donahue (Margaret) Park
1230 WEST SCHOOL STREET, 0.2 MI
- 2 Gill (Joseph) Park
825 WEST SHERIDAN ROAD, 0.7 MI

NOTES



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All specifications, features, designs, price, assessments, taxes and materials are subject to change without notice. Depicted floor plans and architectural renderings are only an artist's impression.

