

345 W FULLERTON PARKWAY #1806
LINCOLN PARK





2 BEDROOM

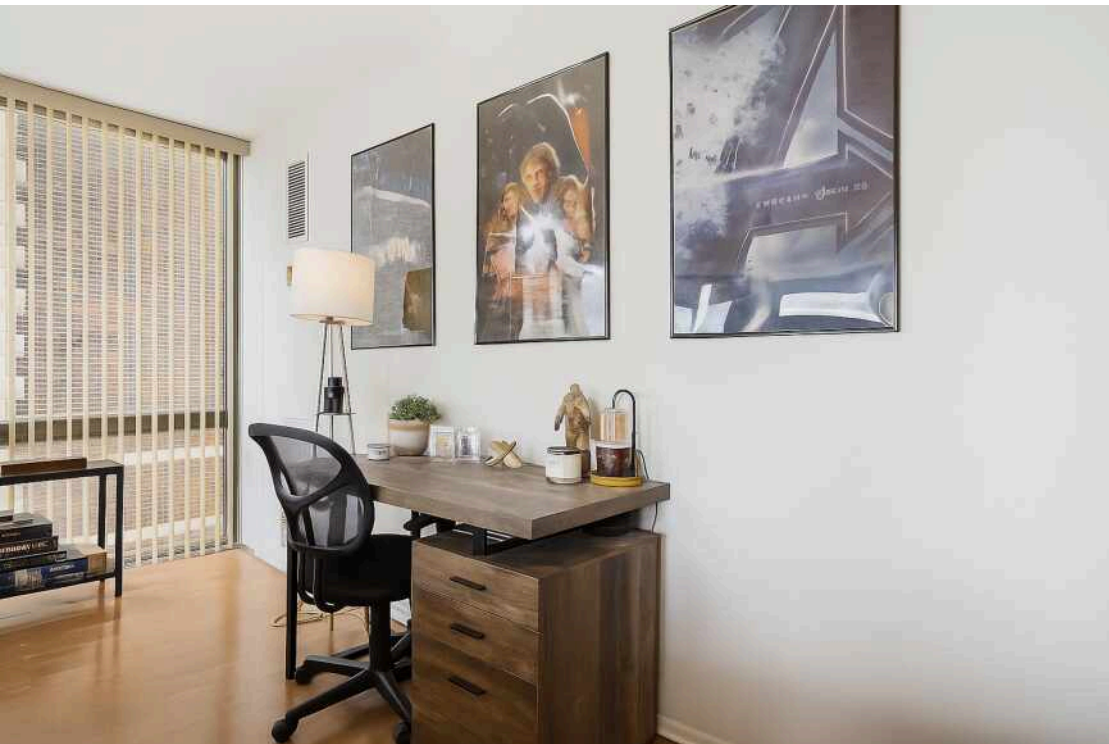
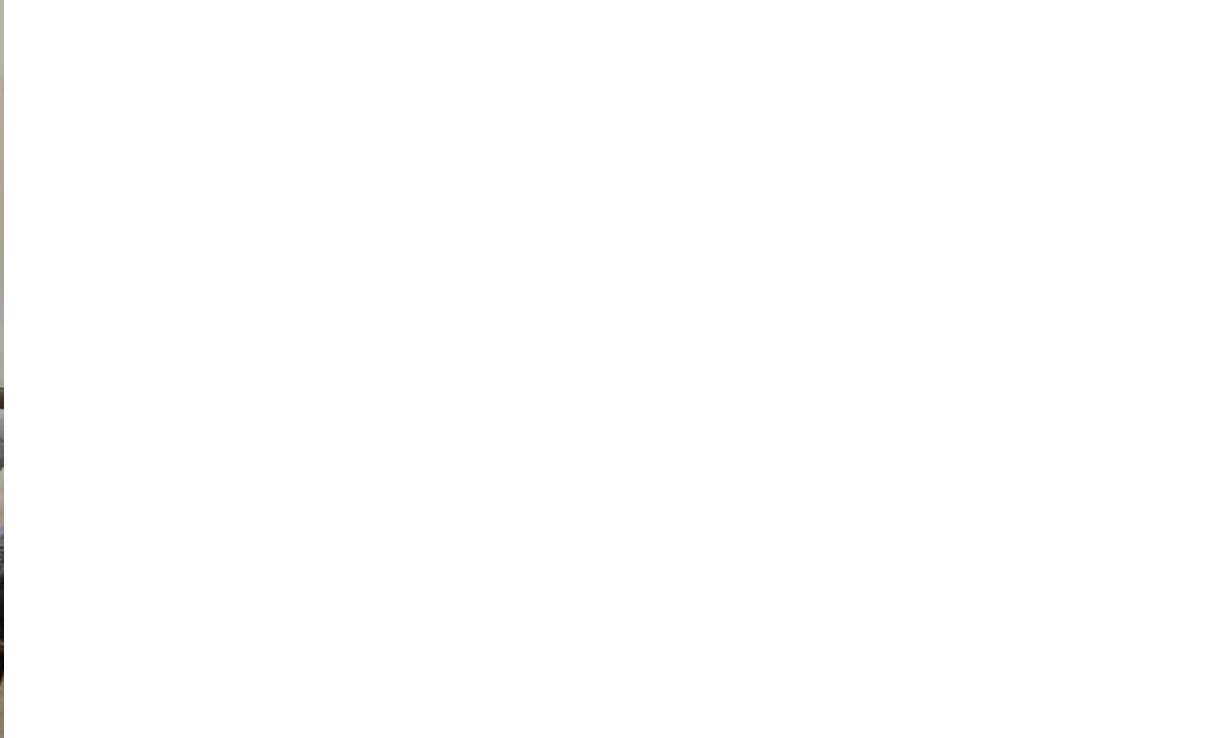
2 BATH

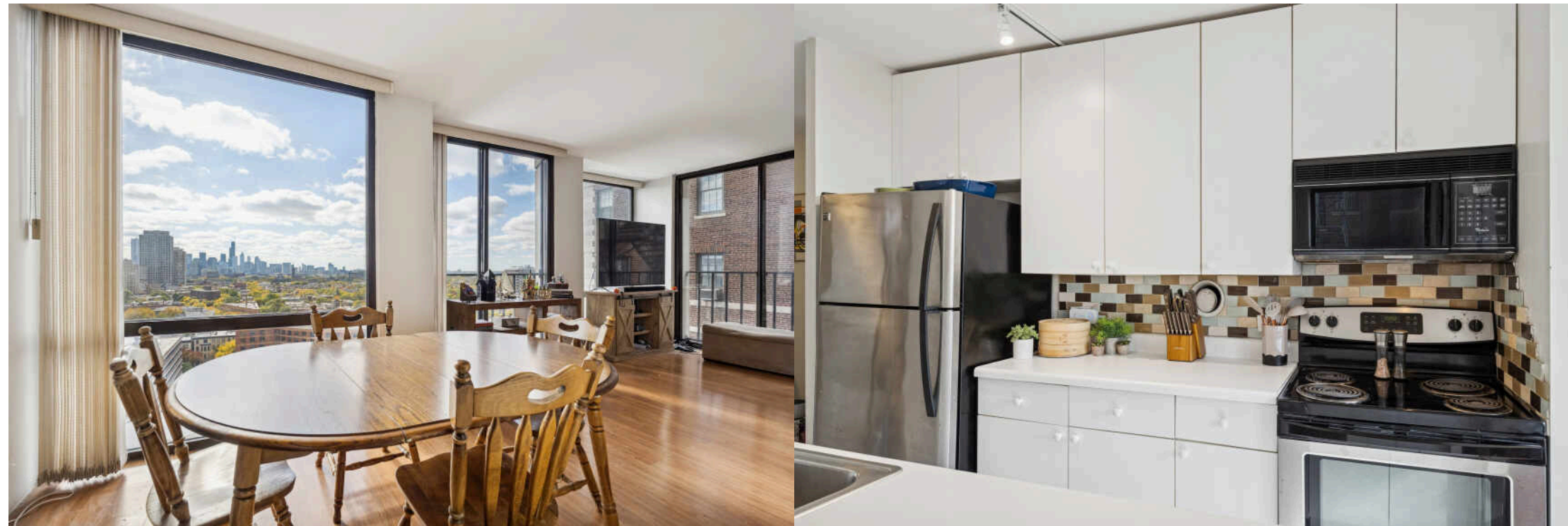
TAXES: \$7,173

ASSESSMENTS: \$1,233 / MONTH

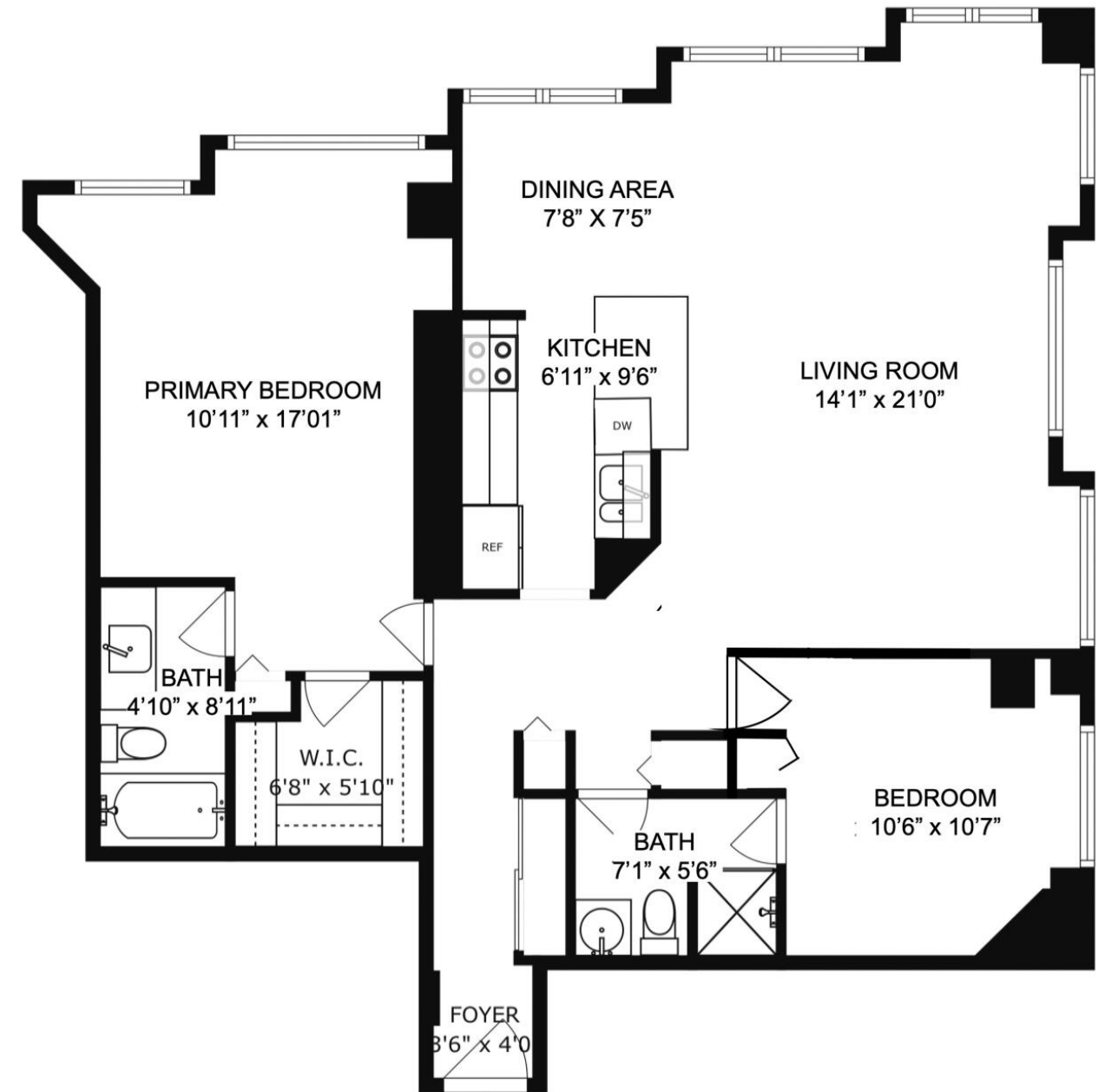
FLOOR TO CEILING VIEWS

Enjoy sweeping southwest views of the Chicago skyline from this sun-drenched 2-bedroom, 2-bath corner residence. Floor-to-ceiling windows frame the living and dining areas, creating a dramatic backdrop of the city that transitions from vibrant daytime views to the sparkling lights of downtown at night. The split-bedroom floor plan provides both comfort and privacy, while the open-concept living space is ideal for gatherings. Wood laminate flooring runs throughout main living area, adding warmth and ease of maintenance. Pass-through to kitchen adds to the open feel. Great closet space including large entry closet, primary bedroom walk-in closet and multiple linen closets. This well-managed building offers 24-hour door staff, a fitness center, and a sundeck. Garage parking is available with both valet and self-park options. Perfectly positioned across from Lincoln Park, you'll be just moments from the zoo, lakefront trails, and Clark Street's shops, restaurants, nightlife and everything Lincoln Park has to offer. Quick access to Lake Shore Drive and public transit completes the package, making this home a rare opportunity in a much sought-after location.











LINCOLN PARK RESIDENTS HAVE IT ALL – FROM THE ARTS TO ITS FAMED ZOO – RIGHT IN THEIR BACKYARD.

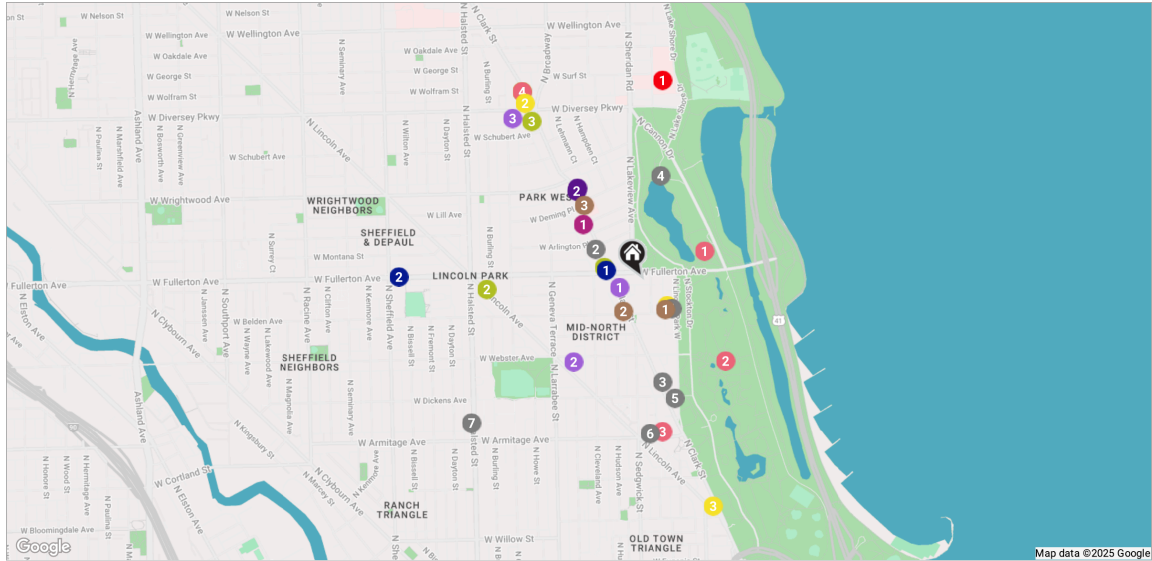
The neighborhood includes quiet tree-lined residential blocks, DePaul University, and two major museums in addition to the Lincoln Park Zoo, one of the country's oldest zoos. There's also a wide array of entertainment, eateries, and hotspots.

An evening in Lincoln Park might include seeing a play at the acclaimed Steppenwolf Theatre and dining at a Michelin-rated restaurant or a quaint neighborhood café. Sports fans will find as many dive bars with the game on as foodies will find fine-dining restaurants with al-fresco seating.

Lincoln Park is just as delightful by day. Residents are close to the lakefront and North Avenue Beach, parks, farmers markets, festivals, and countless shops, ranging from upscale boutiques on Armitage to larger retailers at the Clybourn Corridor.

Housing stock ranges from smaller townhomes and vintage condominiums to rehabs and new construction. Buyers around DePaul University can find loft condominiums in converted factories and warehouses. On its eastern edge, Lincoln Park features beautiful vintage brownstones along with high-rises with breathtaking views of the lake, park, North Pond Nature Sanctuary, and city skyline.

Located just two miles from downtown, Lincoln Park offers residents a quick commute to work. Public transportation abounds, with the CTA's Brown and Red lines serving the neighborhood in addition to several bus routes and Lake Shore Drive.



★ MISCELLANEOUS

- 1 The Belden-Stratford
2300 N LINCOLN PARK W, 0.1 MI
- 2 Hotel Versey Chicago
Lincoln Park
644 W DIVERSEY PKWY, 0.6 MI
- 3 Hotel Lincoln - JDV by Hyatt
1816 N CLARK ST, 0.7 MI

🍽️ RESTAURANTS

- 1 Mon Ami Gabi
2300 NORTH LINCOLN PARK WEST,
0.1 MI
- 2 The Galway Arms
2442 NORTH CLARK STREET, 0.2 MI
- 3 Chicago Pizza and Oven
Grinder Company
2121 NORTH CLARK STREET, 0.3 MI
- 4 North Pond
2610 NORTH CANNON DRIVE, 0.3 MI
- 5 R.J. Grunts
2056 NORTH LINCOLN PARK WEST,
0.4 MI

- 6 Geja's Cafe
340 WEST ARMITAGE AVENUE, 0.5 MI
- 7 Cafe Ba-Ba-Reeba!
2024 NORTH HALSTED STREET, 0.7 MI

☕ COFFEE

- 1 Dollop Coffee Co.
312 WEST BELDEN AVENUE, 0.1 MI
- 2 Dunkin'
2300 NORTH CLARK STREET, 0.1 MI
- 3 Starbucks
2525 1/2 NORTH CLARK STREET, 0.3 MI

🛍️ SHOPPING

- 1 Walgreens
2500 N CLARK ST, 0.2 MI

🛒 GROCERY

- 1 Big Apple Finer Foods
2345 NORTH CLARK STREET, 0.1 MI
- 2 Target Grocery
555 WEST WEBSTER AVENUE, 0.3 MI

- 3 Trader Joe's
667 WEST DIVERSEY PARKWAY, 0.6 MI

🧘 GYM

- 1 Lincoln Park Fitness Center
444 WEST FULLERTON PARKWAY #1,
0.1 MI
- 2 Equinox Lincoln Common
2355 NORTH LINCOLN AVENUE, 0.5 MI
- 3 105F Hot Yoga, Pilates &
Wellness - Lincoln Park
2736 NORTH CLARK STREET, 0.6 MI
- 4 LA Fitness
2828 N CLARK ST, 0.7 MI

🏥 MEDICAL

- 1 Ascension Saint Joseph -
Chicago
2900 NORTH LAKE SHORE DRIVE, 0.6 MI

🎭 ENTERTAINMENT

- 1 Peggy Notebaert Nature
Museum
2430 NORTH CANNON DRIVE, 0.2 MI

- 2 Lincoln Park Zoo
CHICAGO, 0.4 MI
- 3 Park West
322 WEST ARMITAGE AVENUE, 0.5 MI
- 4 Landmark's Century Centre
Cinema
2828 NORTH CLARK STREET, 0.7 MI

🚗 TRANSIT

- 1 Clark & Fullerton
CHICAGO, 0.1 MI
- 2 Fullerton
CTA - BROWN LINE, 0.7 MI

🏠 SERVICES

- 1 Citi
2555 NORTH CLARK STREET, 0.3 MI
- 2 EssenceVIP Hair Designers
2551 N CLARK ST GROUND FLOOR,
0.3 MI





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