



3526 NORTH HAMILTON AVENUE
ROSCOE VILLAGE

3526 NORTH HAMILTON AVENUE · ROSCOE VILLAGE



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INTERNATIONAL REAL ESTATE

LUXURY
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DINING ROOM/LIVING ROOM

3526 NORTH HAMILTON AVENUE ROSCOE VILLAGE

ROOM DIMENSIONS

Foyer	8'x6'
Living Room	14'x13'
Dining Room	14'x13'
Kitchen	15'x16'
Pantry	5'x7'
Breakfast Nook	12'x10'
Family Room	21'x18'
Primary Bedroom	18'x15'
Walk-In Closet 1	8'x11'
Walk-In Closet 2	8'x7'
Second Bedroom	14'x13'
Third Bedroom	12'x11'
Fourth Bedroom	14'x11'
2nd Floor Laundry	8'x10'
Fifth Bedroom	15'x12'
Sixth Bedroom	11'x11'
Seventh Bedroom	11'x11'
Recreation Room	25'x23'
Lower Level Laundry	10'x6'
Mudroom	8'x13'

FEATURES

Impeccably built in 2015, this stunning home sits on an oversized 37.5' lot in the heart of Roscoe Village. With over 5,200 sq ft of refined living space, this home offers high-end finishes, thoughtful design, and unmatched indoor/outdoor living. The exterior features Hardie plank siding with stone accents, a covered front porch, expansive front and rear yards, and a rear stone patio with a wood-burning fireplace and a three-car garage with composite roof deck. Inside, enjoy 9' ceilings, dark-stained oak flooring, custom millwork and lighting, and a three-story oak/wrought iron staircase. The main level offers elegant formal living and dining rooms with coffered and lighted tray ceilings, two wood-burning fireplaces, an elegant powder room, a formal foyer and a functional rear mudroom. The stunning chef's kitchen features white custom cabinetry, quartz counters, massive island with prep sink, high end Sub-Zero, Bosch and Wolf appliances, an organized walk-in pantry, and a casual dining nook. On the second level find a coveted four bedrooms up including a luxurious primary suite with dual organized walk-in closets and spa-like marble bath with oversized walk-in shower, modern soaking tub, radiant heated floors, and custom cabinetry. Two upstairs bedrooms share an upscale Jack & Jill bath and a hall bath serves the fourth. A well outfitted laundry completes the top floor. The finished lower level includes a spacious family room with elegant, full wall wet bar with dual wine and beverage centers. Three lower-level bedrooms include an ensuite guest room and a French door bedroom-perfect for an office. Finally, a modern hall bath and a secondary laundry room complete the floor while a rear staircase provides easy access to the yard.



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FRONT FOYER



FRONT FOYER



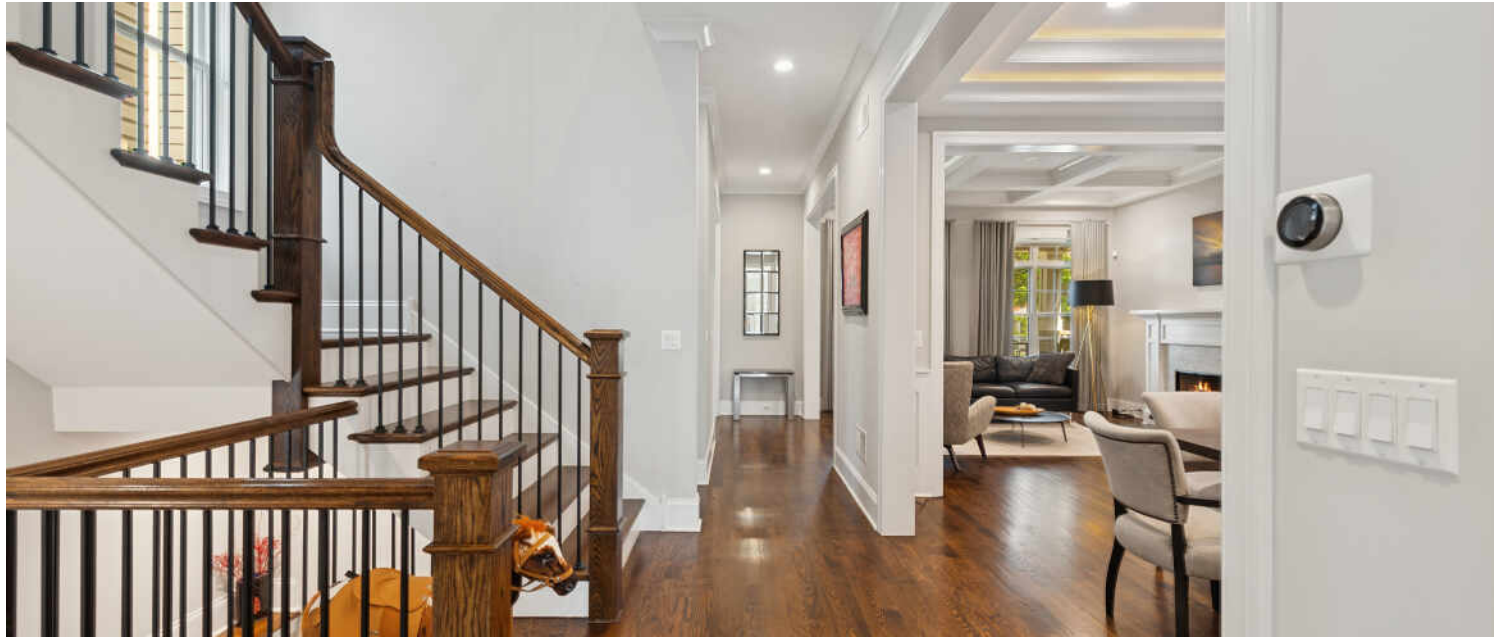
LIVING ROOM



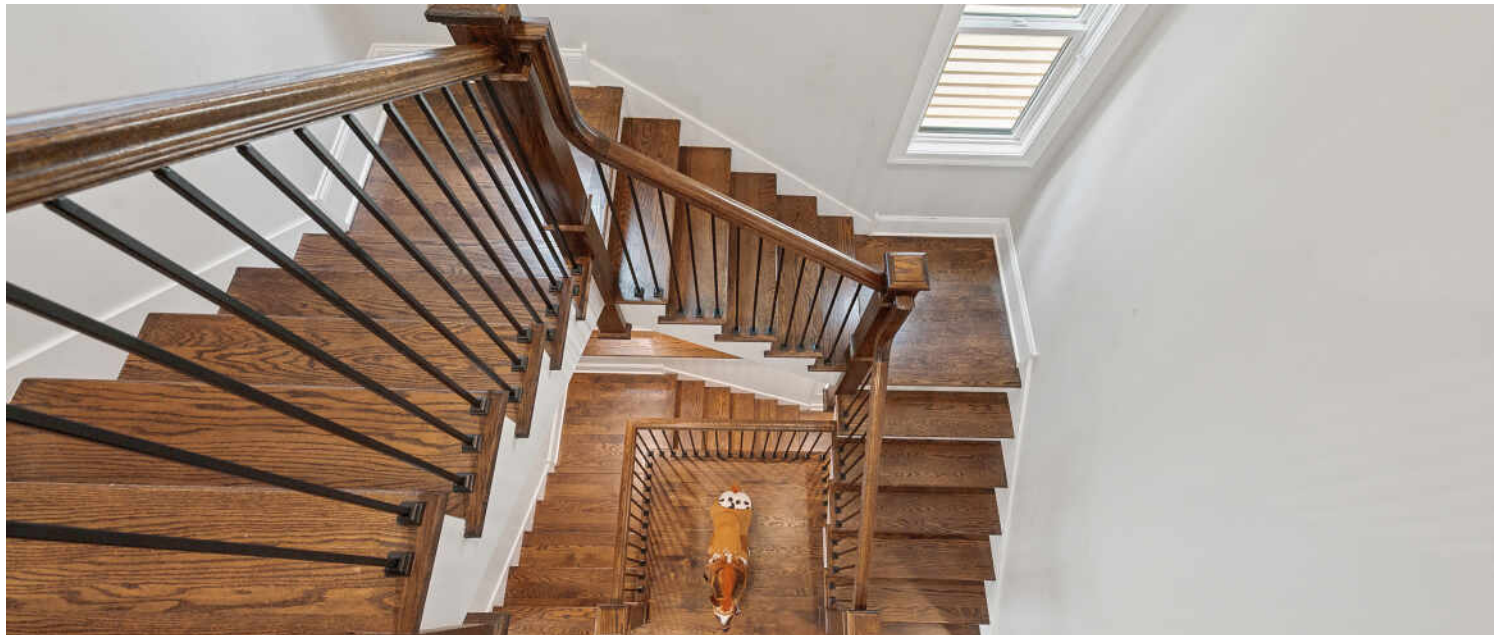
LIVING ROOM / DINING ROOM



DINING ROOM



CENTER STAIRCASE



CENTER STAIRCASE



KITCHEN



GREAT ROOM



KITCHEN



KITCHEN/DINING AREA



GREAT ROOM



PRIMARY BEDROOM



PRIMARY BATHROOM



PRIMARY BATHROOM



FOURTH BEDROOM (SECOND FLOOR)



SECOND BEDROOM



THIRD BEDROOM



SECOND FLOOR JACK AND JILL BATHROOM



SECOND FLOOR LAUNDRY ROOM



HALL FULL BATHROOM SECOND FLOOR



SECOND FLOOR JACK AND JILL BATHROOM



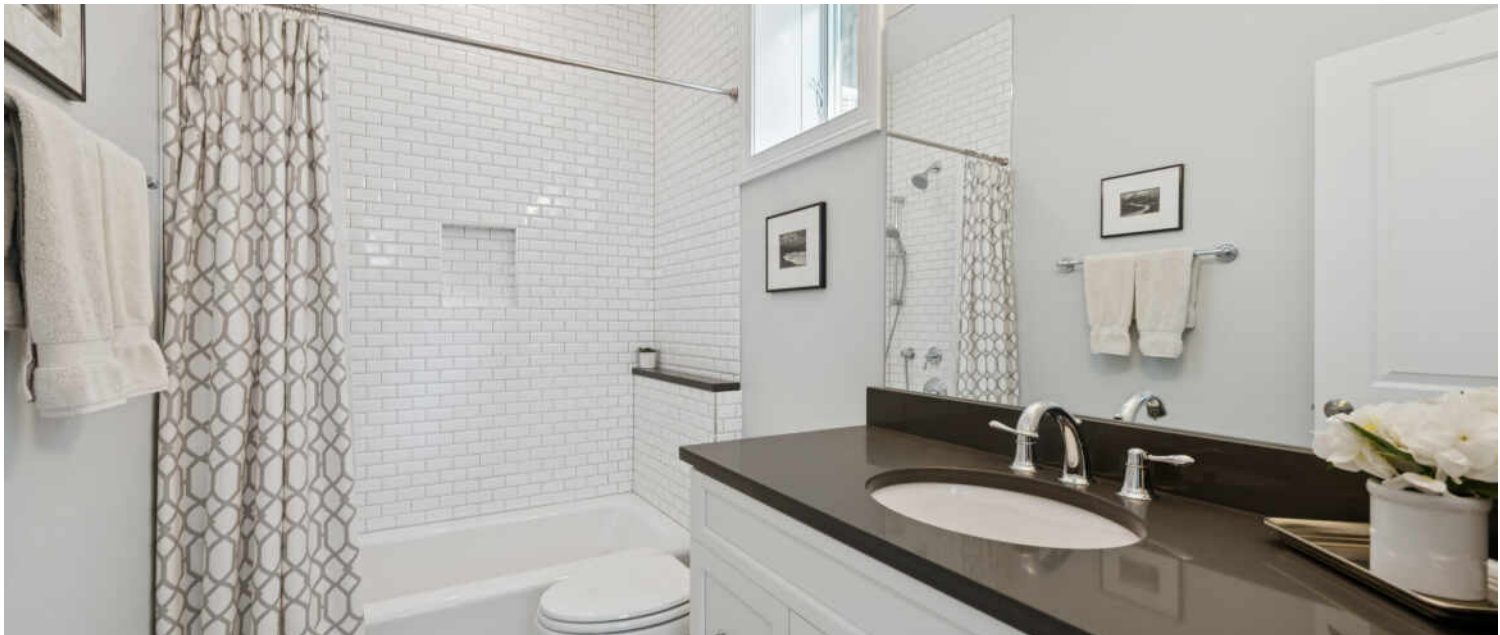
RECREATION ROOM



RECREATION ROOM WET BAR



FIFTH (ENSUITE) BEDROOM



ENSUITE BATHROOM



SIXTH BEDROOM



SEVENTH BEDROOM (OFFICE)



LOWER LEVEL HALL BATH



PATIO



MUD ROOM TO BACKYARD



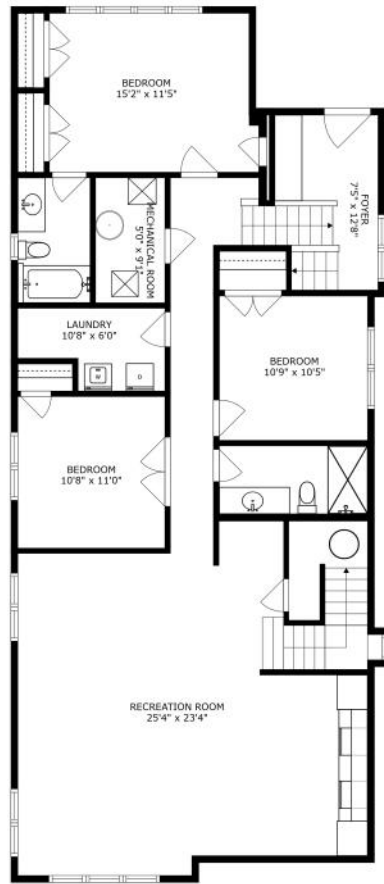
BACKYARD AND GARAGE ROOF DECK



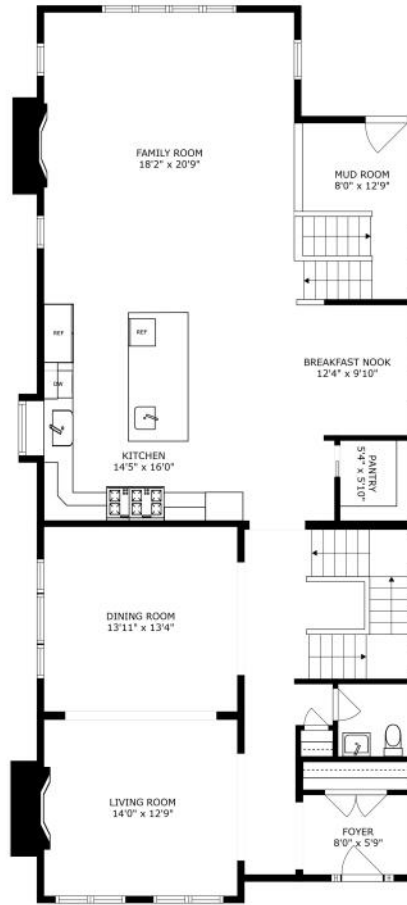
ROOF DECK



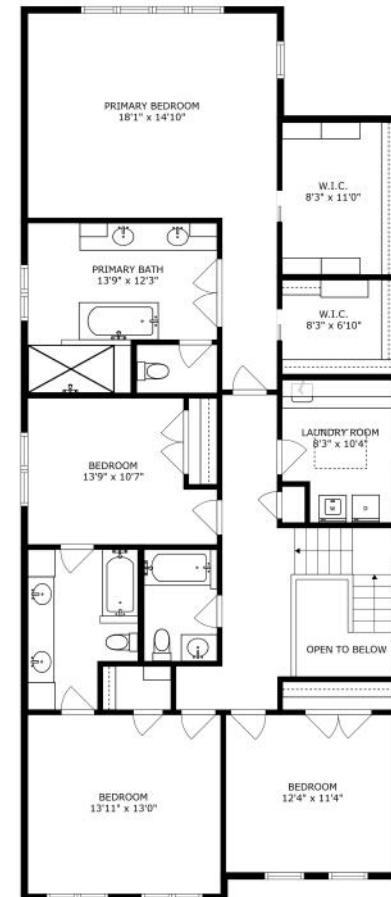
REAR VIEW EXTERIOR



FLOOR 1

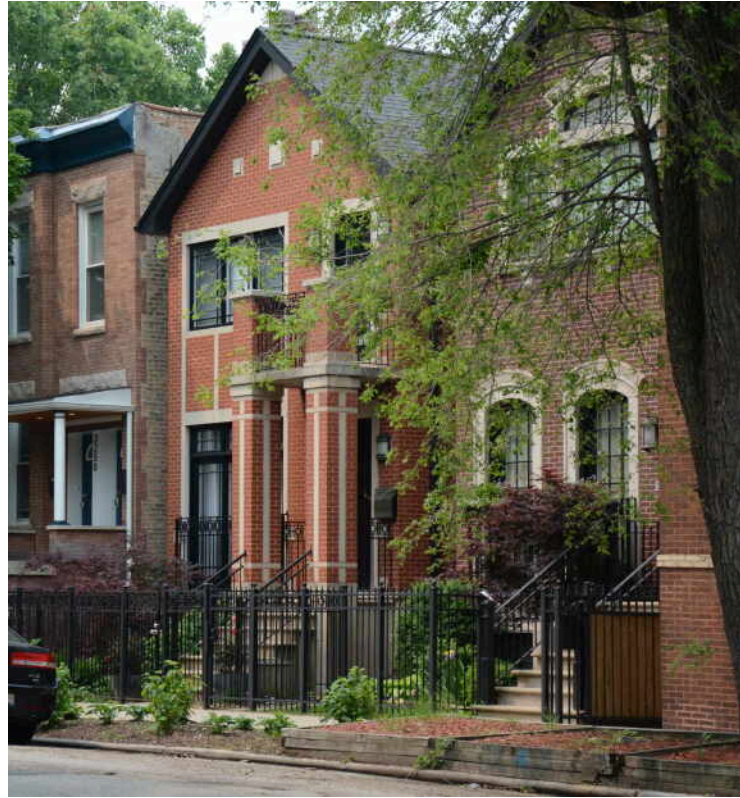


FLOOR 2



FLOOR 3

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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

Locals love the independently-owned shops and restaurants, community events such as an annual Garden Walk and Fellger Park, where neighbors gather and enjoy the outdoors.

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.

[illegible]

NEIGHBORHOOD GUIDE



RESTAURANTS

- 1 Turquoise Cafe & Restaurant
2147 WEST ROSCOE STREET, 0.2 MI
- 2 Pete's Pizza
3737 NORTH WESTERN AVENUE, 0.4 MI
- 3 Mrs. Murphy & Sons Irish Bistro
3905 NORTH LINCOLN AVENUE, 0.5 MI
- 4 The Globe Pub
1934 WEST IRVING PARK ROAD, 0.6 MI
- 5 Brownstone
3937 NORTH LINCOLN AVENUE, 0.6 MI
- 6 O'Donovan's
2100 WEST IRVING PARK ROAD, 0.6 MI
- 7 Frasca Pizzeria & Wine Bar
3358 NORTH PAULINA STREET, 0.6 MI



COFFEE

- 1 Starbucks
2023-25 WEST ROSCOE STREET, 0.2 MI

2

Starbucks
3640 NORTH WESTERN AVENUE, 0.3 MI

3

Dunkin'
3535 NORTH WESTERN AVENUE, 0.3 MI

4

Starbucks
3356 NORTH LINCOLN AVENUE, 0.6 MI

5

McDonald's
2600 WEST ADDISON STREET, 0.6 MI

6

Bitter Pops
3357 NORTH LINCOLN AVENUE, 0.6 MI



SHOPPING

- 1 Jewel-Osco Pharmacy
3400 NORTH WESTERN AVENUE, 0.4 MI
- 2 Trader Joe's
3745 NORTH LINCOLN AVENUE, 0.5 MI
- 3 Mariano's
3350 NORTH WESTERN AVENUE, 0.5 MI
- 4 Paulina Market
3501 NORTH LINCOLN AVENUE, 0.5 MI

5

Whole Foods Market
3201 NORTH ASHLAND AVENUE, 0.8 MI



SCHOOLS

- 1 Audubon Elementary School
3500 NORTH HOYNE AVENUE, 0.1 MI
- 2 Lane Tech College Prep High School
2501 WEST ADDISON STREET, 0.4 MI
- 3 DePaul College Prep
3333 NORTH ROCKWELL STREET, 0.6 MI



ENTERTAINMENT

- 1 Waveland Bowl
3700 NORTH WESTERN AVENUE, 0.4 MI



TRANSIT

- 1 Addison
CTA - BROWN LINE, 0.4 MI
- 2 Paulina
CTA - BROWN LINE, 0.6 MI

3

Irving Park
CTA - BROWN LINE, 0.7 MI



PARKS

- 1 Fellger (Charles) Park
2000 WEST BELMONT AVENUE, 0.5 MI
- 2 Revere (Paul) Park
2509 WEST IRVING PARK ROAD, 0.7 MI



SERVICES

- 1 Illinois DMV Fast Lane Kiosk
3350 NORTH WESTERN AVENUE, 0.4 MI
- 2 Chicago Fire Department Engine 112/ Tower Ladder 21/ Ambulance 61
3813 NORTH DAMEN AVENUE, 0.4 MI
- 3 Chicago Police Department
2452 WEST BELMONT AVENUE, 0.5 MI

