

3660 N LAKE SHORE DRIVE, #2105  
LAKEVIEW





**1 BEDROOM**

**1 BATH**

**TAXES: \$4430.35/YEAR (NO EXEMPTIONS)**

**ASSESSMENTS: \$523.17 / MO**

## \*\*\*\*\*LOCATION, LOCATION, LOCATION\*\*\*\*\*

NEED A GORGEOUS, PET-FRIENDLY CONDO WITH IN-UNIT LAUNDRY & A BALCONY? WE HAVE GOT IT!

High floor 1 bedroom with amazing southeast views of both the lake & city skyline--with IN-UNIT front-loading washer and dryer (very rare) and a private balcony!

Beautiful, highly upgraded home featuring: Chef's Kitchen with White European style cabinets with accent lighting, White Quartz countertops /breakfast bar, Hanging pot rack, Stainless Steel GE appliances with new undermount sink (2025), Dark espresso Bamboo flooring, Elfa organized closet system in the big bedroom closet & entry closet.

Assessment includes: heat, air conditioning, cable, internet/wifi, water, garbage, roof deck, and reserve fund. (you only pay electricity!).

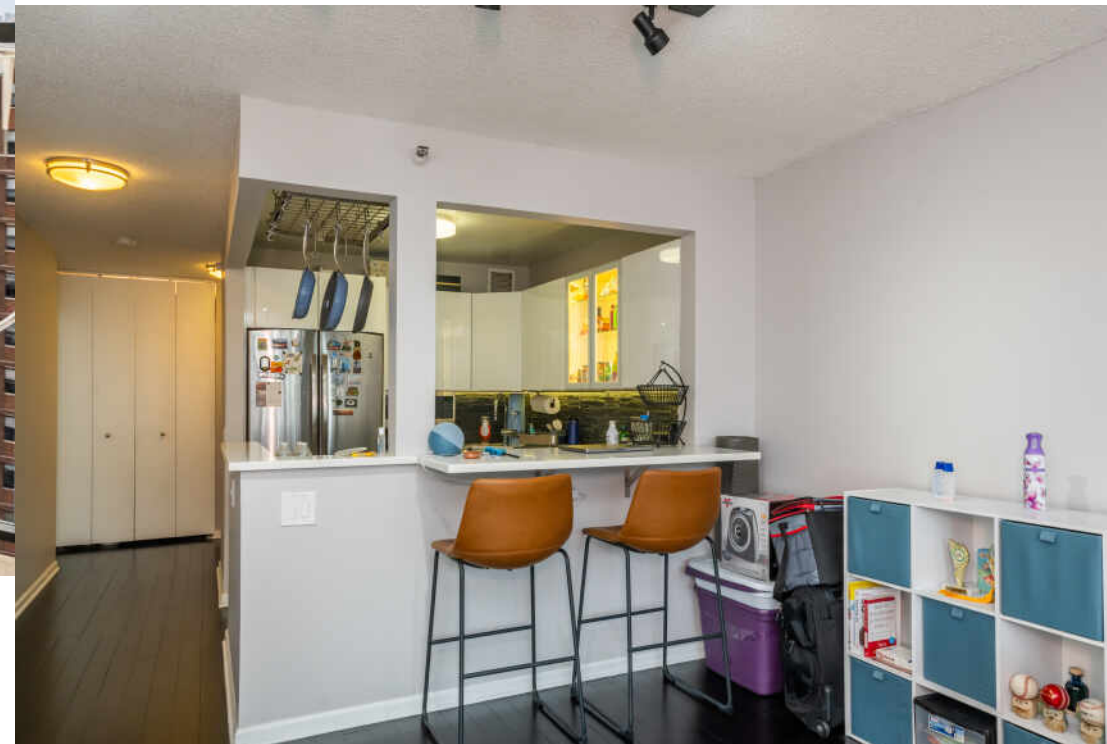
Ideally located with 4 Bus lines directly out your door, an easy walk to Red Line, Whole Foods, Treasure Island, Belmont Harbor, Golf, Lakefront, Wrigley Field & all that Lakeview offers!

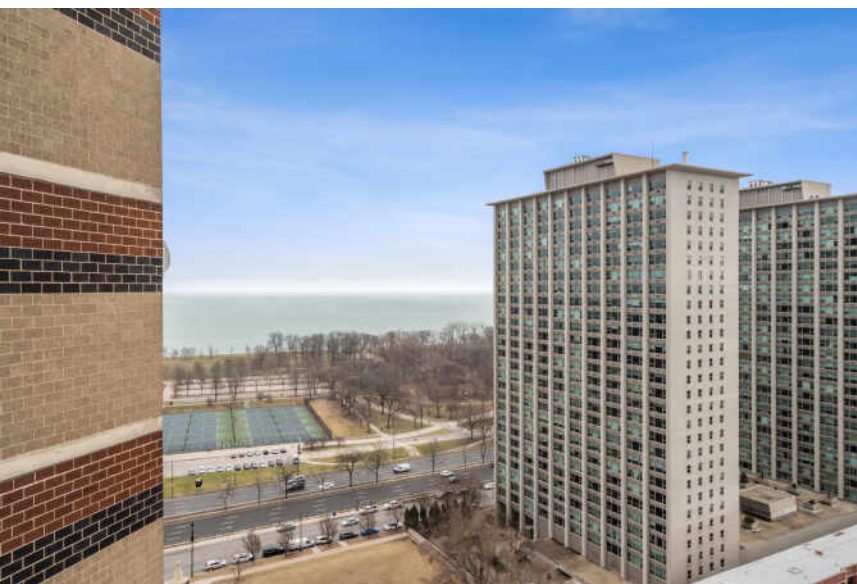
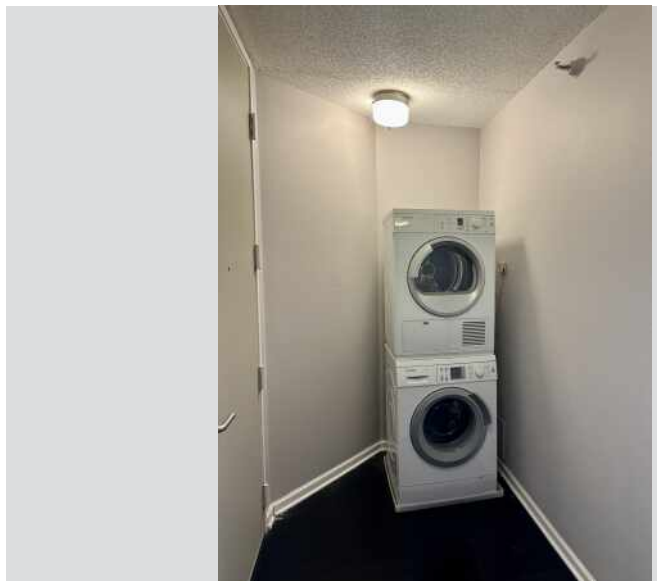
24 hour doorstaff, valet/receiving room, laundry room, bike room, party room, "Sky Lounge" and on-site management. 3rd floor party room has a pool table, foosball, big screen tv, couches, etc... 48th floor "Sky Lounge" party room is huge and stunning--there is a full kitchen, gorgeous lighting, incredible views and free wifi. The 48th floor Rooftop deck has seating, a grill, and a firepit-- plus stunning panoramic city & lake views! Fitness Formula Club Gym/Pool in bldg (addl fee/discounted for residents).

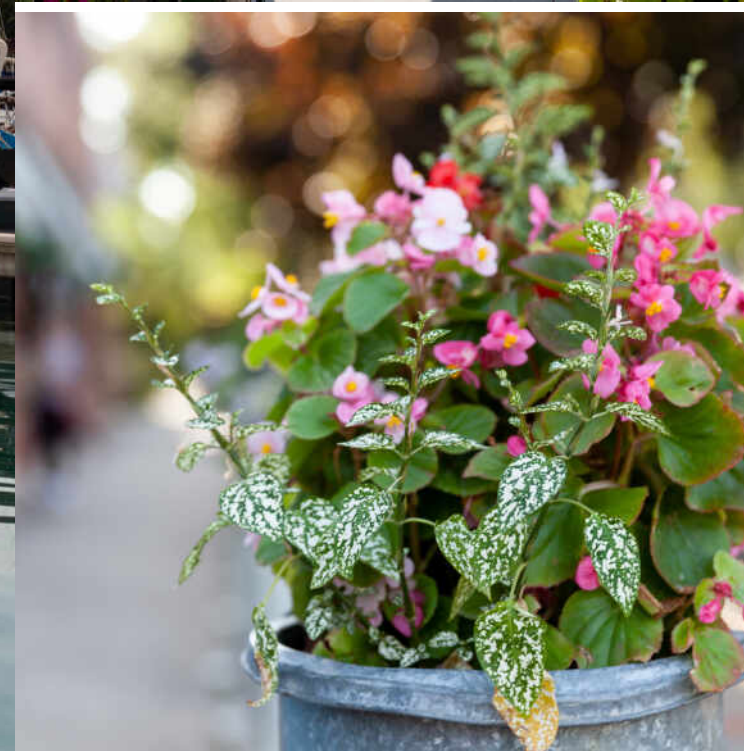
This is an amazing home in a highly desirable, well maintained building. Note: Unit is priced without parking-but, parking is available to buy or rent through various owners (\$220-\$260/MO) or through onsite parking company \*\*LAZ Parking is the onsite parking company\*\*

Investor friendly--all leases must be 1 yr min (NO short term/air bnb).

No special assessments planned or pending. BIG DOGS ARE WELCOME!







CHICAGOANS WILL FIND MORE THAN A FEW OF THEIR FAVORITE THINGS IN **LAKEVIEW**, ONE OF THE LARGEST NEIGHBORHOODS ON THE CITY'S NORTH SIDE.

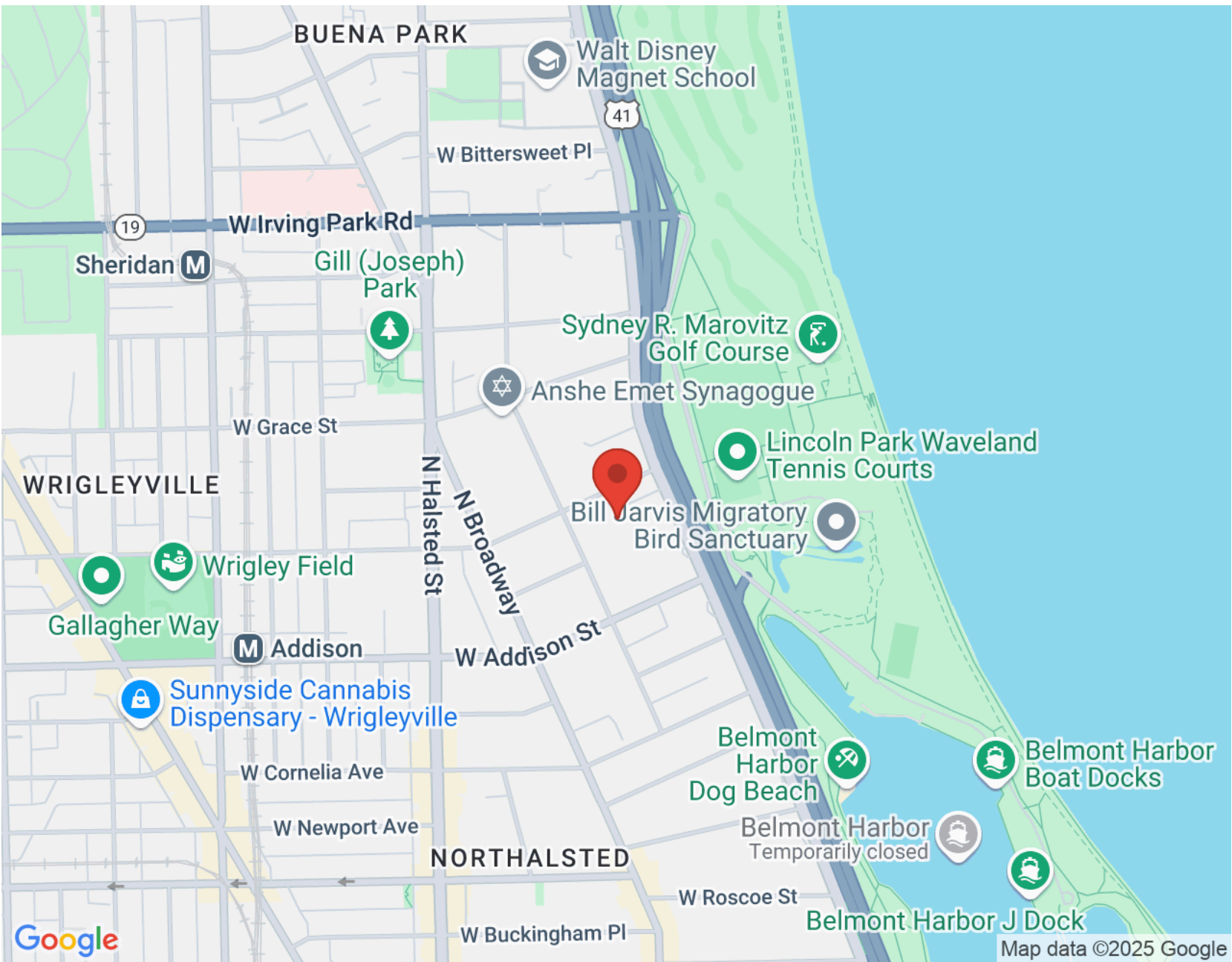
For starters, there's Lakeview's proximity to the beach and public transit, quiet residential streets, thriving restaurant and bar scene, and Wrigley Field.

Then there's the neighborhood's historic theaters and notable architecture. The Music Box Theater has been operating since it opened in 1929, originally showing silent films accompanied by a live organ player. It now plays independent and foreign films.

Did we mention the outdoor festivals, farmers markets, nightlife, and cultural attractions? Lakeview is home to the Belmont Theater District with over 30 theaters and live performance venues near the Belmont "L" station. Residents also have a front-row seat to the Chicago Marathon, Chicago Pride Parade, and Bike the Drive.

And we can't forget shopping - shops on the Southport Corridor, independent businesses on Lincoln Avenue, and unique boutiques sprinkled throughout the neighborhood.

Lakeview includes a variety of housing styles and prices. Homes run the gamut from vintage walk-ups, condominiums, new construction three-flats, loft buildings, converted courtyard buildings, and high-rises. There are also a variety of single-family homes from stately mansions near Lincoln Park to contemporary new construction throughout the neighborhood.





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