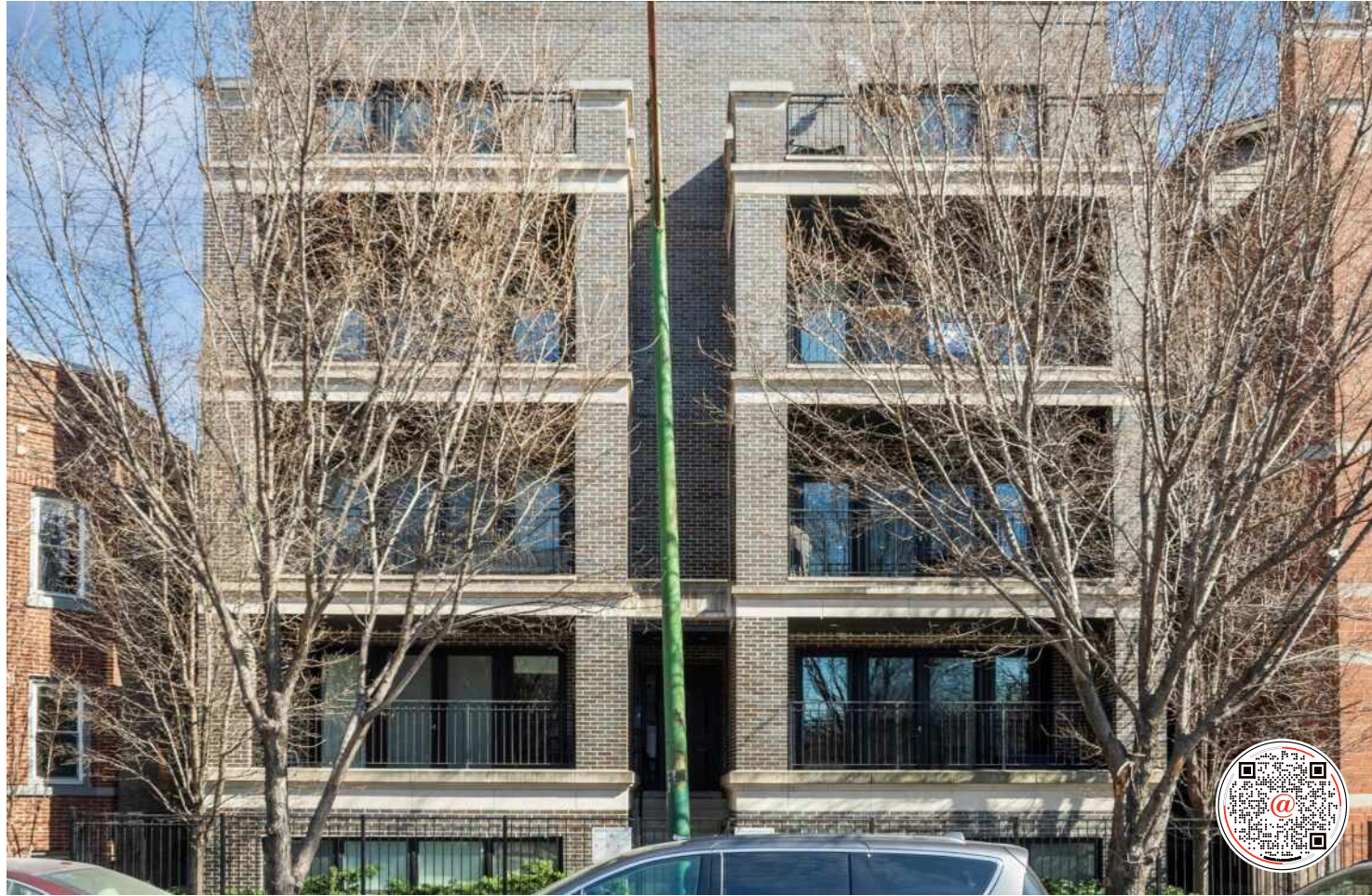


3717 N ASHLAND AVE UNIT 2S
LAKEVIEW





ROOM DIMENSIONS

LIVING/DINING ROOM : 21' × 14'

KITCHEN : 17' × 14'

BALCONY : 6' × 17'

PRIMARY BEDROOM : 12' × 15'

WALK-IN CLOSET : 8' × 7'

SECOND BEDROOM : 10' × 13'

DECK : 9' × 14'

2 BEDROOM

2 BATH

TAXES: \$11,064.71

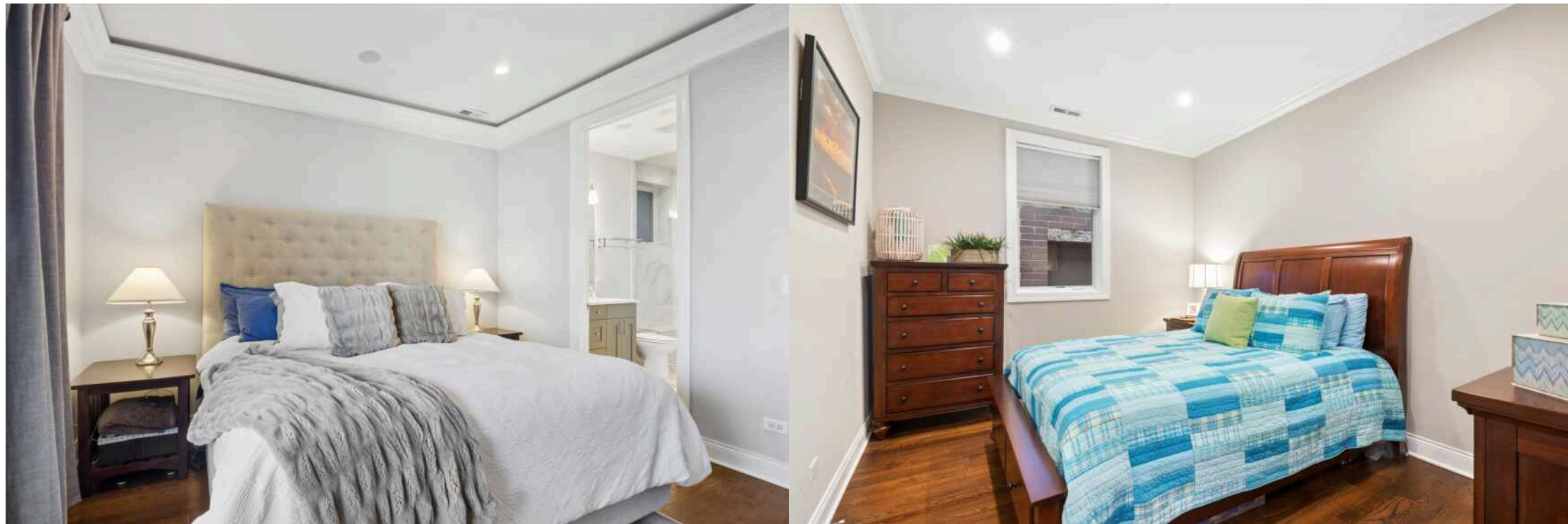
ASSESSMENTS: \$201.77

STUNNING 2 BEDROOM CONDO IN THE BLAINE SCHOOL DISTRICT.

Built in 2016 to exceptional standards, this boutique six-unit, all-brick building offers quality construction and thoughtful design. This wide 2 bedroom, 2 bath home enjoys beautiful natural light with both east and west exposures and was built for the location, offering a quiet and comfortable living environment. The well-designed layout features generous room sizes and two private outdoor spaces finished with low-maintenance composite decking. The beautifully appointed kitchen is anchored by a large island and features high-end Viking and Thermador appliances, Zephyr hood, a beverage center, under-counter microwave, quartz countertops, and abundant cabinetry extending to the ceiling for outstanding storage. Refined finishes include hardwood flooring throughout, custom built-ins, detailed millwork and wainscoting, and a gas fireplace. The spa-inspired primary bath offers heated floors, marble tile, a double vanity, and a walk-in steam shower with rain and handheld fixtures. Additional highlights include porcelain tile in the large second bath, in-unit LG laundry, garage parking, and excellent storage throughout this beautifully maintained home. The financially responsible, self-managed association is well maintained and thoughtfully run. Ideally located in the city's coveted Lakeview neighborhood, walkable to restaurants, shops, nightlife, public transportation, supermarkets, schools, everything you need. Just steps from the Southport Corridor and within the highly regarded Blaine School District.



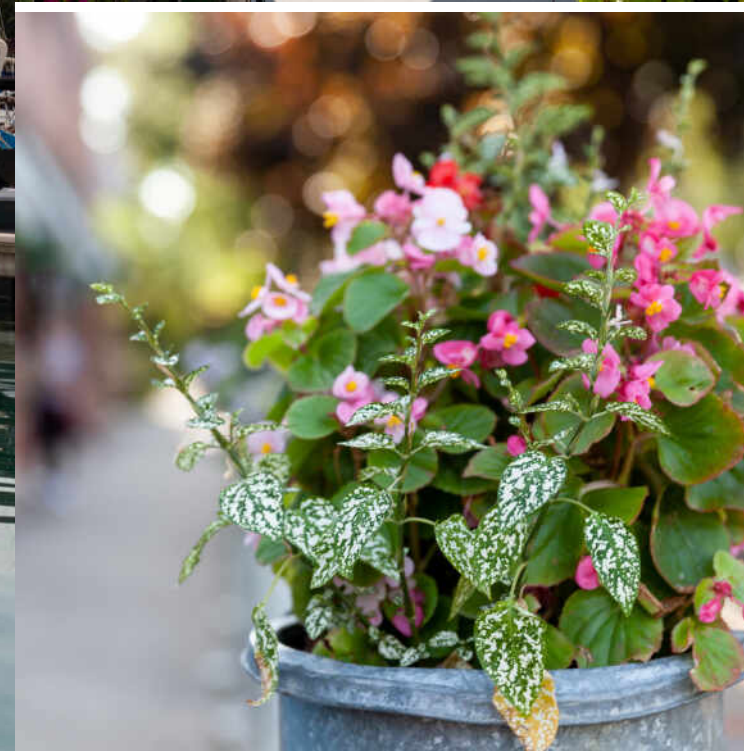






Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.





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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