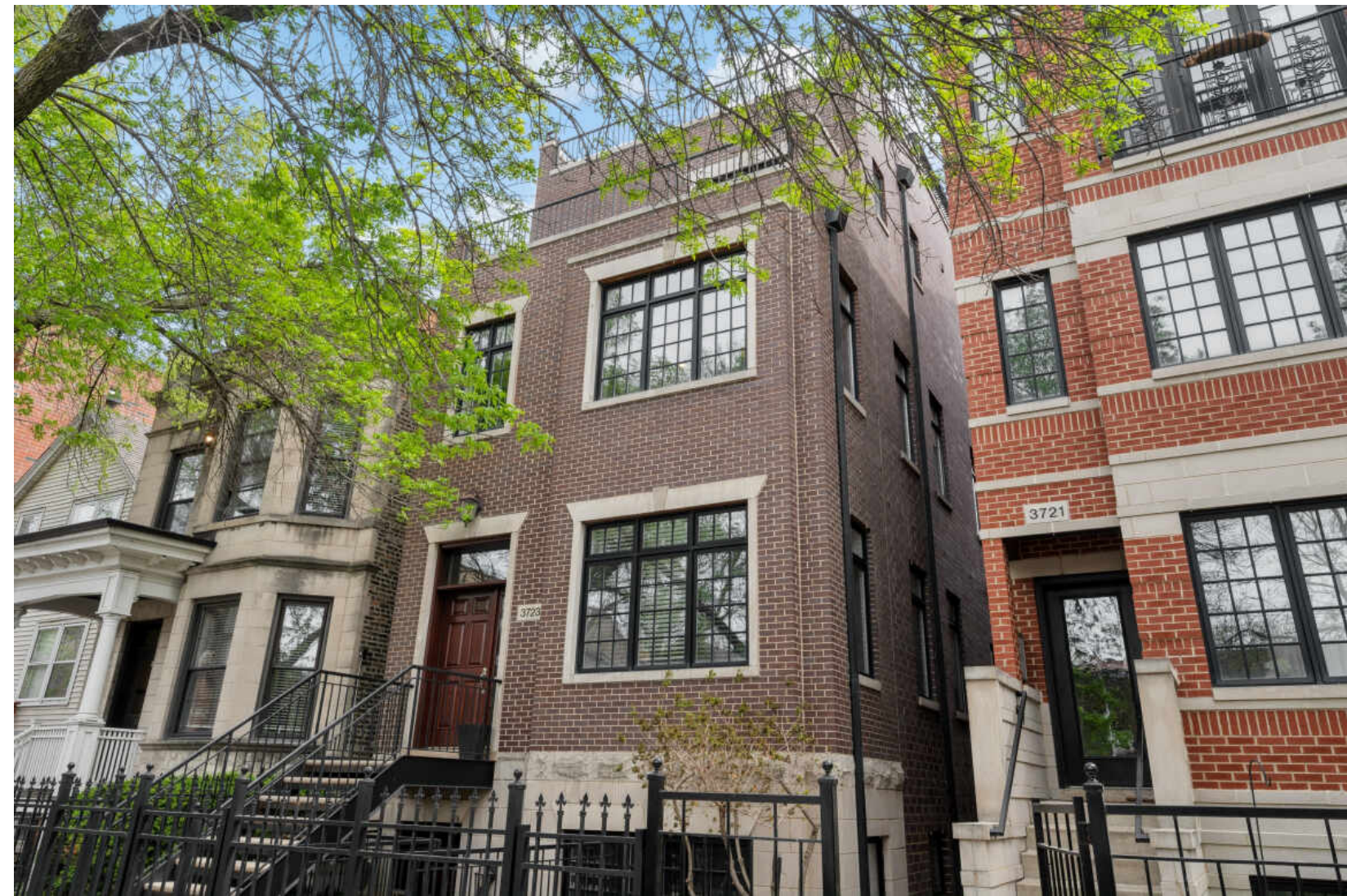




3723 N CLIFTON AVENUE #3 LAKEVIEW



3723 N CLIFTON AVENUE #3 · LAKEVIEW

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*Bringing You Home...*



**3723 N CLIFTON AVENUE #3 • LAKEVIEW**





DINING ROOM

## 3723 N CLIFTON AVENUE #3

### FEATURES

Welcome to this exceptional duplex-up penthouse offering luxury living steps from iconic Wrigley Field. This rarely available home boasts hardwood floors and a sun-drenched open-concept layout that seamlessly blends kitchen, dining, and living spaces. Enjoy treetop views and cozy up beside the gas fireplace in the inviting living/dining room. The updated chef's kitchen features sleek quartz countertops, a premium 36" Wolf range, Sub-Zero refrigerator, Bosch dishwasher, a large breakfast bar, and a walk-in pantry plus direct access to the first of four private outdoor spaces. Step out onto the spacious balcony off the kitchen, complete with composite decking, room for al fresco dining, and a grill-perfect for entertaining. Upstairs, the expansive primary suite is a relaxing retreat with a walk-in closet and spa-like marble bath featuring a soaking tub, separate shower, and a dedicated balcony. Two additional bedrooms share a stylish hall bath. Enjoy a Cubs game or concert from your private rooftop oasis, complete with a pergola, composite decking, and built-in TV-an entertainer's dream in the city! Includes one garage space, too. Located in vibrant Wrigleyville, you're just steps away from restaurants, nightlife, parks, and public transit. This is a rare opportunity to own a home with the perfect blend of luxury, location, and lifestyle. Don't miss your chance to enjoy city living at its best!



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DINING ROOM



KITCHEN



KITCHEN



KITCHEN





LIVING ROOM



LIVING ROOM





PRIMARY BEDROOM



PRIMARY BATHROOM





2ND BEDROOM



3RD BEDROOM





2ND BATHROOM



LAUNDRY ROOM





BALCONY



© VHT STUDIOS

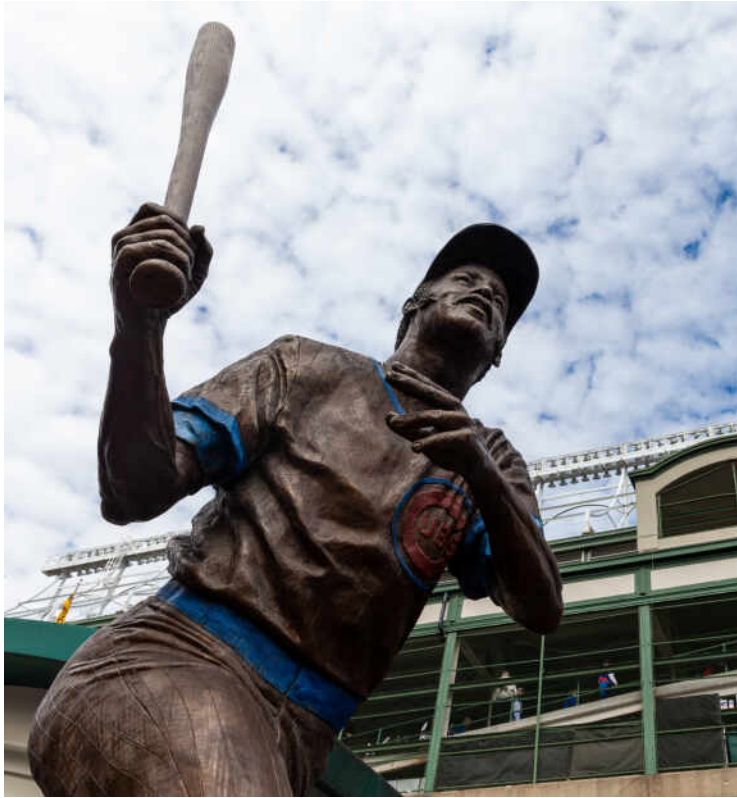








ROOF DECK





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

*Locals love living steps from the lakefront and some of the city's most exciting restaurants and nightlife as well as being surrounded by the hustle and bustle of Wrigley Field.*

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.

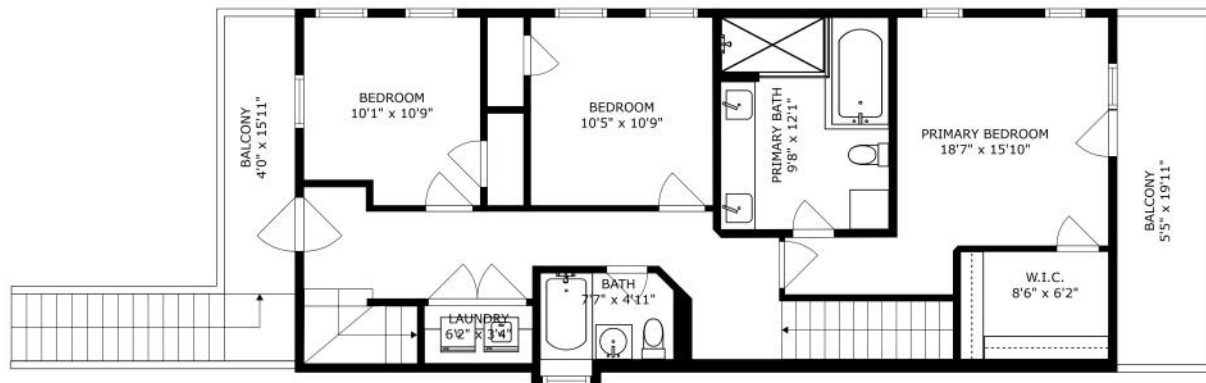
The new Gallagher Way – Wrigleyville's town square – offers residents and visitors alike a gathering place to enjoy farmers markets, outdoor movies, ice-skating and neighborhood celebrations on days when the Cubs aren't playing.

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.

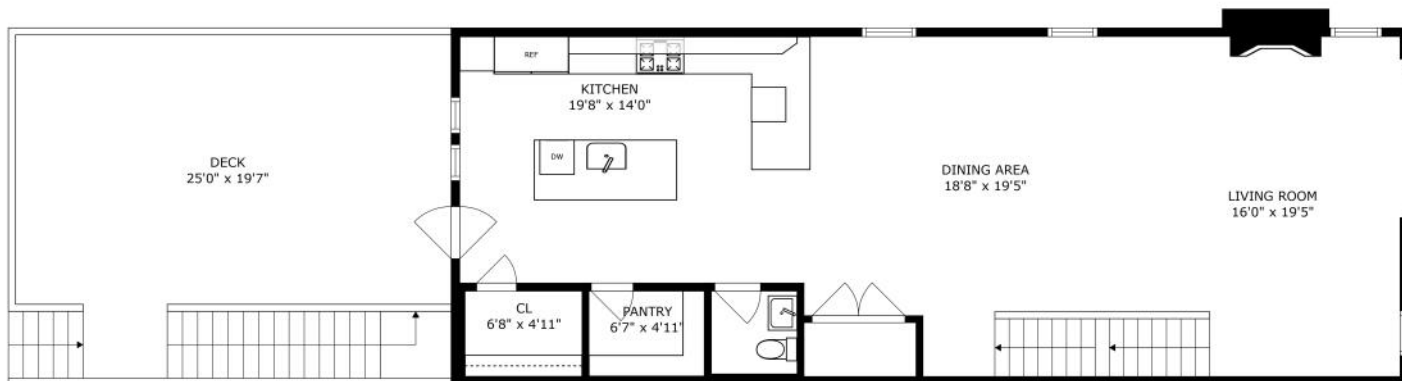




VIEW



FLOOR 2



FLOOR 1

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

