

3725 N KENMORE AVENUE #1
WRIGLEYVILLE





ROOM DIMENSIONS

FRONT PATIO : 20' x 14'
 LIVING/DINING : 29' x 26'
 2ND BEDROOM : 11' x 11'
 3RD BEDROOM : 13' x 12'
 KITCHEN : 19' x 13'
 FAMILY ROOM : 14' x 13'
 BACK PATIO : 16' x 10'
 PRIMARY BEDROOM : 15' x 14'
 WALK-IN-CLOSET : 8' x 4'
 BACK DECK : 14' x 10'

BRIGHT AND BEAUTIFULLY RENOVATED EXTRA-WIDE DUPLEX OFFERS THE PERFECT BLEND OF LUXURY, COMFORT AND OUTDOOR LIVING IN THE HEART OF WRIGLEYVILLE.

Expansive 25' x 29' front great room - perfect for entertaining. Dedicated dining space, gas-start wood-burning fireplace, custom built-in bookshelves, a home office area and a wet bar with beverage cooler. Two sets of French doors open directly onto your private front patio. Ideal for morning coffee or evening gatherings.

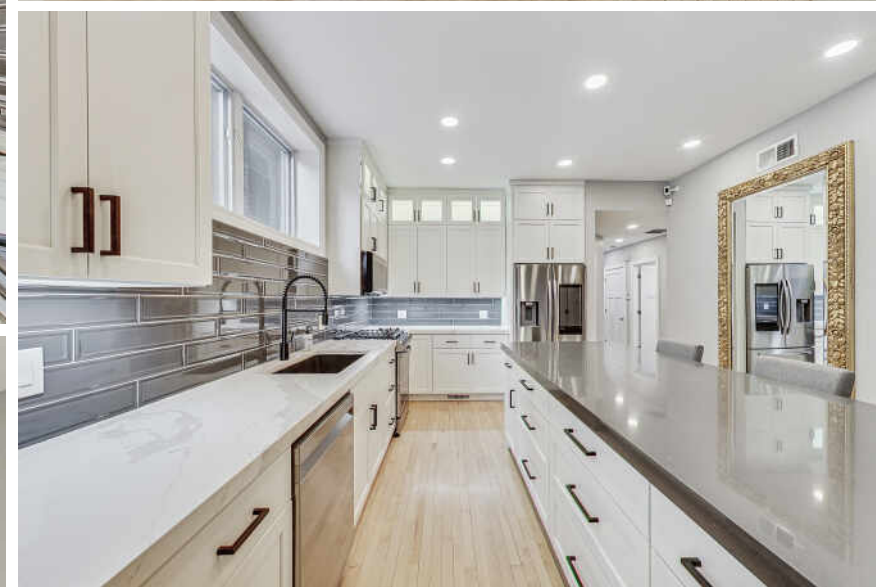
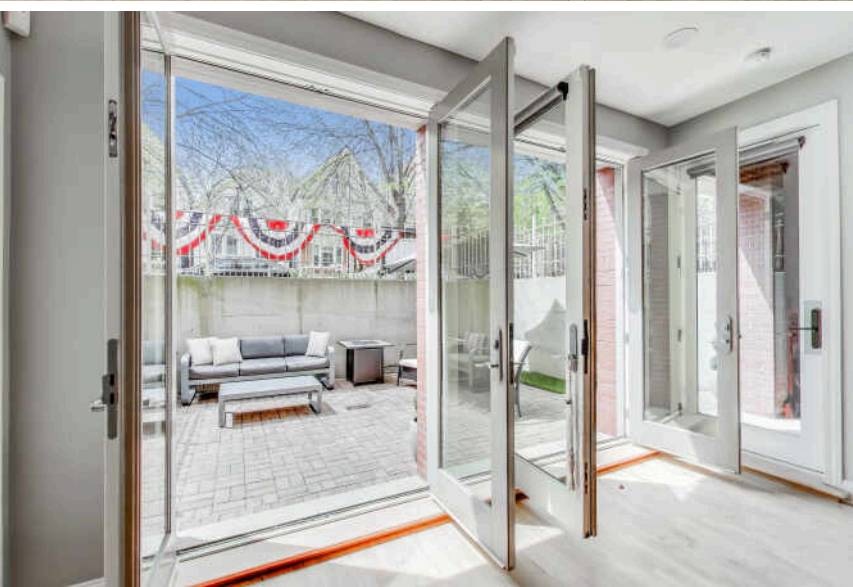
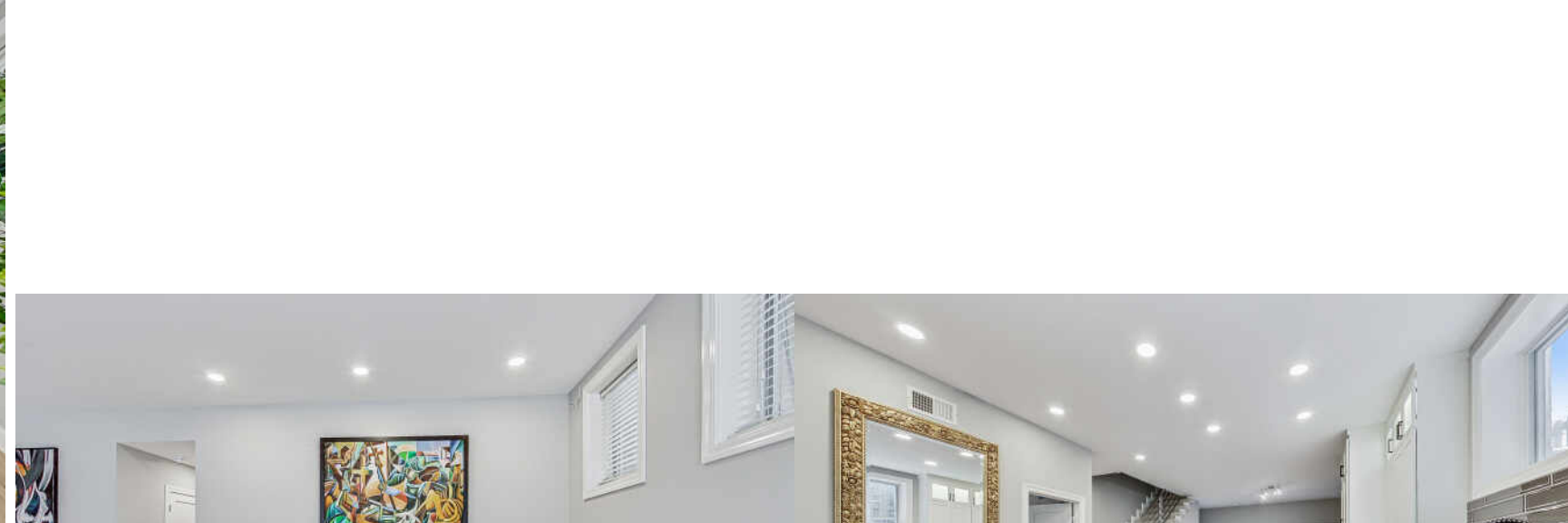
Open-concept renovated kitchen with a large modern island, quartz countertops, brand-new cabinetry, stainless steel appliances and a breakfast bar. The space flows seamlessly into a cozy family room with direct access to the second private patio—great for indoor/outdoor living.

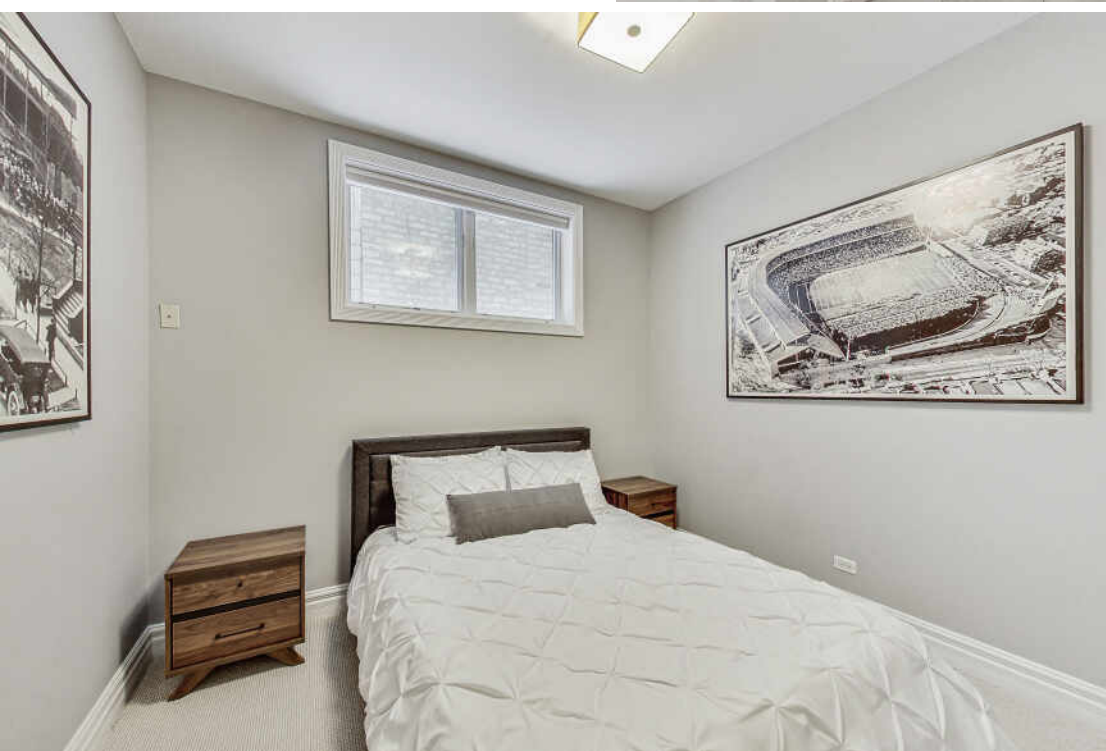
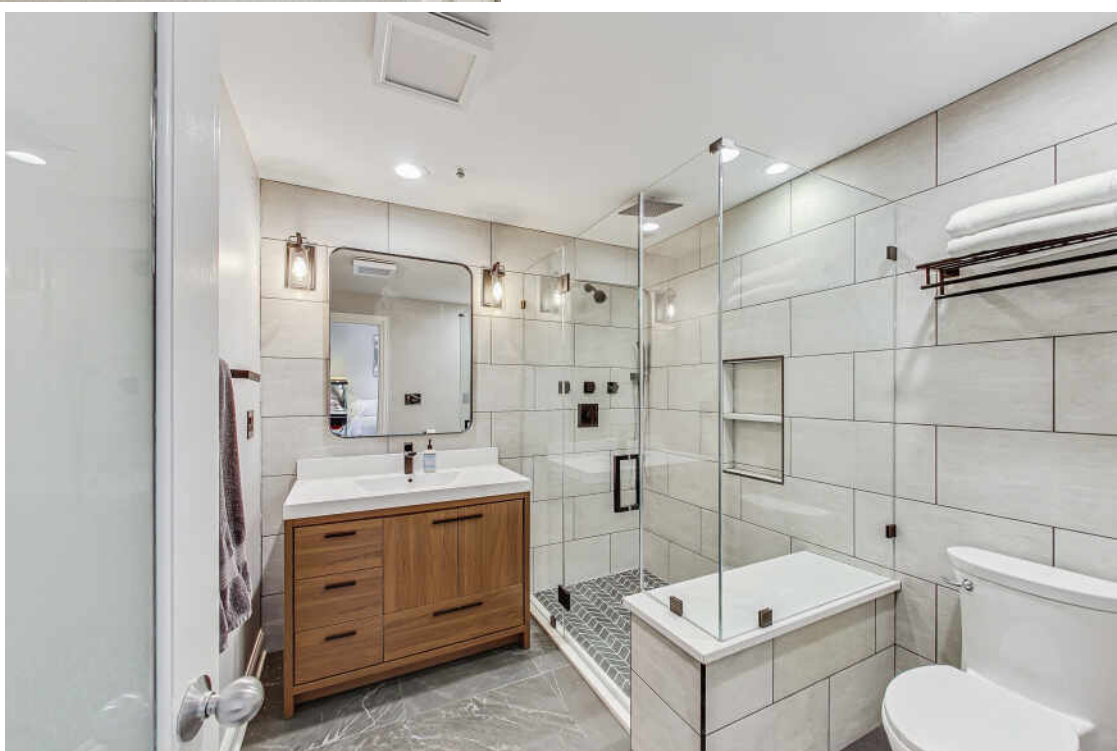
Main level includes two generously sized bedrooms, each with luxuriously updated bathrooms, plus laundry and ample storage space. Upstairs, the private primary suite spans the entire second level. Featuring a barrel-vaulted ceiling, private deck, walk-in closet and a spa-like en-suite bathroom with a soaking tub, separate shower and double vanity—your personal sanctuary.

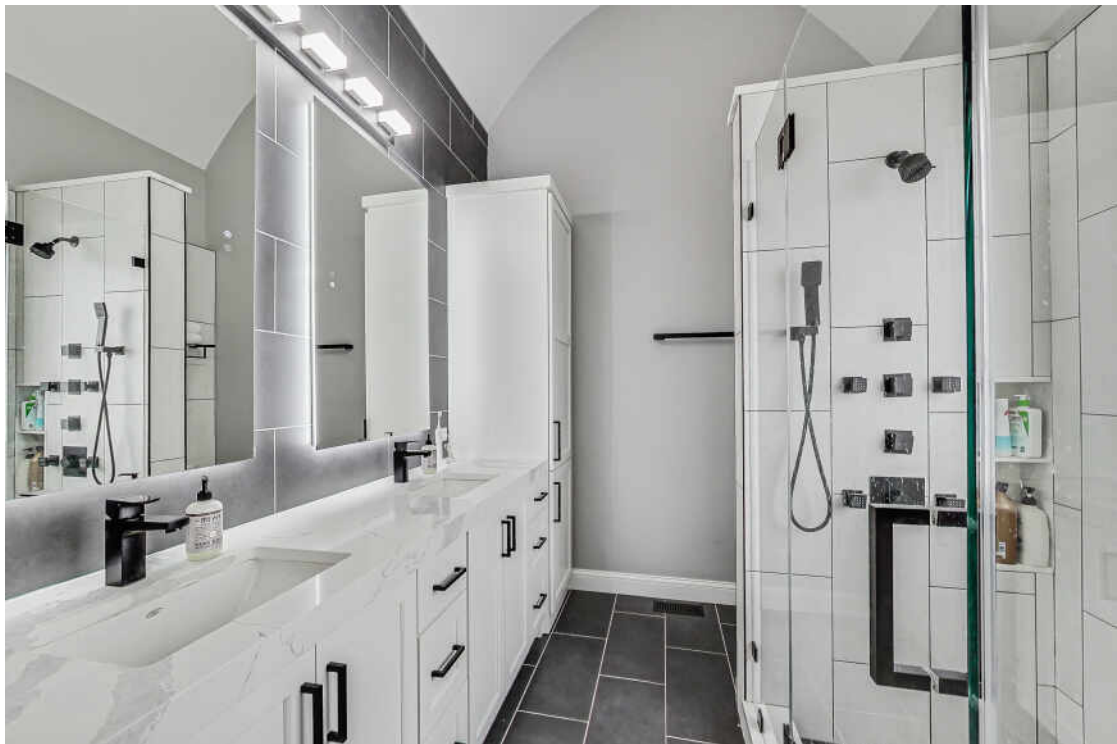
Additional highlights include garage parking, hardwood floors throughout and abundant natural light.

Located steps from popular Gallagher Way, historic Wrigley Field, plentiful public transit including Addison Red Line, Lake Michigan, grocery stores, restaurants/dining and boutique shopping. This home offers unbeatable walkability and convenience.

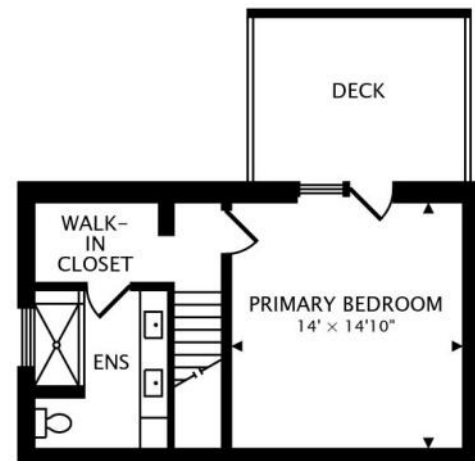








MAIN
1974 sq ft + 511 sq ft PATIOS



SECOND
437 sq ft + 127 sq ft 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.

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.



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