

3845 N ASHLAND AVENUE #4E
LAKEVIEW/SOUTHPORT CORRIDOR



@properties®

CHRISTIE'S
INTERNATIONAL REAL ESTATE



ROOM DIMENSIONS

FOYER : 9' × 8'

LIVING AREA : 18' × 19'

DINING AREA : 18' × 7'

KITCHEN : 9' × 9'

PRIMARY BEDROOM : 23' × 15'

WALK-IN CLOSET : 10' × 4'

BALCONY : 5' × 10'

BEDROOM 2 : 12' × 11'

LAUNDRY ROOM : 6' × 5'

2 BEDROOM

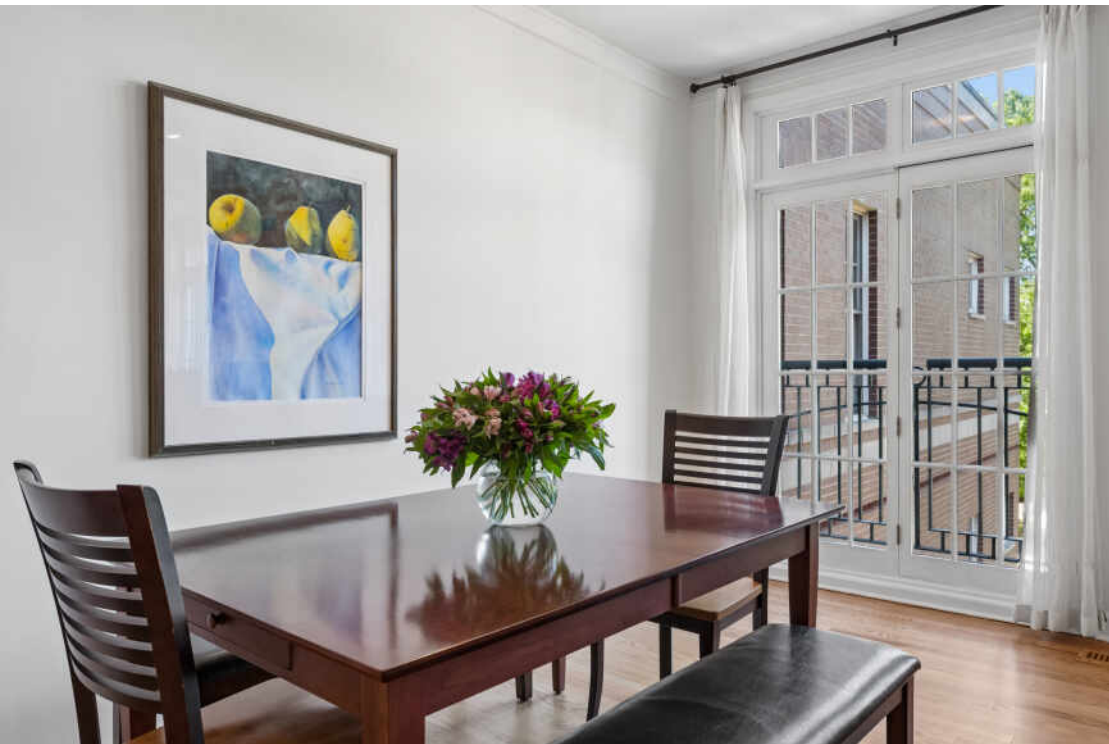
2 BATH

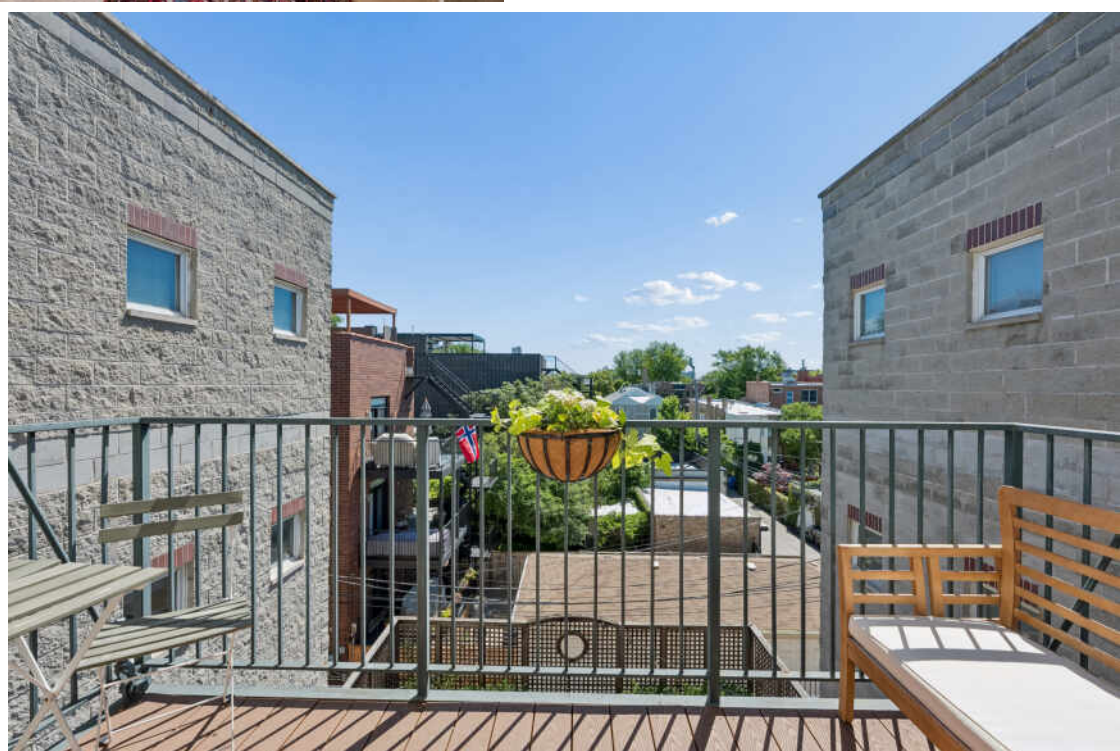
TAXES: \$8,713.54

ASSESSMENTS: \$421.56

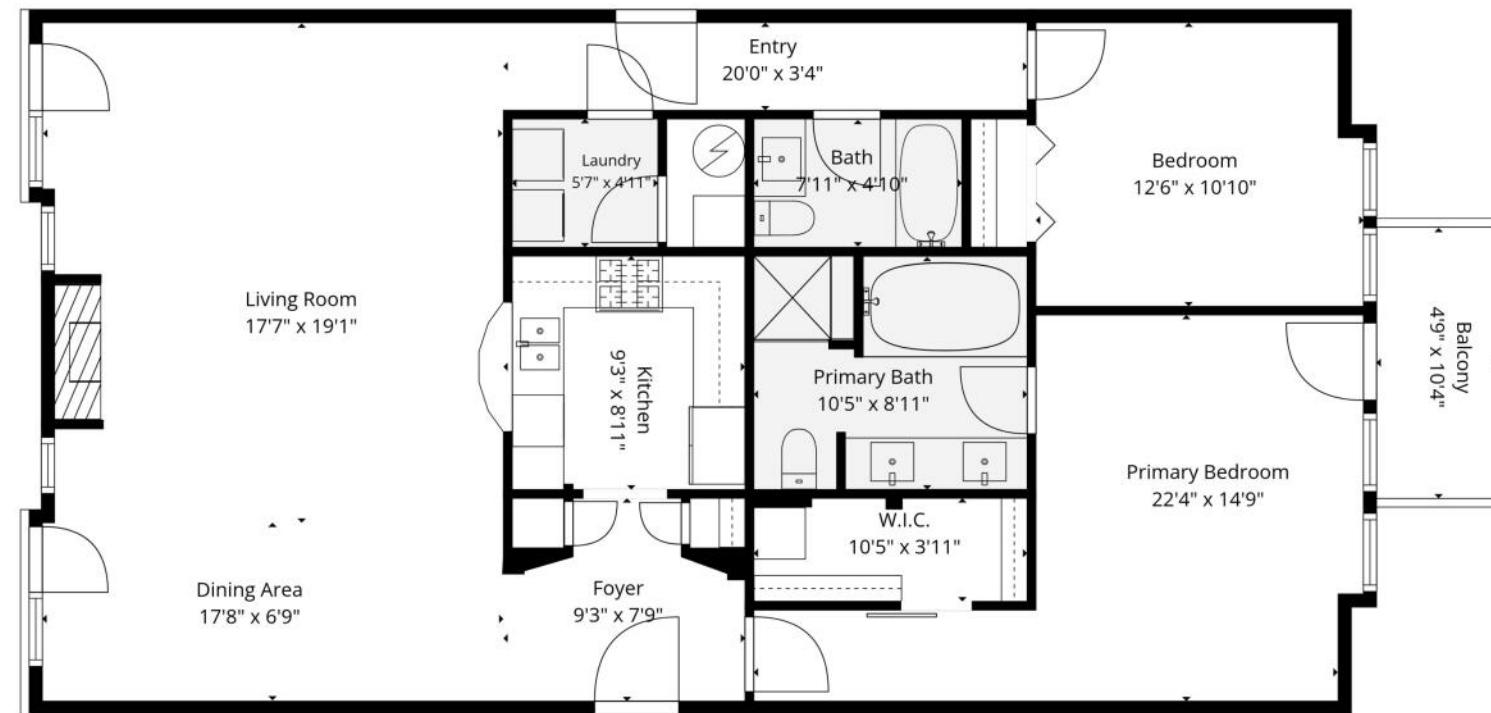
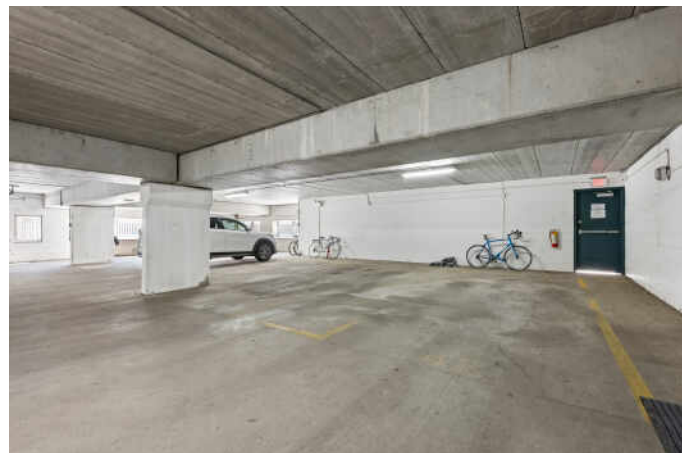
TOP-FLOOR LIVING IN A COURTYARD BUILDING, ONLY STEPS TO THE SOUTHPORT CORRIDOR

This home offers elevator access, central heat & air, in-unit laundry, outdoor space, an oversized storage closet, an extra-large parking space in the attached garage, and is in the Blaine School District. Check, check, check. Set well off Ashland Avenue and overlooking the lush interior courtyard, you'll enjoy peaceful views and a surprising sense of retreat just moments from the action of Lakeview and the Southport Corridor. Inside has been refreshed with newly refinished hardwood floors and brand-new kitchen appliances. The exceptional split-bedroom floor plan features two bedrooms positioned on opposite sides of the expansive living and dining area, allowing ideal separation for guests, roommates, or a home office setup. The main living space easily accommodates both formal dining and everyday living and is anchored by a wood-burning fireplace and French doors for optimal light and fresh air. The primary suite is complete with an organized walk-in closet, a private balcony perfect for morning coffee, and an ensuite bath featuring a dual-sink, quartz-topped vanity, a separate shower, and a soaking tub. The professionally managed association also offers a recently redecorated party room and a common rooftop deck with city views. Perched on the top floor, this home enjoys abundant natural light and exceptional quiet while placing you just blocks from Southport's boutiques, acclaimed restaurants, neighborhood cafes, grocery stores, Wrigley Field, and the Brown Line CTA.



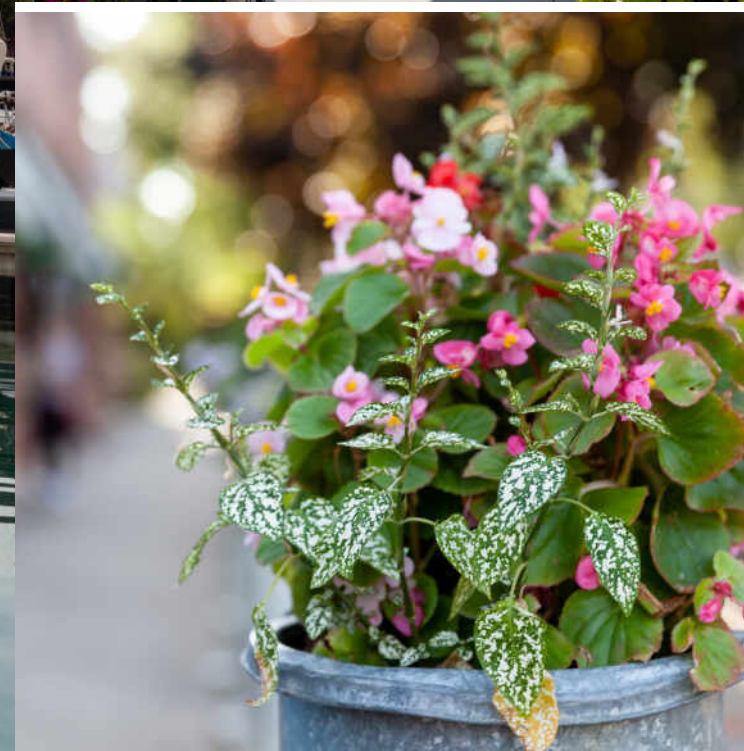






Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.





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

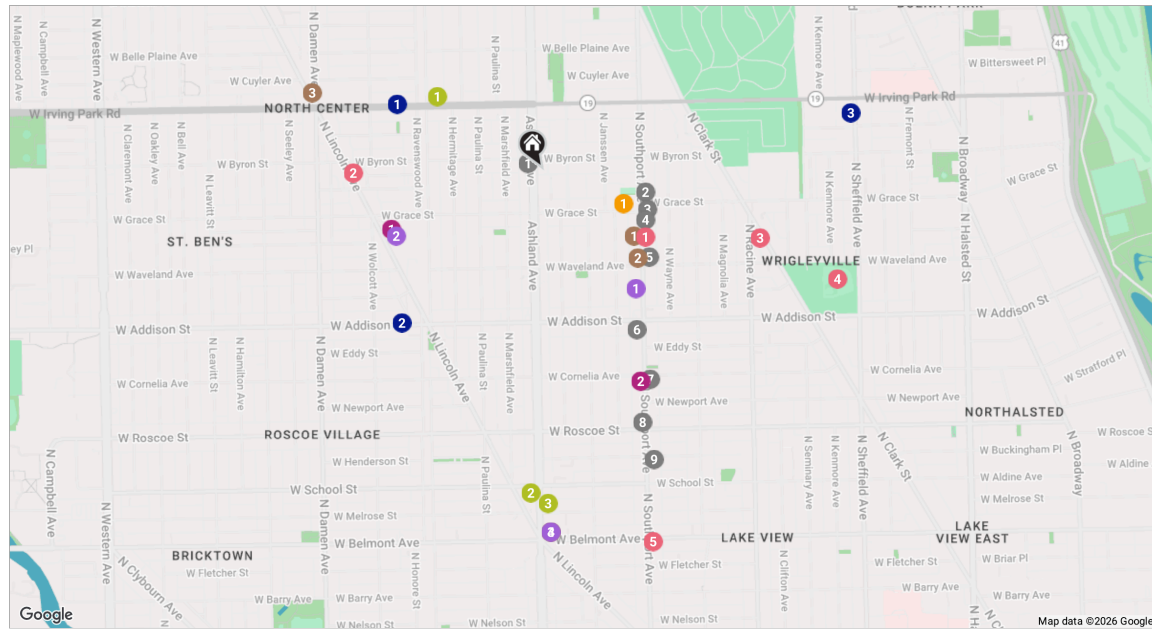
For starters, there's Lakeview's proximity to the beach and public transit, quiet residential streets, thriving restaurant and bar scene, and Wrigley Field.

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.



RESTAURANTS

- 1 Tribu Caffe
3856 N ASHLAND AVE, 0.0 MI
- 2 Kai Sushi
3819 N SOUTHPORT AVE, 0.2 MI
- 3 Tango Sur
3763 NORTH SOUTHPORT AVENUE,
0.3 MI
- 4 Doña Tola
3751 N SOUTHPORT AVE, 0.3 MI
- 5 Coalfire
3707 N SOUTHPORT AVE, 0.3 MI
- 6 Southport Grocery and Cafe
3552 NORTH SOUTHPORT AVENUE,
0.4 MI
- 7 Crosby's Kitchen
3455 NORTH SOUTHPORT AVENUE,
0.5 MI
- 8 Jeni's Splendid Ice Creams
3404 N SOUTHPORT AVE, 0.6 MI
- 9 Little Goat Diner
3325 N SOUTHPORT AVE, 0.7 MI

COFFEE

- 1 Bombastic Cafe
3732 N SOUTHPORT AVE, 0.3 MI
- 2 The Bakehouse Chicago
3706 N SOUTHPORT AVE, 0.3 MI
- 3 Starbucks Coffee Company
4015 NORTH LINCOLN AVENUE, 0.6 MI
- 4 WFM Coffee Bar
3201 NORTH ASHLAND AVENUE, 0.8 MI

SHOPPING

- 1 Pet Supplies Plus N. Lincoln
3757 N LINCOLN AVE, 0.4 MI
- 2 Primrose Chicago
3454 N SOUTHPORT AVE STE 1, 0.5 MI

GROCERY

- 1 Jewel-Osco
3630 NORTH SOUTHPORT AVENUE,
0.3 MI

GYM

- 1 Pilates Center of Chicago
4001 NORTH RAVENSWOOD AVENUE
#404, 0.3 MI
- 2 LA Fitness
3240 NORTH ASHLAND AVENUE, 0.7 MI
- 3 Pure Barre
3245 NORTH ASHLAND AVENUE STE 1,
0.8 MI

SCHOOLS

- 1 James G. Blaine Elementary
School
1420 WEST GRACE STREET, 0.2 MI

ENTERTAINMENT

- 1 Music Box Theatre
3733 N SOUTHPORT AVE, 0.3 MI
- 2 Martyrs'
3855 NORTH LINCOLN AVENUE, 0.4 MI
- 3 Metro
3730 NORTH CLARK STREET, 0.5 MI
- 4 Wrigley Field
1060 W ADDISON ST, 0.7 MI
- 5 Schubas Tavern
3159 NORTH SOUTHPORT AVENUE,
0.9 MI

TRANSIT

- 1 Irving Park
CTA - BROWN LINE, 0.4 MI
- 2 Addison
CTA - BROWN LINE, 0.5 MI
- 3 Sheridan
CTA - RED LINE, 0.7 MI

NOTES



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All specifications, features, designs, price, assessments, taxes and materials are subject to change without notice. Depicted floor plans and architectural renderings are only an artist's impression.

