

**3901 S LAKE PARK AVE #D**  
CHICAGO, IL 60653





#### ROOM DIMENSIONS

LIVING ROOM : 16' x 20'

FAMILY ROOM : 18' x 13'

DINING ROOM : 12' x 18'

KITCHEN : 9' x 18'

PRIMARY BEDROOM : 13' x 14'

SECOND BEDROOM : 10' x 9'

THIRD BEDROOM : 11' x 14'

FOURTH BEDROOM : 10' x 10'

4 BEDROOM

2.1 BATH

TAXES: \$14,518 (2024 - NO EXEMPTIONS)

ASSESSMENTS: \$130 / MONTHLY (WATER,

TRASH REMOVAL, SEWER, COMMON AREA

MAINTENANCE & INSURANCE)

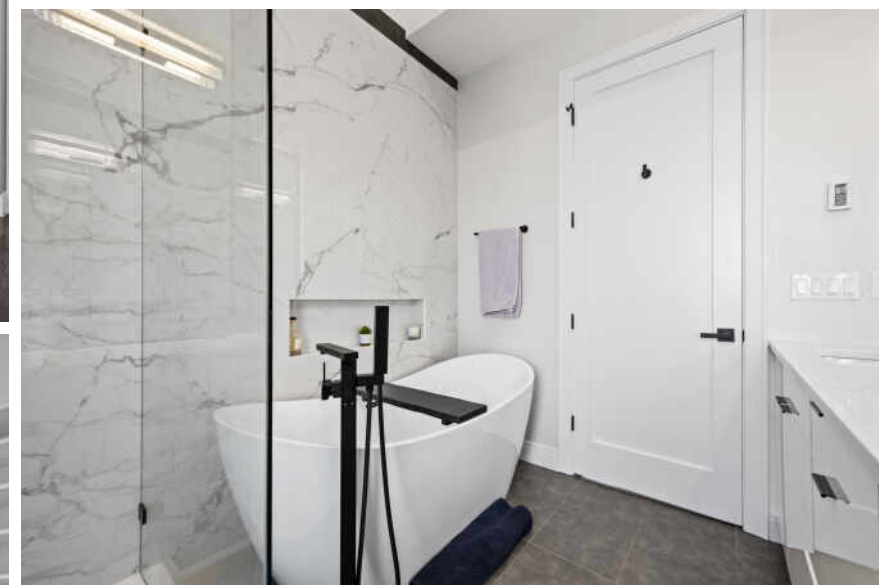
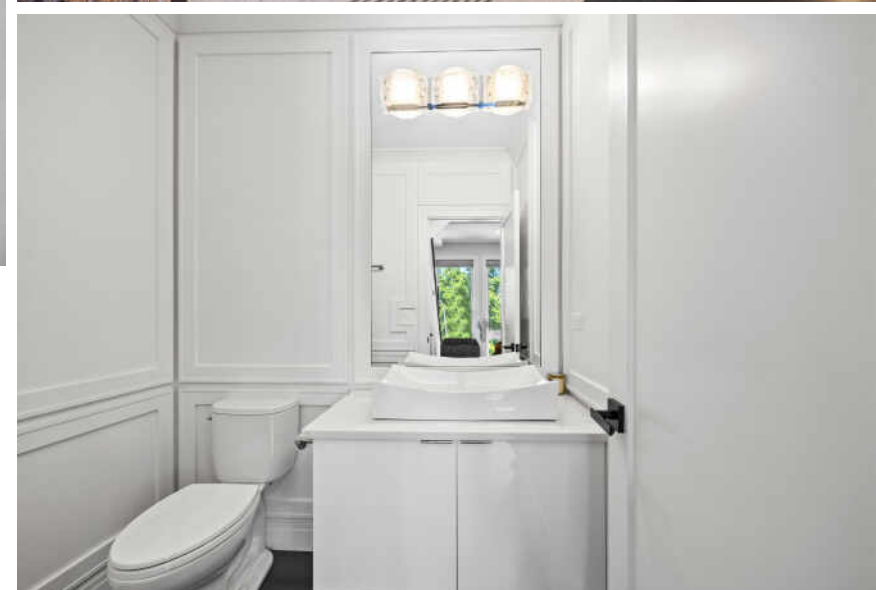
2,800 sq. ft., 4-story, 4 BD/2.1 BA townhome + an attached (heated) 2 car garage. Experience unobstructed views of Lake Michigan and the downtown Chicago skyline. Featuring 2 prominent sun exposures - northern & southern plus a 1st floor patio (18' x 7') & 2nd, 3rd, and 4th floor balconies!

Throughout the townhome, there are custom wood railings with tempered glass inserts, hardwood flooring, and recessed lighting. The kitchen features an expansive peninsula with rainfall quartz countertops, a built-in dry bar, high gloss cabinetry, a quartz backsplash, and a stainless steel Bosch appliance package including an external venting range hood.

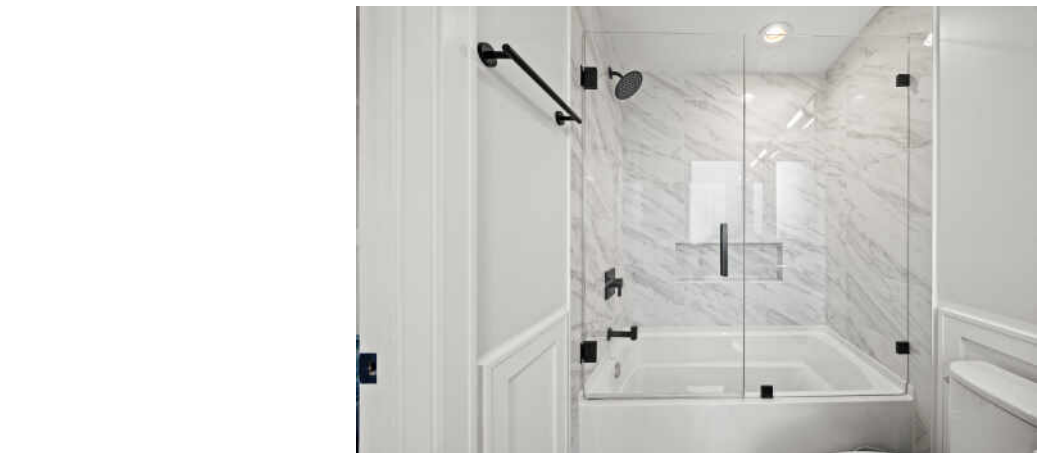
Other exciting home features include: an electric fireplace and media wall adorned with marbled quartz, custom Norman window treatments (including mechanical ones in the living room), CAT-6 wiring, a top floor wet bar, Inspired custom closets, and a spa-like primary bathroom with heated floors and a soaring vaulted ceiling.

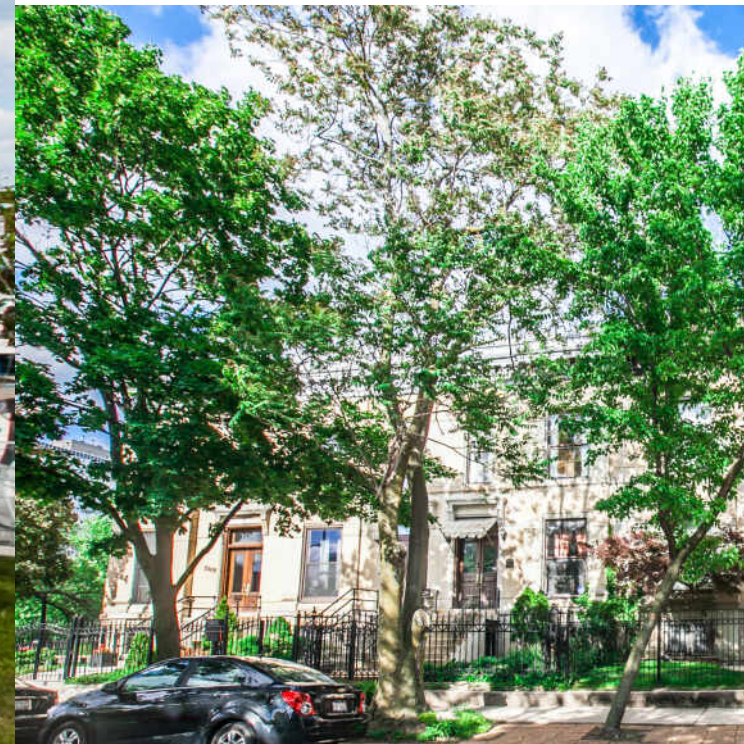
Easy access to I-90/94, I-55, Mariano's, LA Fitness, Jewel-Osco, Bronzeville Dog Park, Ellis, Madden, & Mandrake Parks, Wintrust Arena, Rate Field, Chinatown Square, Illinois Institute of Technology McCormick Place, Soldier Field, Northerly Island, Oakwood Beach, and Burnham Park Harbor. 1.1 miles from the CTA Green Line Indiana Station. 1.3 miles from the CTA Green Line 43rd Station. 1.4 miles from the CTA Green Line Bronzeville-IIT Station. 1.3 miles from the METRA 47th Street/Kenwood Station.











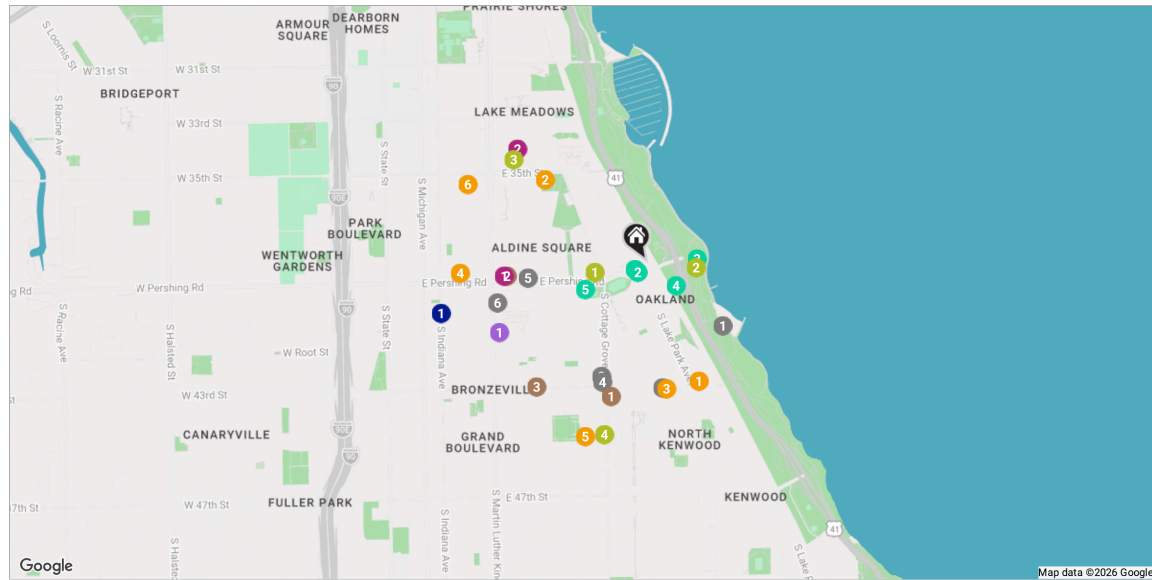
## **BRONZEVILLE HAS A RICH CULTURAL AND ARCHITECTURAL HISTORY THAT CAN STILL BE FELT TODAY.**

The South Side neighborhood was once home to a host of famous entertainers like Louis Armstrong and Nat King Cole, as well as iconic figures such as civil rights activist Ida B. Wells and Pulitzer Prize-winning poet Gwendolyn Brooks.

Today, Bronzeville draws residents with its variety of locally owned restaurants, cafes, art galleries, and prime location near the lakefront and downtown Chicago. 31st Street Beach and Armstrong Park are among the nearby parks and green spaces that add to Bronzeville's appeal.

The renewed energy around Bronzeville is evident in the single-family homes and duplexes popping up, as well as a boom of condominiums in the area. Meanwhile, many of the community's historic brownstones and greystones have been renovated and restored to their original beauty.

Restored landmarks such as the Parkway Ballroom, as well as public art throughout the community, serve as reminders of Bronzeville's artistic background.



**RESTAURANTS**

- 1 **Tastie's 'On The Beach**  
OAKWOOD BEACH, 0.5 MI
- 2 **Norman's Bistro**  
1001 EAST 43RD STREET, 0.6 MI
- 3 **The Spoke & Bird (Bronzeville)**  
4238 SOUTH COTTAGE GROVE AVENUE, 0.6 MI
- 4 **Cleo's - Bronzeville**  
4248 SOUTH COTTAGE GROVE AVENUE, 0.6 MI
- 5 **Soul Ramen Chicago**  
508 EAST PERSHING ROAD, 0.6 MI
- 6 **Chicago's Home of Chicken & Waffles**  
3947 SOUTH KING DRIVE, 0.7 MI

**COFFEE**

- 1 **Kenwood-Oakland Community Organization**  
4321 SOUTH COTTAGE GROVE AVENUE, 0.6 MI

- 2 **Starbucks Coffee Company**  
3857 SOUTH DOCTOR MARTIN LUTHER KING JUNIOR DRIVE, 0.6 MI
- 3 **Sip & Savor**  
528 EAST 43RD STREET, 0.8 MI

**SHOPPING**

- 1 **Mariano's**  
3857 SOUTH DOCTOR MARTIN LUTHER KING JUNIOR DRIVE, 0.7 MI
- 2 **Jewel-Osco**  
443 EAST 34TH STREET, 0.8 MI

**GROCERY**

- 1 **King Supermarket**  
400 EAST 41ST STREET, 0.8 MI

**GYM**

- 1 **Mandrake Fieldhouse Gymnasium**  
3850 SOUTH COTTAGE GROVE AVENUE, 0.2 MI

- 2 **Burnham Park Outdoor Fitness Station**  
CHICAGO, 0.2 MI
- 3 **LA Fitness**  
3435 SOUTH KING DRIVE, 0.8 MI
- 4 **Haji Healing Salon**  
4448 SOUTH COTTAGE GROVE AVENUE, 0.8 MI

**SCHOOLS**

- 1 **Jackie Robinson Elementary School**  
4225 SOUTH LAKE PARK AVENUE, 0.6 MI
- 2 **Doolittle Elementary School**  
535 EAST 35TH STREET, 0.6 MI
- 3 **The Dream Center**  
1013 EAST 43RD STREET, 0.6 MI
- 4 **Wendell Phillips Academy High School**  
244 EAST PERSHING ROAD, 0.9 MI
- 5 **Carter G Woodson Middle School**  
4444 SOUTH EVANS AVENUE, 0.9 MI

- 6 **Chicago Military Academy**  
3519 SOUTH GILES AVENUE, 0.9 MI

**TRANSIT**

- 1 **Indiana**  
CTA - GREEN LINE, 1.0 MI

**PARKS**

- 1 **Bronzeville Dog Park #591**  
3902 SOUTH LAKE PARK AVENUE, 0.1 MI
- 2 **Chicago Park 591 - Dog Friendly Area**  
3910 SOUTH LAKE PARK AVENUE, 0.1 MI
- 3 **Burnham (Daniel) Park**  
1200-5700 SOUTH DUSABLE LAKE SHORE DRIVE, 0.2 MI
- 4 **Bronzewood Gathering Space**  
EAST OAKWOOD BOULEVARD, 0.2 MI
- 5 **Mandrake (Henry Brown) Park**  
3858 SOUTH COTTAGE GROVE AVENUE, 0.3 MI

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