

4545 S DREXEL BOULEVARD #3F
KENWOOD





ROOM DIMENSIONS

LIVING/DINING ROOM : 19' × 21'

KITCHEN : 11' × 7'

PRIMARY BEDROOM : 18' × 13'

SECOND BEDROOM : 12' × 12'

2 BEDROOM

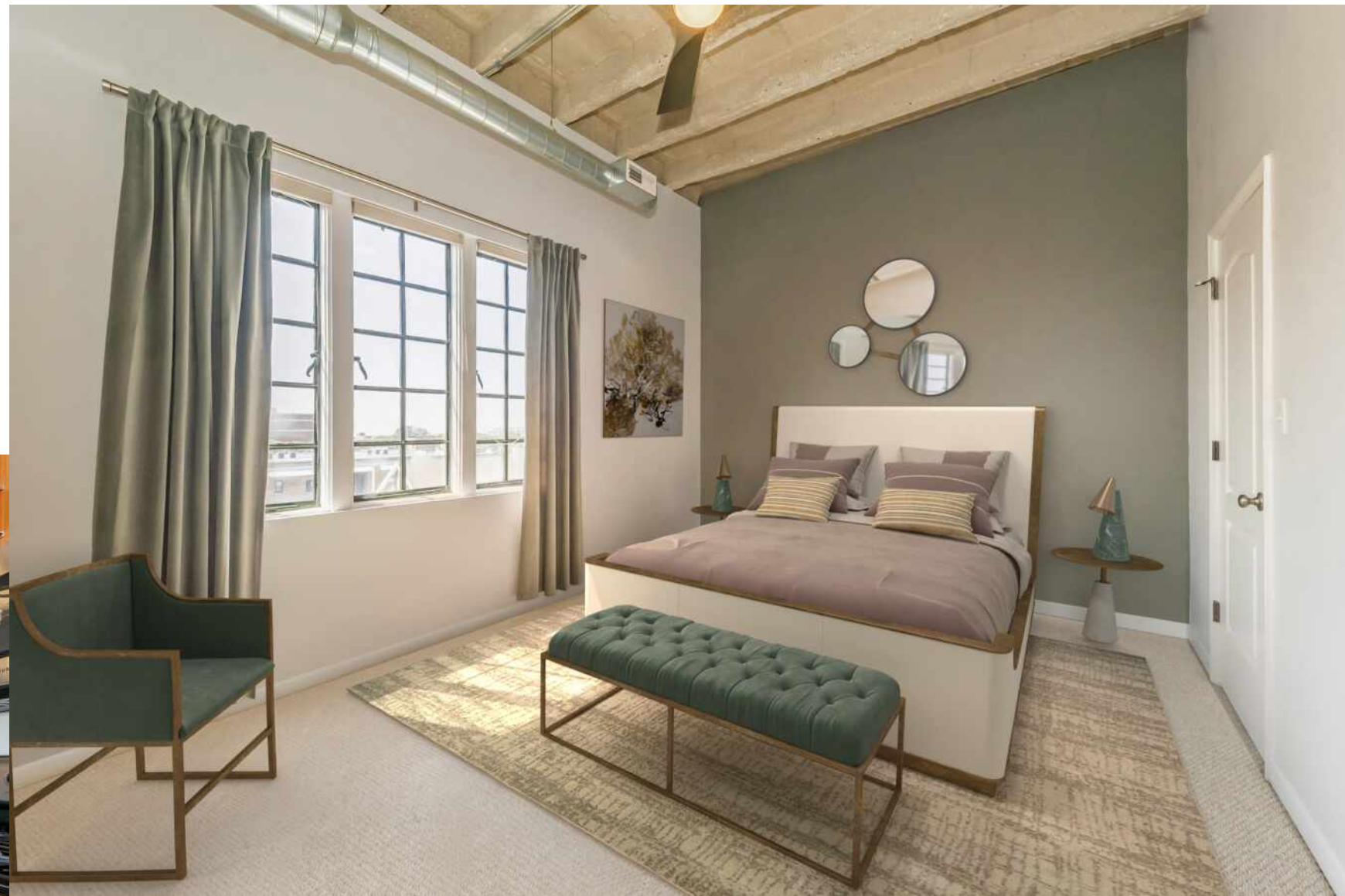
2 BATH

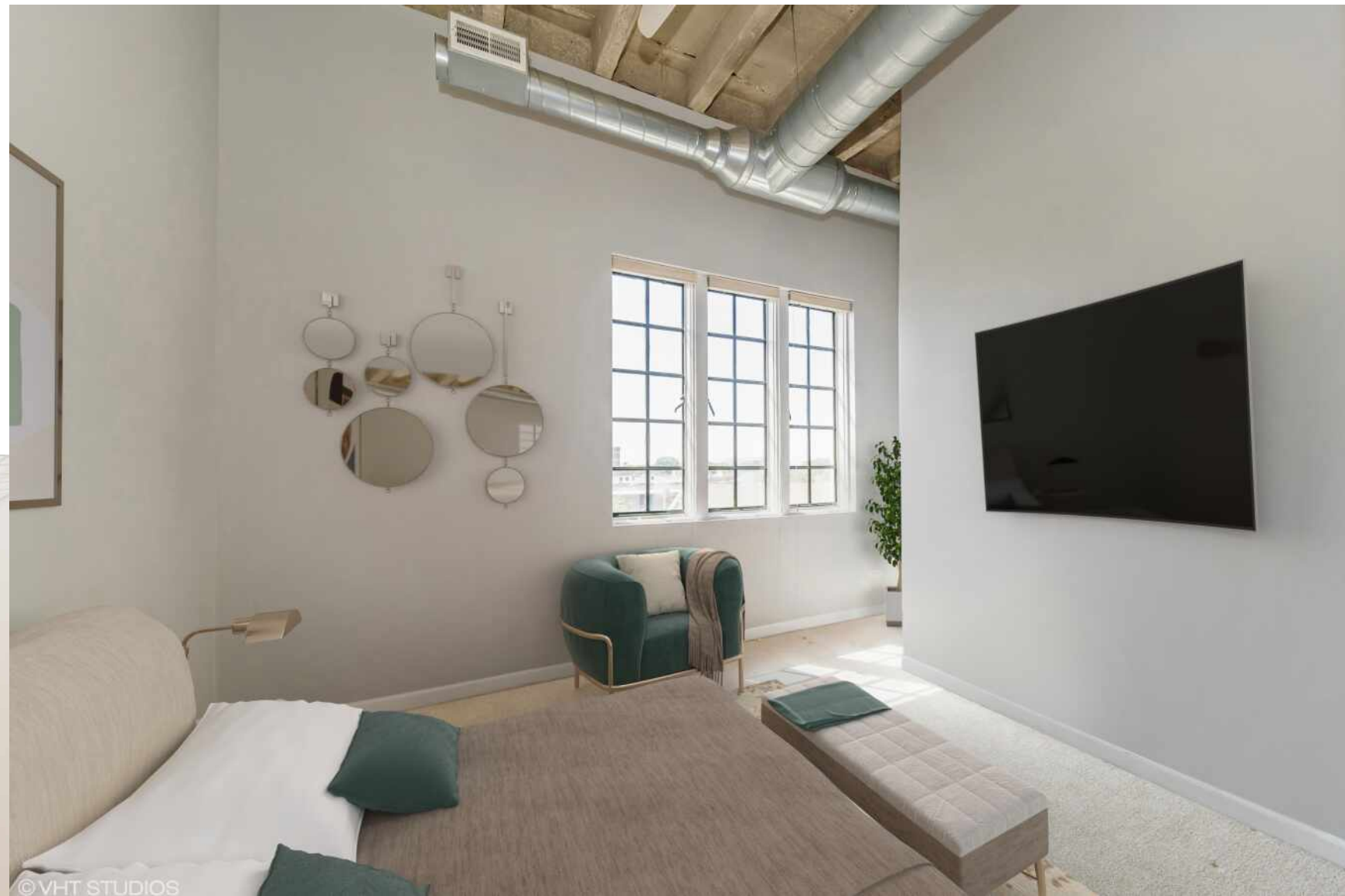
TAXES: \$3,003

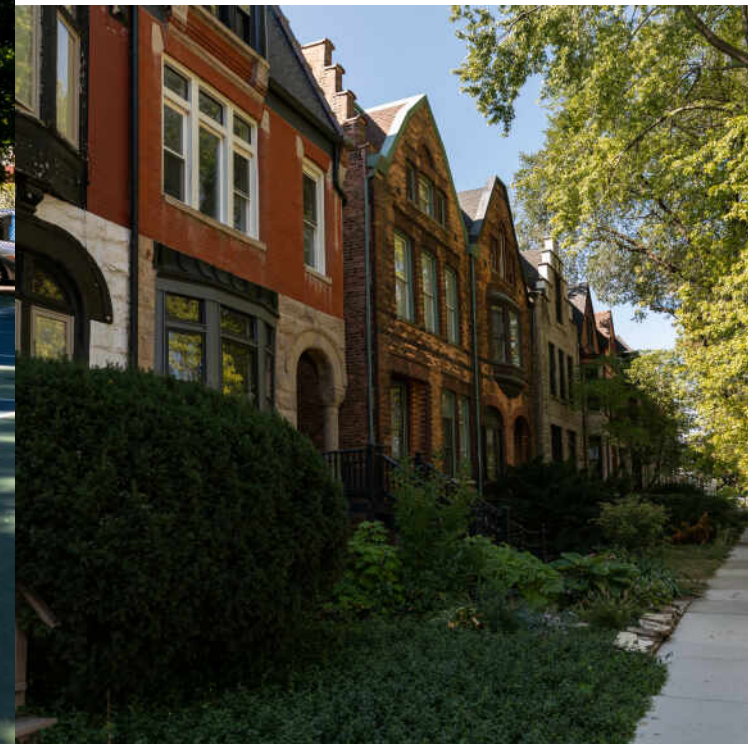
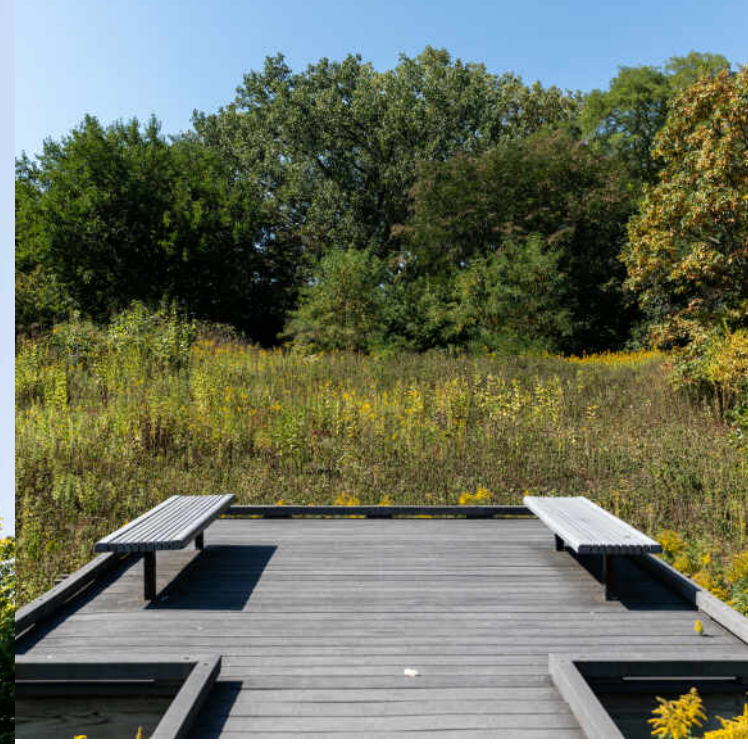
ASSESSMENTS: \$415 / MONTH

UPDATED KENWOOD DUPLEX UP!!

Glorious 2 bed/2 bath duplex up in the Observatory Condominiums, a Chicago historic landmark. The property includes 20 units total inside a stone mansion and adjoining former school. This unit, 3F, is in the School (entrance on 46th Street side of the property) on the 3rd and 4th floors, where each floor has an entrance into the unit. This building has an elevator which was recently restored. Be welcomed into the magnificent living room with high concrete ceilings, hardwood floors with electric fireplace which will heat up the room on cool nights and days. There is a large closet that can store coats, boxes, luggage and more! The sunny kitchen has cherry cabinets, stainless steel appliances, and granite countertops. Inside the utility closet there is a brand new furnace installed in Aug 2024 for energy efficiency (heating and cooling/central A/C), stacked washer and dryer and pantry shelving for storage. Nest thermostat allows for remote control access with temperature. Upstairs in the large primary bedroom has an astounding walk-in closet. The primary bath has a double sink vanity set into a cherry cabinet with drawers and cabinet space. The professionally landscaped, gated grounds have mature trees and benches for enjoying the private outdoor space. It is in a terrific location. This gem is blocks away from beautiful Lake Michigan! Access to the lakefront is effortless-either by the newly built pedestrian bridges or by the 47th St bridge. Walk score shows that it is very walkable and bikeable with great transit options. There is a shopping corridor on 47th St which boasts retail and dining options. Close by is the 53rd St entertainment center with great shopping and restaurants. Mariano's, Whole Foods and Trader Joe's are just minutes away. DuSable Lakeshore Drive (~1 mile) and the Dan Ryan Expressway (2 miles) and ~25 mins to Midway Airport. Mandrake Park is a few blocks north with a running track, great for exercise or a leisurely walk. Pet friendly community. A deeded parking space is included inside the gated and secured parking lot. The school has a new roof, houses 12 condo units and nicely maintained.







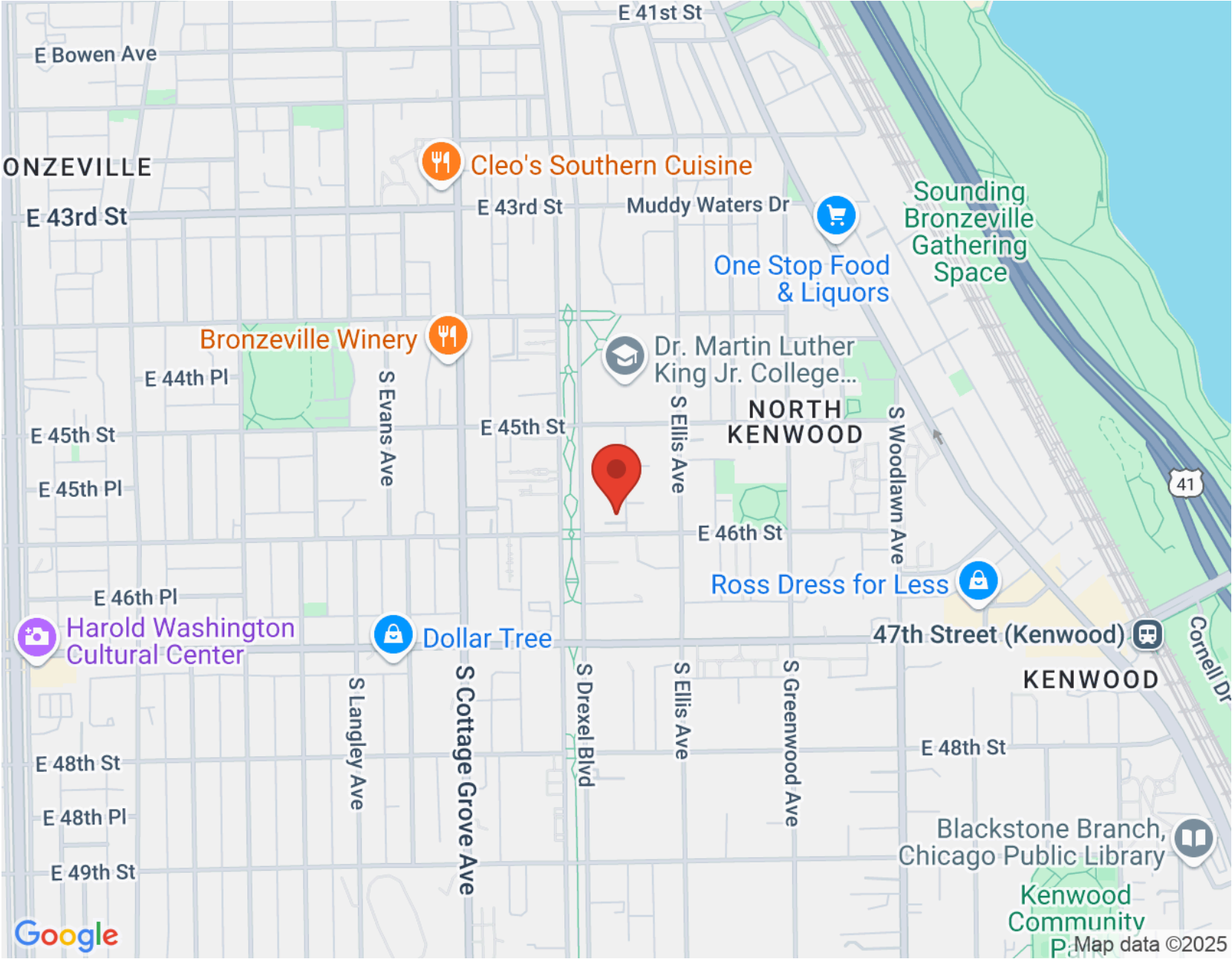
LOCATED ON THE SHORES OF LAKE MICHIGAN, **KENWOOD** HAS BEEN HOME TO ESTEEMED RESIDENTS SUCH AS MUHAMMAD ALI, MUDDY WATERS, AND FORMER PRESIDENT BARACK OBAMA.

With easy access to the lakeshore, the South Side neighborhood once served as an escape from the bustling city life of downtown Chicago. It still maintains its suburban feel today with plenty of green space, tree-lined streets, and some of the city's largest homes.

Housing stock includes 19th century mansions, picturesque coach houses, and contemporary homes. Kenwood also offers an impressive collection of Art Deco architecture and buildings that are now on the National Register of Historic Places.

The neighborhood has several parks for residents to enjoy, as well as local shops and restaurants. The Hyde Park Art Center is a community mainstay with major exhibitions, classes, and events.

Residents have an easy commute via several CTA bus routes, the Metra Electric Line, Lake Shore Drive, and the Dan Ryan Expressway.



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LISA M. FOSTER

(312) 804-3465

LMF@ATPROPERTIES.COM

WWW.ATPROPERTIES.COM/AGENTS/LISAFOSTER



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