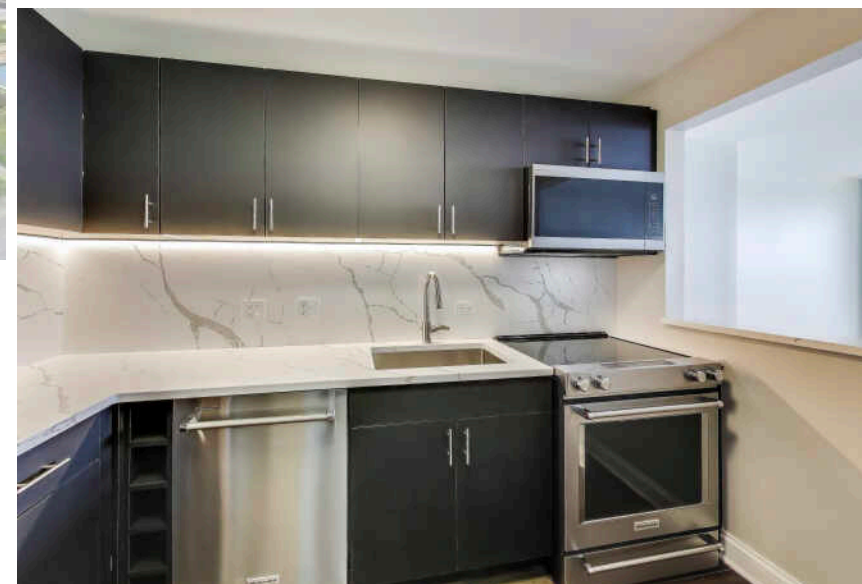
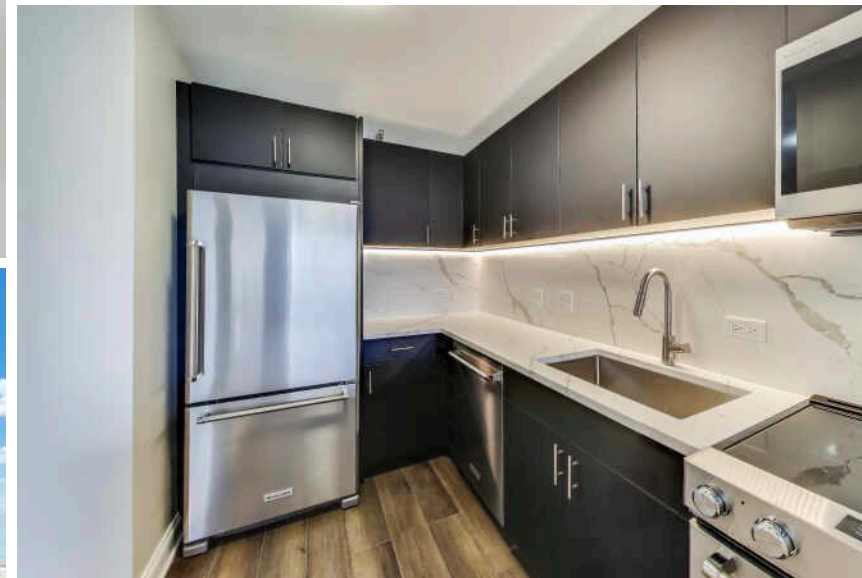
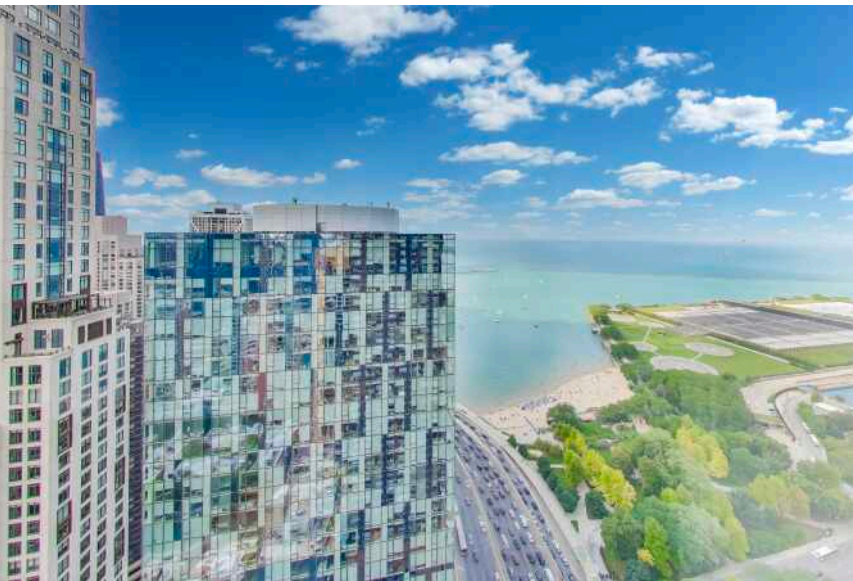


474 N LAKE SHORE DRIVE #5403
STREETERVILLE





ROOM DIMENSIONS

LIVING ROOM : 17' × 14'

KITCHEN : 7' × 11'

PRIMARY BEDROOM : 14' × 10'

HIGH-FLOOR RENOVATED GEM WITH PHENOMENAL LAKE & BEACH VIEWS, LUXURY FINISHES, AND FULL AMENITIES

High-floor stunner with jaw-dropping views of the lake and Ohio Street Beach- this tastefully renovated home offers style and quiet comfort in a well-appointed, full-amenity building. A \$70K gut renovation has transformed the kitchen and bath into stylish, modern spaces. Kitchen features white Carrara quartz countertops & backsplash, undermount sink, all-new KitchenAid stainless steel appliances, soft-close cabinetry, under-cabinet lighting, and a rare hood that vents out. A pass-through to the living/dining area keeps the space open and perfect for entertaining. The spa-inspired bath boasts a walk-in shower, Toto commode, vanity with white Carrara quartz, and adjustable color-temperature lighting. Additional updates include fresh paint, all-new warm midtown engineered floors, plush bedroom carpet, new electrical outlets, and in-unit side-by-side laundry. The spacious bedroom easily fits a queen bed and workspace, with a custom-organized walk-in closet. An end garage parking space is included. Building amenities include an indoor pool, sauna, steam room, fitness center, 24-hour door staff, and a beautifully landscaped sundeck with BBQ grills, pergolas, and panoramic city and lake views. Unbeatable location between Michigan Avenue and the lakefront - steps to the river, Ohio Street Beach, Navy Pier, shops, restaurants, and outdoor dining along Ogden Slip.

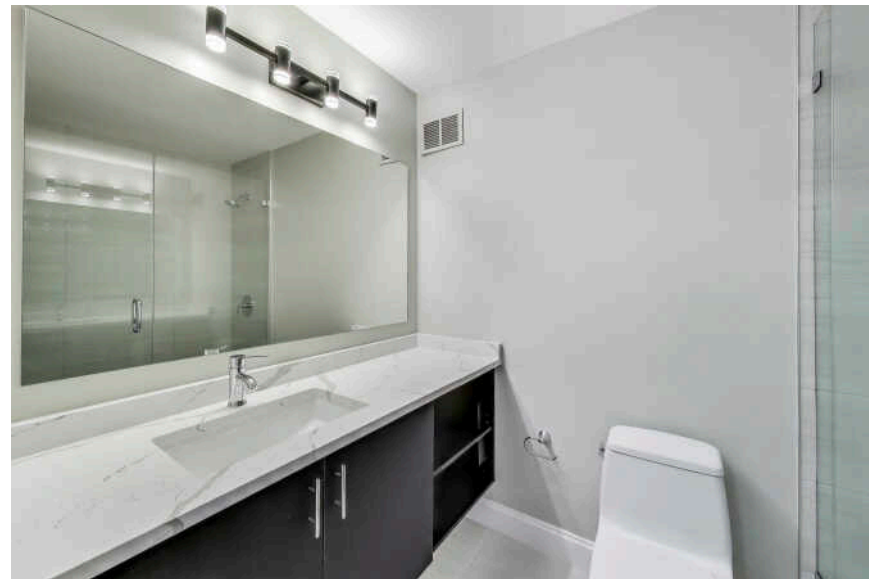
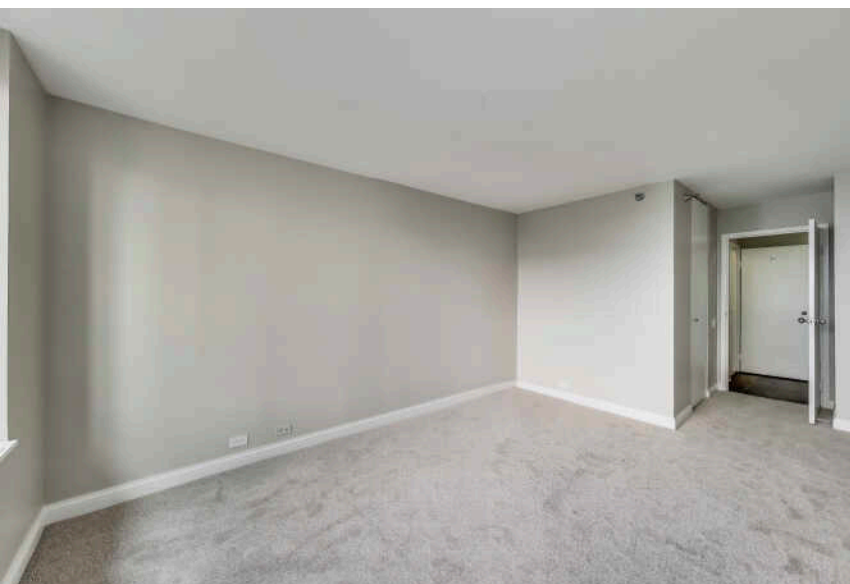
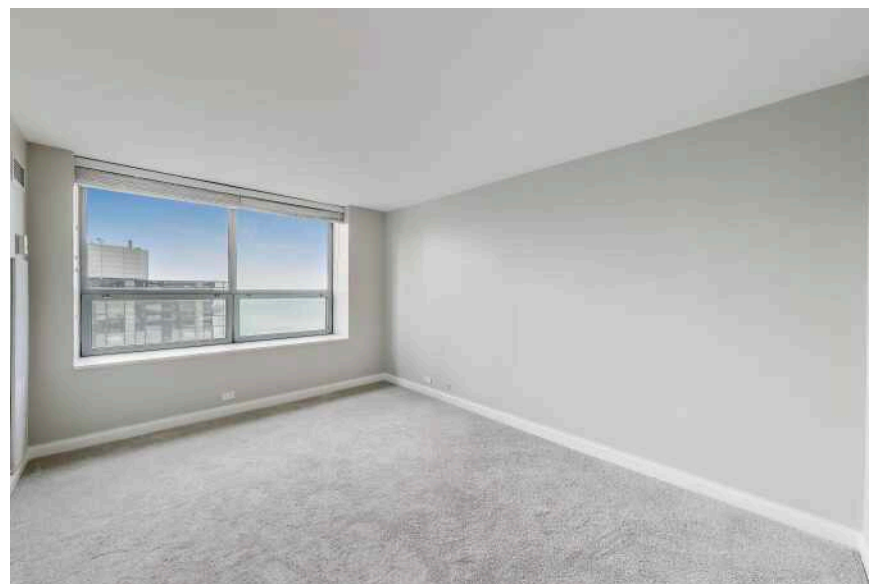
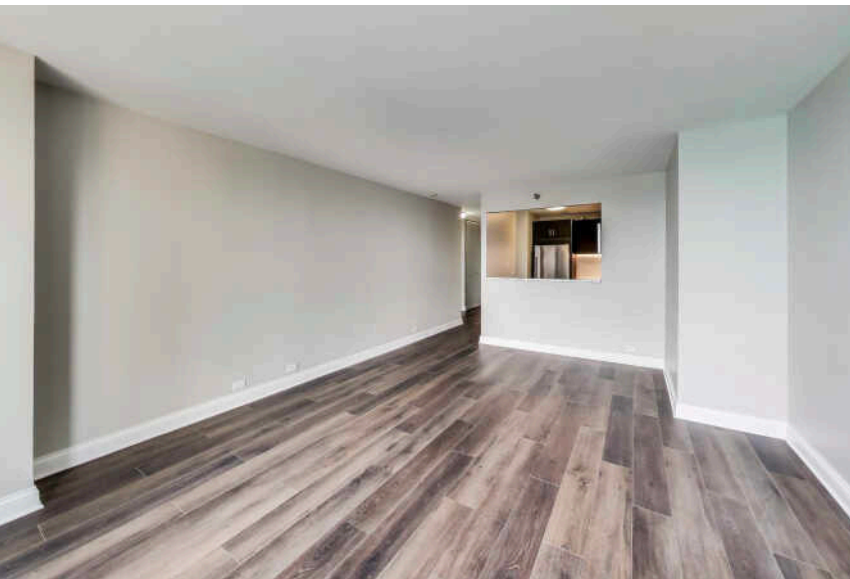
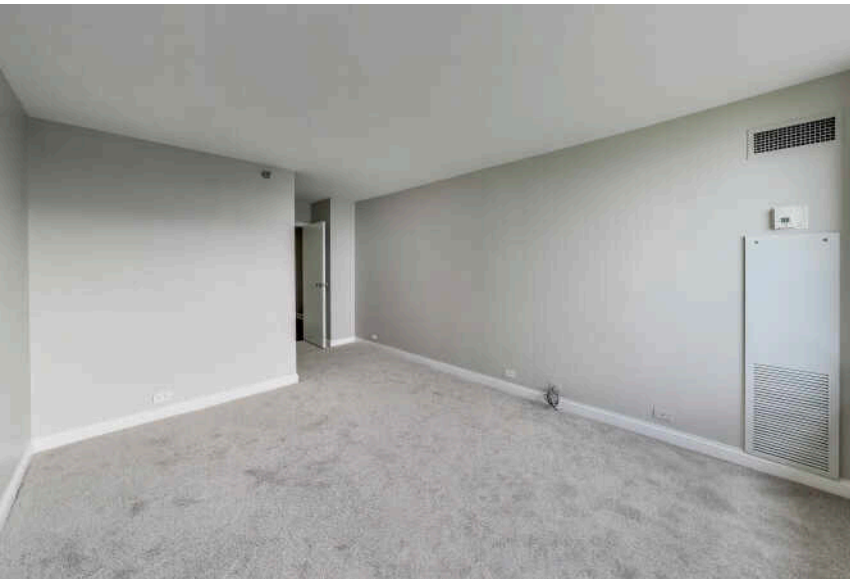
1 BEDROOM

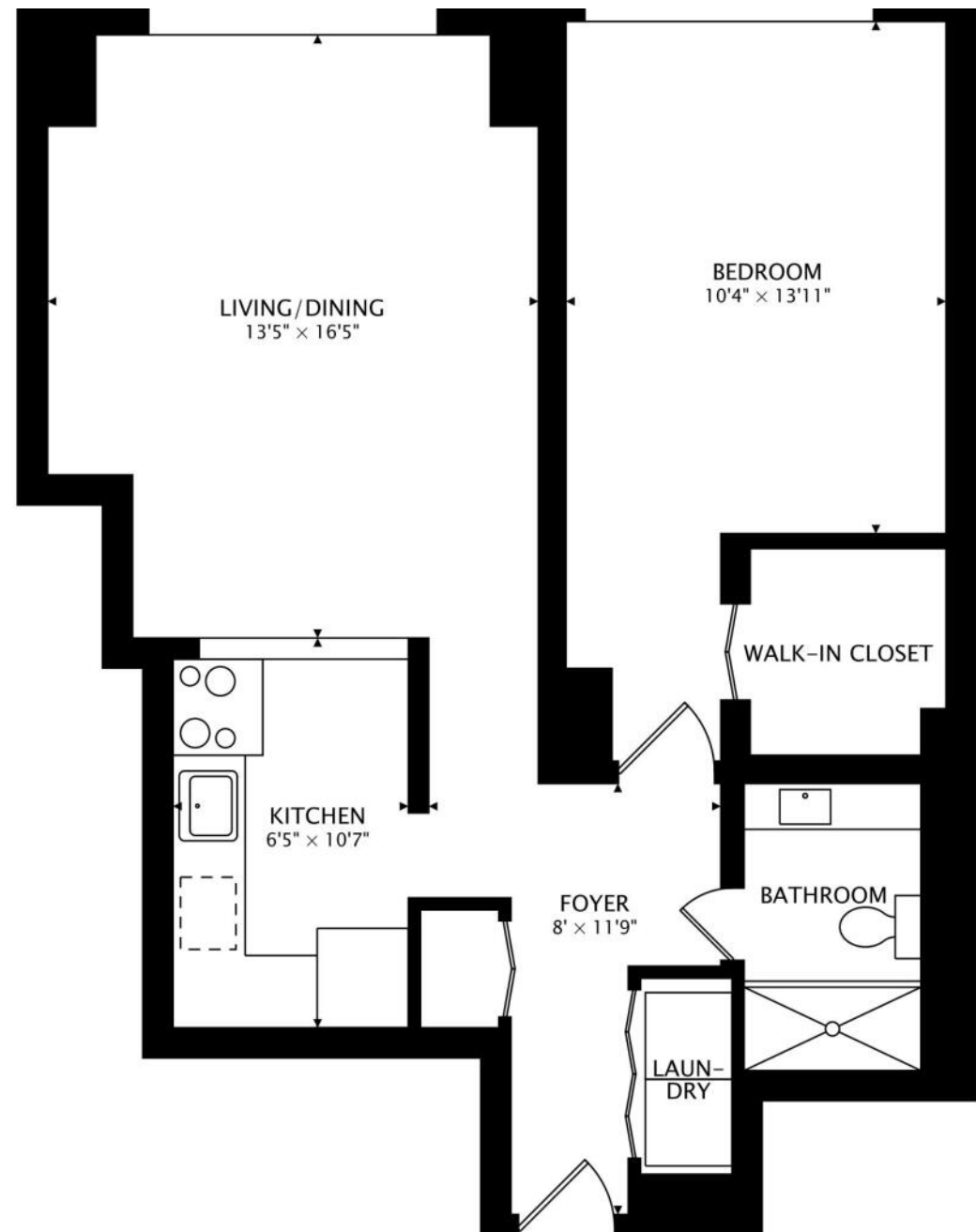
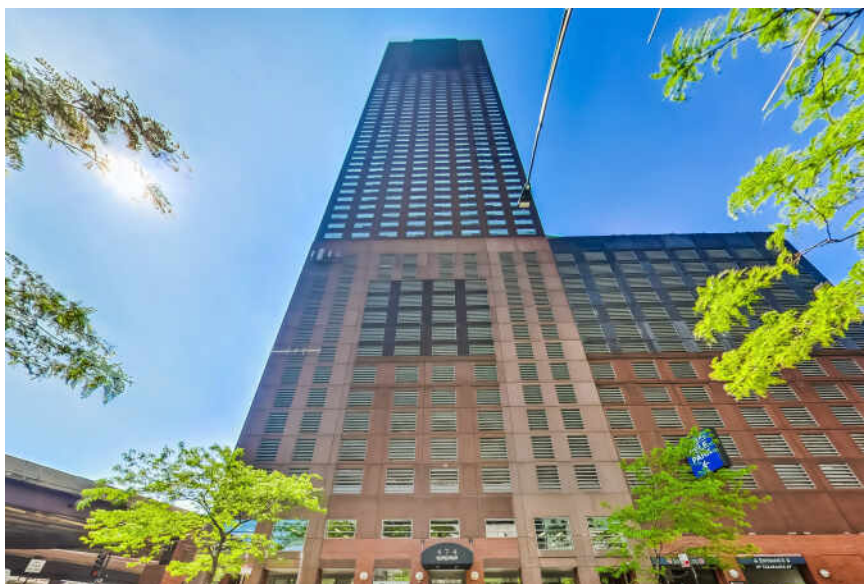
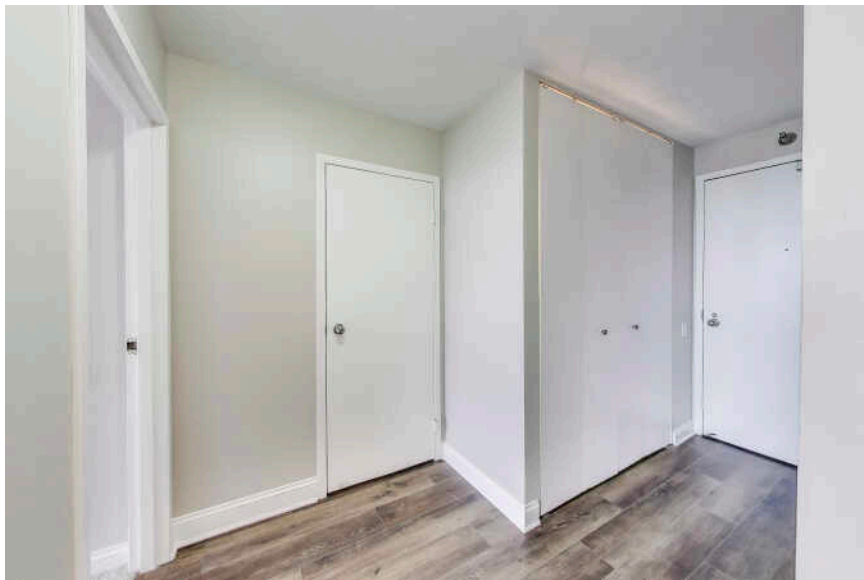
1 BATH

TAXES: \$6,550

ASSESSMENTS: \$796 / MONTH

Garage parking included! Highly sought-after in this building, spaces rent for \$250+/-month or can be sold—an excellent income opportunity and true value-add for owners without a car.







MAJOR DEVELOPMENT IN RECENT YEARS HAS PUT **STREETERVILLE** ON THE MAP.

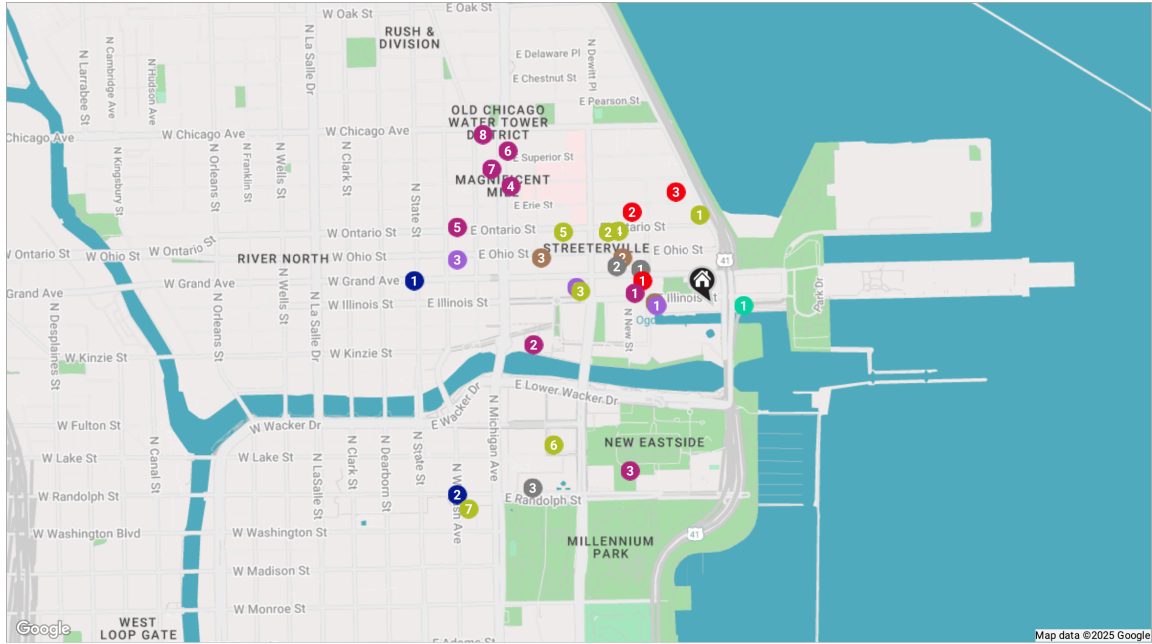
In the past two decades alone, dozens of new buildings, high-rises, hotels, stores, and institutions have sprung up, bringing with them a flock of residents to the high-energy community.

A wide range of housing is available, the majority in high-rise buildings. The neighborhood's stunning array of architecture includes pre-war buildings, a collection of Mies van der Rohe buildings, and iconic buildings like 875 North Michigan Avenue (known as the John Hancock Center). New construction and smaller mid-rise buildings can be found throughout the neighborhood as well.

Streeterville is home to notable attractions such as The Magnificent Mile, Water Tower Place, and the Museum of Contemporary Art. It is also home to Northwestern Memorial Hospital's state-of-the-art medical campus and the downtown campuses of Northwestern University and the University of Chicago.

While the neighborhood offers a number of smaller "pocket" parks and playgrounds, the lakefront is the center of attention, and it's never more than a couple of blocks away. While dining out is easy, deciding where to go with so many great restaurant options is not.

Residents have easy access to surrounding areas via the CTA's Red Line and numerous buses that run up and down Michigan Avenue.



RESTAURANTS

- 1 Yolk - Streeterville
CORNER OF GRAND & MCCLURG,
0.2 MI
- 2 D4 Irish Pub & Cafe
ENTRANCE ON, 0.2 MI
- 3 Wildberry Pancakes & Cafe
130 EAST RANDOLPH STREET, 0.6 MI

COFFEE

- 1 Starbucks
401 EAST ILLINOIS STREET, 0.1 MI
- 2 Dollop Coffee Co.
345 EAST OHIO STREET, 0.2 MI
- 3 7-Eleven
201 EAST OHIO STREET, 0.4 MI

SHOPPING

- 1 Walgreens
342 EAST ILLINOIS STREET, 0.2 MI

- 2 Apple Michigan Avenue
401 MICHIGAN AVENUE, 0.4 MI

- 3 Mariano's
333 EAST BENTON PLACE, 0.4 MI
- 4 H&M
679 NORTH MICHIGAN AVENUE, 0.5 MI
- 5 Trader Joe's
44 EAST ONTARIO STREET, 0.6 MI
- 6 Neiman Marcus
737 NORTH MICHIGAN AVENUE, 0.6 MI
- 7 ZARA
700 NORTH MICHIGAN AVENUE, 0.6 MI
- 8 Nordstrom Rack
101 EAST CHICAGO AVENUE, 0.7 MI

GROCERY

- 1 Target Grocery
401 EAST ILLINOIS STREET, 0.1 MI
- 2 Whole Foods Market
255 EAST GRAND AVENUE, 0.3 MI

- 3 Eataly
43 EAST OHIO STREET, 0.6 MI

GYM

- 1 Fit at the W Chicago - Lakeshore
644 NORTH LAKE SHORE DRIVE, 0.2 MI
- 2 Pure Barre
319 EAST ONTARIO STREET, 0.3 MI
- 3 Planet Fitness
240 EAST ILLINOIS STREET, 0.3 MI
- 4 Pilatesville
329 EAST ONTARIO STREET, 0.3 MI
- 5 CorePower Yoga - Streeterville
227 EAST ONTARIO STREET SUITE 202,
0.4 MI
- 6 Lakeshore Sport & Fitness
211 NORTH STETSON AVENUE, 0.5 MI
- 7 LA Fitness
55 EAST RANDOLPH STREET, 0.7 MI

MEDICAL

- 1 University Of Chicago Medicine
355 EAST GRAND AVENUE, 0.2 MI
- 2 Shirley Ryan AbilityLab
355 EAST ERIE STREET, 0.3 MI
- 3 Northwestern Memorial Hospital
680 NORTH LAKE SHORE DRIVE, 0.3 MI

TRANSIT

- 1 Grand
CTA - RED LINE, 0.7 MI
- 2 Randolph/Wabash
CTA - BROWN LINE, 0.7 MI

PARKS

- 1 Lakefront Trail - Illinois St. Access
CHICAGO, 0.1 MI





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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.

