



5231 N LAKEWOOD AVENUE  
ANDERSONVILLE



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# 5231 N LAKEWOOD AVENUE HISTORIC LAKEWOOD BALMORAL

## ROOM DIMENSIONS

Living Room .....	11'x15'
Dining Room .....	14'x11'
Kitchen .....	21'x13'
Primary Bedroom .....	18'x12'
Second Bedroom .....	9'x14'
Third Bedroom .....	11'x11'
Fourth Bedroom .....	17'x27'

## FEATURES

Lovely home in wonderful Lakewood Balmoral! Walk in to the large enclosed front porch, surrounded by windows - perfect place to enjoy the outdoors from the inside, with your morning coffee, with puzzles and games, or with your neighbors to catch up at the end of the day. The welcoming entryway leads to a pretty living room and then to a full dining room, all full of vintage character and charm. Pass through the original pocket door to the newly renovated kitchen and great room, east facing and flooded with light from the walls of windows. In 2023 the powder room and kitchen were renovated, including new SubZero refrigerator, Viking oven, Bosch dishwasher; Shaker cabinetry, marble backsplash, Kohler fixtures; granite counters, and quartzite island counter. Step out to your beautiful newer deck and spacious backyard, which boasts a big, beautiful chicken named Grey, who can stay and be yours if you like! No garage, but plenty of room for one. Second floor has a large primary bedroom with multiple closets, and two more bedrooms, and a full bathroom. The third floor is an open, light-filled flex space; great as a huge bedroom, sitting room, office, exercise room, play area...Unfinished basement has laundry, mechanicals, and lots of room for storage and that wood shop you've always wanted. Location can't be beat! Live on a lovely, tree-lined street with easy access to the lakefront and two beaches, vibrant Andersonville, public transportation, and DuSable lake Shore Drive. Peirce Elementary School district, Waldorf, Sacred Heart, and Rogers Park Montessori all close by.



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JUST BLOCKS FROM THE LAKEFRONT, **ANDERSONVILLE** OFFERS RESIDENTS A VIBRANT, SELF-SUSTAINING COMMUNITY ON CHICAGO'S NORTH SIDE.

*Locals love exploring Clark Street, where they can find locally owned businesses including shops, galleries, and restaurants. Andersonville is also incredibly pet-friendly with plenty of parks and al fresco patios.*

At the forefront of the “shop local” movement, the historic and bustling business district along Clark Street is a mecca of locally owned businesses including independent shops, restaurants, bars, and bistros. Residents can find almost everything nearby, from the grocery store and dentist to fine art and antique shops.

Tree-lined streets, playgrounds, and parks make Andersonville a popular place to call home. Housing includes a mix of handsome greystone two- and three-flats, 1920s walk-ups, redbrick apartment complexes, and large single-family homes. Buyers can also find gut rehabs and beautiful new construction homes with backyard gardens.

In addition to dinner, cocktails, music, magic, and the Andersonville Farmers Market, residents can enjoy al fresco dining with plenty of dog-friendly patios. Andersonville also hosts one of Chicago's most popular street festivals, Midsommarfest.

The neighborhood is accessible by express buses, the “L,” and Lake Shore Drive.





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