

5236 N KENMORE AVE #1N
EDGEWATER

@properties®

CHRISTIE'S
INTERNATIONAL REAL ESTATE



ROOM DIMENSIONS

LIVING ROOM : 15' × 12'

DINING ROOM : 14' × 15'

KITCHEN : 10' × 13'

PRIMARY BEDROOM : 14' × 14'

SECOND BEDROOM : 10' × 10'

THIRD BEDROOM : 11' × 10'

3 BEDROOM

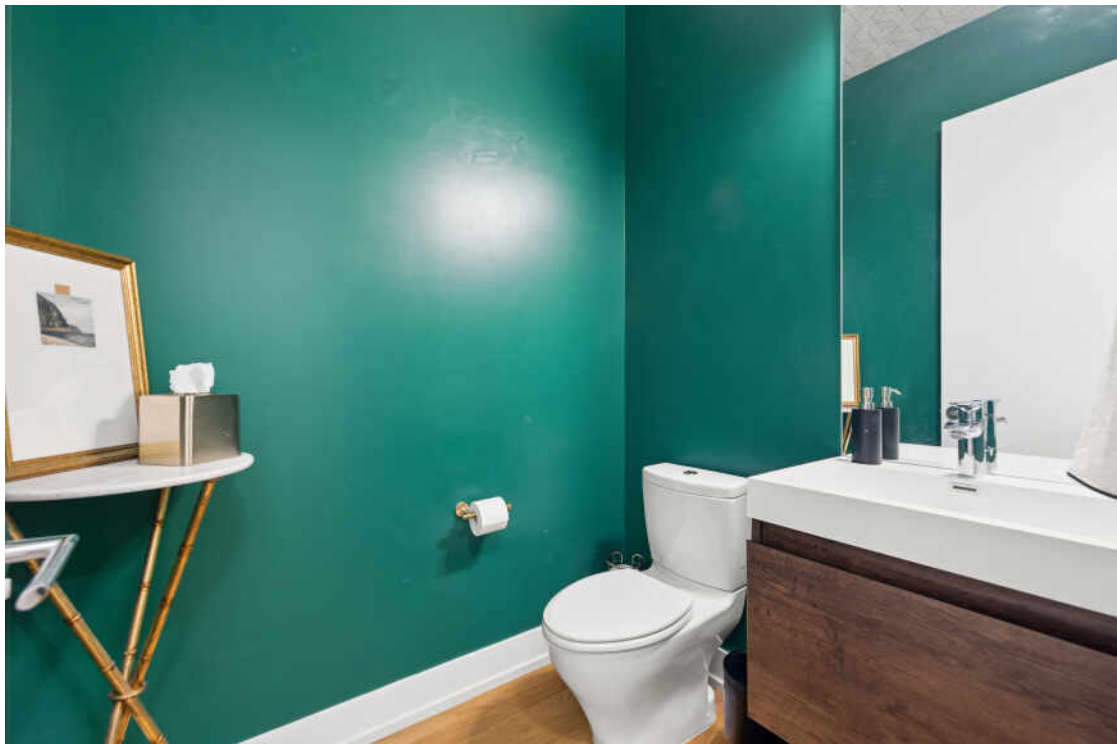
2.1 BATH

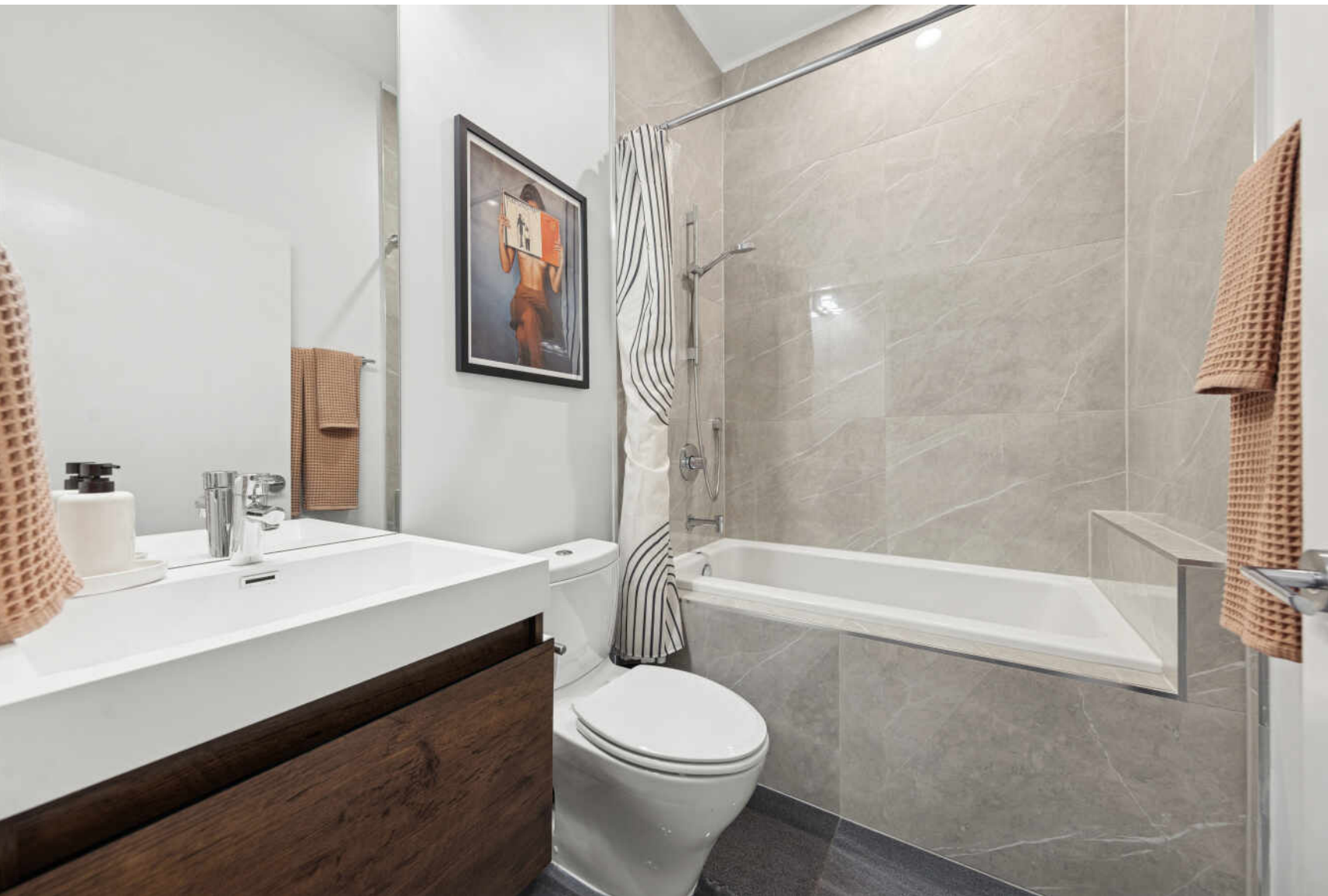
**TAXES: \$4,574 (2023 W/ HOMEOWNERS
EXEMPTION)**

ASSESSMENTS: \$160 / MONTH

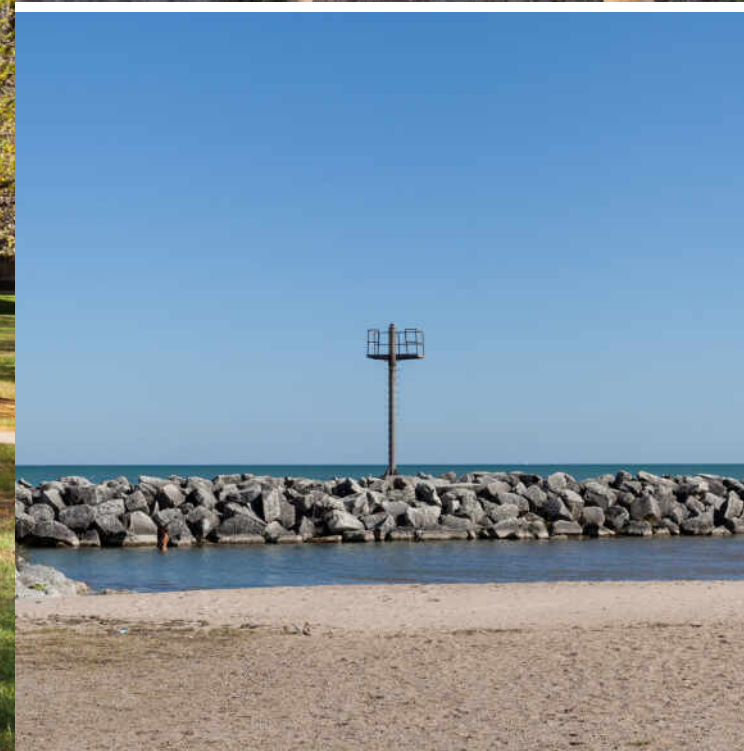
- 3 BD/2.1 BA duplex down + 1 heated garage parking spot in Edgewater. This bright newer construction condo (2018) won't disappoint with the attention to detail and high quality finishes.
- The open concept main level features a spacious living area, an oversized covered balcony, and a chef's kitchen with top of the line appliances.
- The lower level features high ceilings, heated floors throughout, and plenty of additional storage. You will find a luxurious primary suite with an ensuite bath that offers a true retreat with a massive shower, separate deep soaking tub, and dualling vanities.
- There are 2 additional bedrooms, a full bathroom, and a full-size washer/dryer.
- Chicago Public Schools: Goudy Technology Academy (PK-8) and Senn High School (9-12).
- Footsteps from Goudy School Playlot, Buttercup Park, Margate Park, Puptown Dog Park, the Lakefront Trail, Foster Beach, Argyle Night Market, Montrose Beach, and multiple DIVVY bike stations.
- Easy access to Mariano's, Wintrust Bank, Chiu Quon bakery, Larry's Cocktail Bar, Milly's Pizza, Dib Sushi, Walgreens, BP, First Sip Cafe, Tweet Let's Eat, Sun Wah BBQ, and Kie gol Lanee.
- 2 blocks from CTA Berwyn Red Line Station.
- 0.2 miles from CTA Argyle Red Line Station.
- No upcoming special assessments.
- New ejector pump (2025).
- Reserves: \$12,000 (06/20/2025).
- No rental restrictions - no rental cap.
- The building is VA approved!









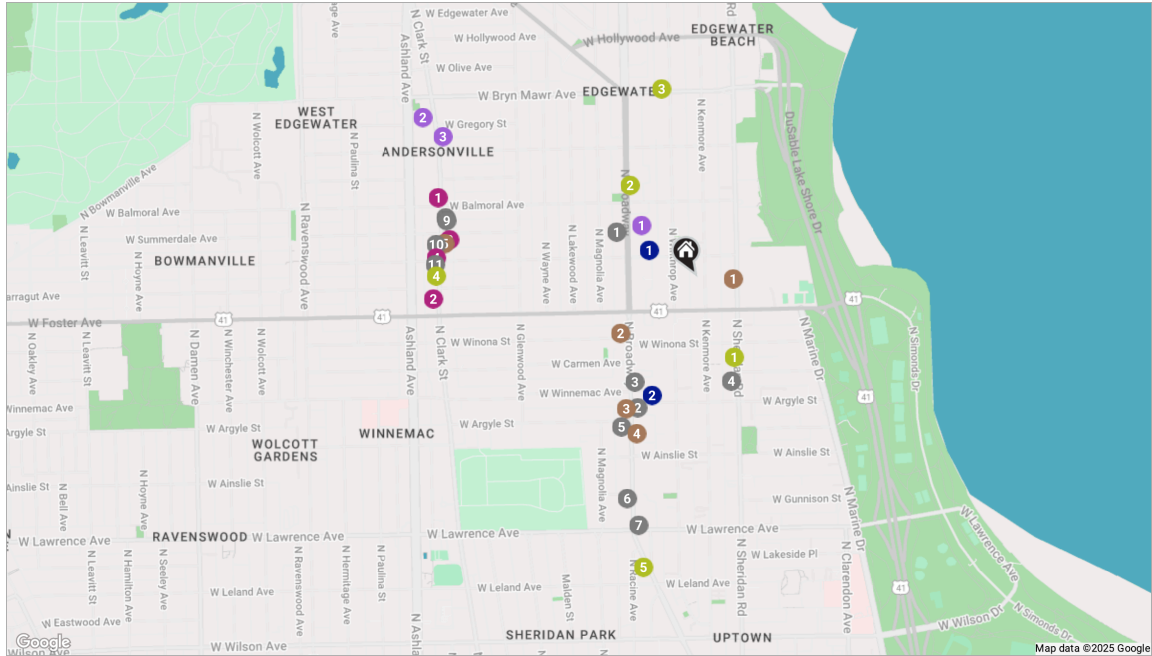


LAKESIDE LIVING NEVER GOES OUT OF STYLE IN **EDGEWATER**.

The neighborhood draws residents with its spectacular lake views, large beaches, thriving theater scene and restaurants with cuisines from around the world. Edgewater also boasts its fair share of antique shops, cafes and parks.

Encompassing a number of neighborhoods between Uptown and Rogers Park, the neighborhood offers convenience and proximity to downtown Chicago and nearby Loyola University. The community is easily accessible by Lake Shore Drive and public transportation, including the CTA Red Line and Metra's Union Pacific North Line.

Edgewater retains some of its early posh glamour with stately mansions, Neo-Gothic churches and the iconic 1920s pink Edgewater Beach Apartments. The Bryn Mawr Historic District features opulent mansions and vintage lamp posts. Edgewater housing choices also include high-rise condominiums, vintage three-flats, greystones and new-construction single-family homes.



RESTAURANTS

- 1 Subway
5324 NORTH BROADWAY, 0.2 MI
- 2 Tank Noodle
4953-55 NORTH BROADWAY, 0.3 MI
- 3 Sun Wah BBQ
5039 NORTH BROADWAY, 0.3 MI
- 4 Tweet
5020 NORTH SHERIDAN ROAD, 0.3 MI
- 5 Furama Restaurant
4936 NORTH BROADWAY, 0.4 MI
- 6 Fat Cat
4840 NORTH BROADWAY, 0.5 MI
- 7 Demera Restaurant
4801 NORTH BROADWAY, 0.6 MI
- 8 Big Jones
5347 NORTH CLARK STREET, 0.6 MI
- 9 Calo Ristorante
5343 NORTH CLARK STREET, 0.6 MI

- 10 Antepima
5316 NORTH CLARK STREET, 0.6 MI
- 11 Lady Gregory's Irish Bar & Restaurant
5260 NORTH CLARK STREET, 0.6 MI

COFFEE

- 1 DMApothecary & Tea Shop
5230 NORTH SHERIDAN ROAD, 0.1 MI
- 2 Dunkin'
5130 NORTH BROADWAY, 0.2 MI
- 3 Bambu
5010 NORTH BROADWAY, 0.3 MI
- 4 Kung Fu Tea
4925 NORTH BROADWAY STE D, 0.4 MI
- 5 Kopi Cafe
5317 NORTH CLARK STREET #2113, 0.6 MI

SHOPPING

- 1 The Brown Elephant - Andersonville
5404 NORTH CLARK STREET, 0.6 MI
- 2 Strange Cargo Tees, Chicago's Custom T-shirt Store
5216 NORTH CLARK STREET, 0.6 MI
- 3 Alamo Shoes
5321 NORTH CLARK STREET, 0.6 MI
- 4 Starbucks
5300 NORTH CLARK STREET, 0.6 MI

GROCERY

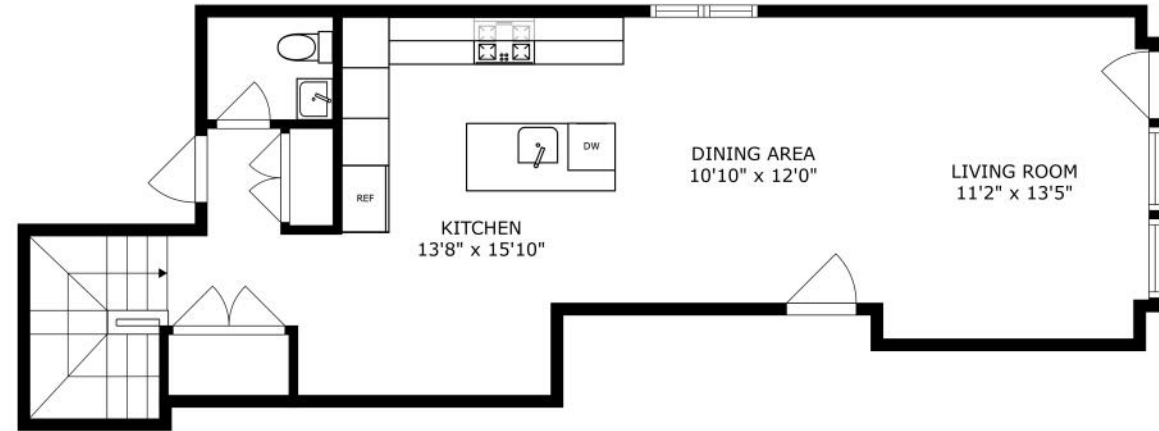
- 1 Jewel-Osco
5343 NORTH BROADWAY, 0.2 MI
- 2 Jewel-Osco
5516 NORTH CLARK STREET, 0.7 MI
- 3 Edgewater Produce
5515 NORTH CLARK STREET, 0.7 MI

GYM

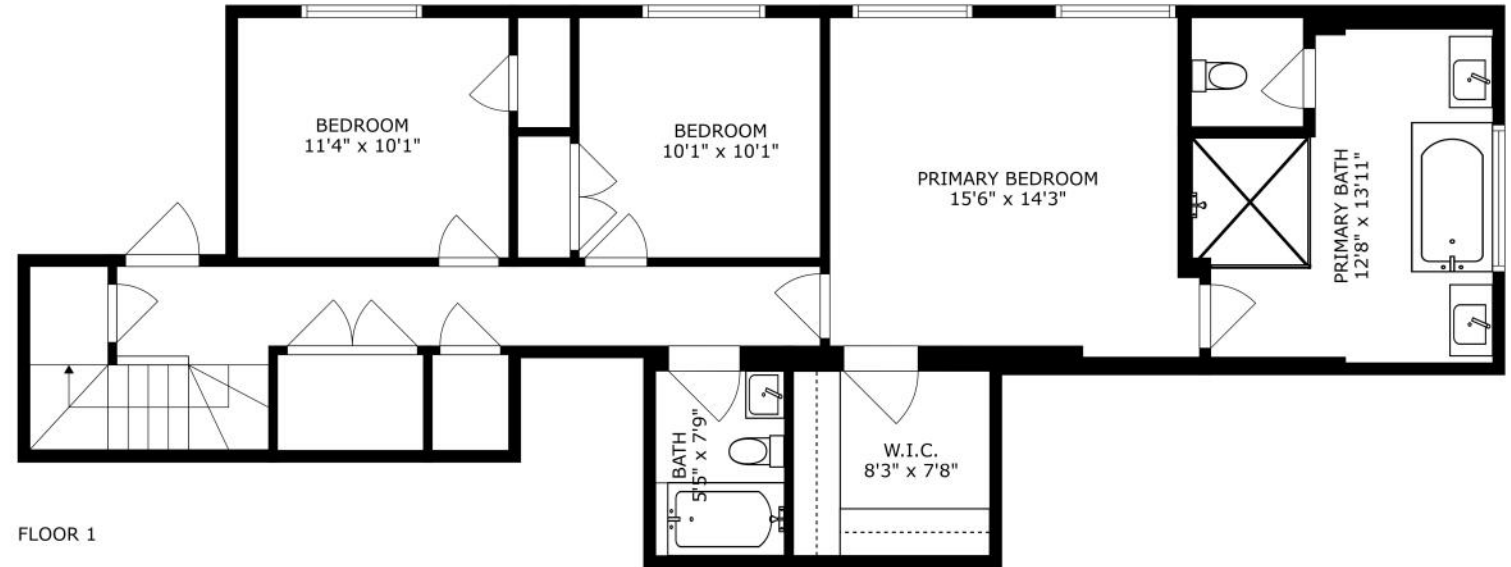
- 1 CrossFit Competitive Edge - Uptown
5050 NORTH SHERIDAN ROAD, 0.2 MI
- 2 Anytime Fitness
UNITED STATES, 0.3 MI
- 3 Edgewater Fitness Center
1106 WEST BRYN MAWR AVENUE, 0.4 MI
- 4 Cheetah Gym
5248 NORTH CLARK STREET, 0.6 MI
- 5 First Ascent Uptown
4718 NORTH BROADWAY, 0.7 MI

TRANSIT

- 1 Berwyn
CTA - RED LINE, 0.1 MI
- 2 Argyle
CTA - RED LINE, 0.3 MI



FLOOR 2



FLOOR 1

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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