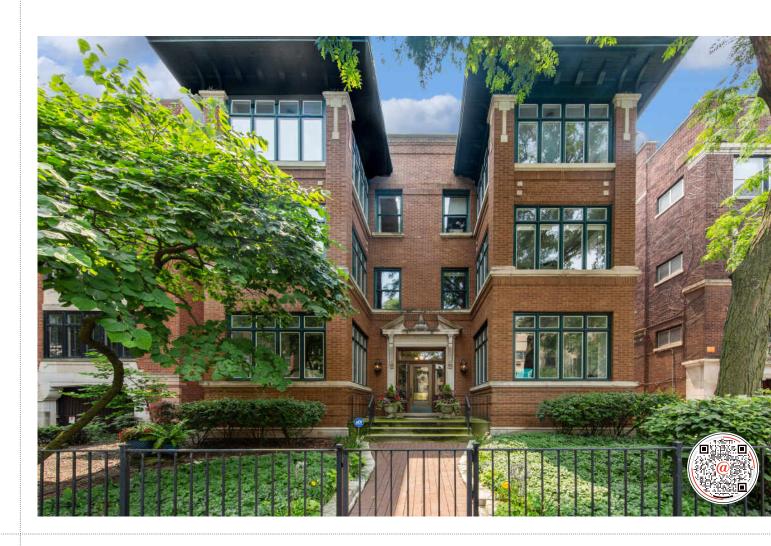
## 525 W ROSCOE STREET #3E

LAKEVIEW





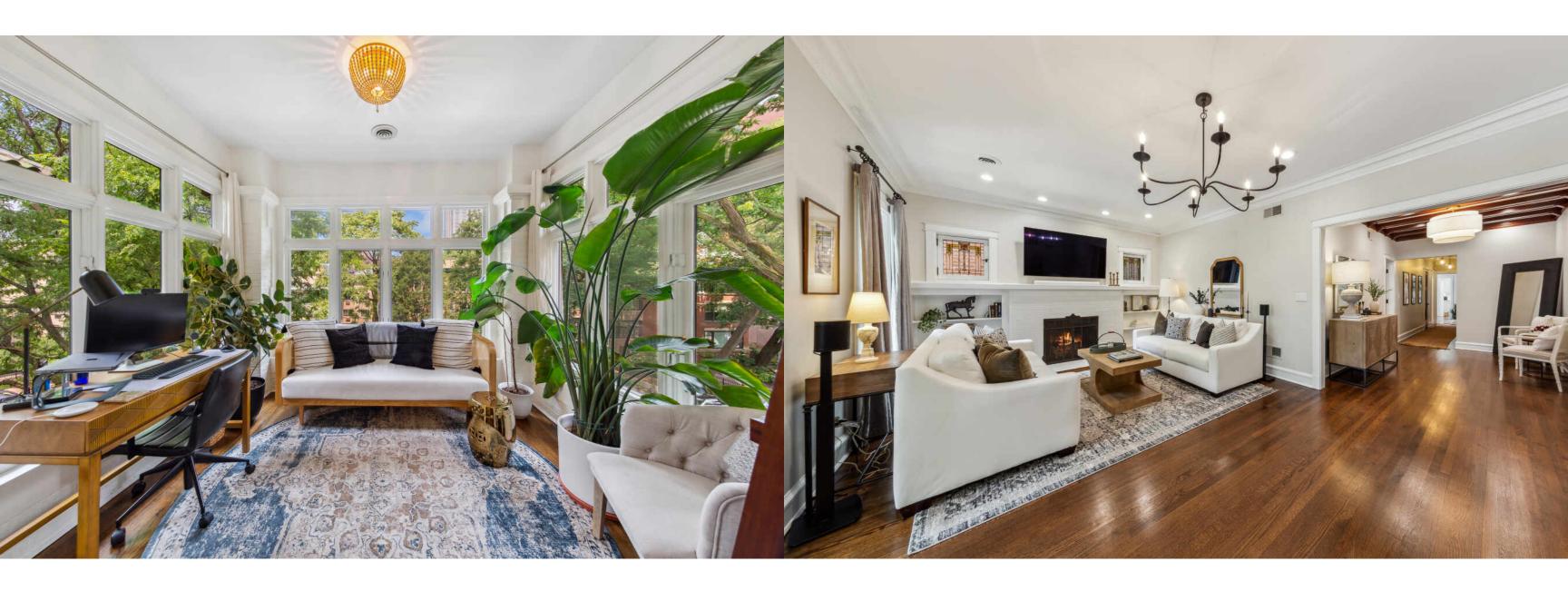


## PENTHOUSE LIVING

Perched on the top floor of a gorgeous vintage building is this pristinely gutrenovated to the studs by premier developer GVP, this expansive condo in the trees perfectly blends the classic with the new, creating a timeless opportunity in an unbeatable location. A grand beamed gallery leads to an enormous living room with a fireplace flanked by built-in bookshelves and opens to a glorious sunroom. Three bedrooms all outfitted with custom California closets that include a rare huge master suite with a fabulous private bath. Large dining room could also be used as a dining/family rm off the chef's kitchen. Fantastic open-air deck with enough room for outdoor lounging and dining furniture. In contrast to most vintage buildings, everything behind and over the walls in the building was done at the same time: electric, plumbing, individual gas forced heat and central air, all surfaces, and exterior work. Two parking spaces included - one garage and another outdoor. Walk to schools, shops, cafes, park & lake. A treasure!

3 BEDROOM 2 BATH TAXES: \$12,199.92

ASSESSMENTS: \$500



























SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



## CHICAGOANS WILL FIND MORE THAN A FEW OF THEIR FAVORITE THINGS IN **LAKEVIEW**, ONE OF THE LARGEST NEIGHBORHOODS ON THE CITY'S NORTH SIDE.

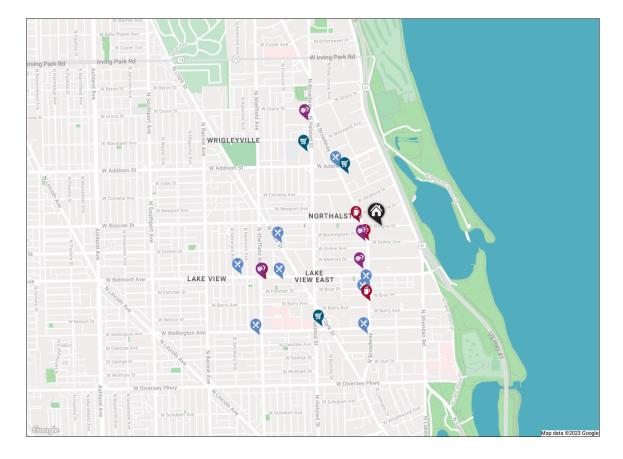
For starters, there's Lakeview's proximity to the beach and public transit, quiet residential streets, thriving restaurant and bar scene, and Wrigley Field.

Then there's the neighborhood's historic theaters and notable architecture. The Music Box Theater has been operating since it opened in 1929, originally showing silent films accompanied by a live organ player. It now plays independent and foreign films.

Did we mention the outdoor festivals, farmers markets, nightlife, and cultural attractions? Lakeview is home to the Belmont Theater District with over 30 theaters and live performance venues near the Belmont "L" station. Residents also have a front-row seat to the Chicago Marathon, Chicago Pride Parade, and Bike the Drive.

And we can't forget shopping - shops on the Southport Corridor, independent businesses on Lincoln Avenue, and unique boutiques sprinkled throughout the neighborhood.

Lakeview includes a variety of housing styles and prices. Homes run the gamut from vintage walk-ups, condominiums, new construction three-flats, loft buildings, converted courtyard buildings, and high-rises. There are also a variety of single-family homes from stately mansions near Lincoln Park to contemporary new construction throughout the neighborhood.





DryHop Brewers 3155 NORTH BROADWAY, 0.3 MI

Wilde Bar & Restaurant 3130 NORTH BROADWAY, 0.3 MI

Angelina Ristorante 3561 NORTH BROADWAY, 0.3 MI

Crisp 2940 NORTH BROADWAY, 0.5 MI

Mia Francesca 3311 NORTH CLARK STREET, 0.5 MI

Ann Sather Restaurant 909 WEST BELMONT AVENUE, 0.5 MI Giordano's 1040 WEST BELMONT AVENUE, 0.7 MI

DMK Burger Bar 2954 NORTH SHEFFIELD AVENUE, 0.7 MI

COFFEE SHOPS

Starbucks 3358 NORTH BROADWAY, 0.1 MI

The Coffee & Tea Exchange 3311 NORTH BROADWAY, 0.1 MI

Intelligentsia Coffee Broadway Coffeebar 3123 NORTH BROADWAY, 0.3 MI Dunkin' 945 WEST BELMONT AVENUE, 0.6 MI

SHOPPING

Jewel-Osco 3531 NORTH BROADWAY, 0.3 MI

Whole Foods Market 3640 NORTH HALSTED STREET, 0.5 MI

Binny's Beverage Depot -Lakeview 3000 NORTH CLARK STREET, 0.5 MI PHEALTH CLUBS

[solidcore] 3312 NORTH BROADWAY, 0.1 MI

Lakeview Athletic Club 3212 NORTH BROADWAY, 0.2 MI

The Barre Code Chicago -Lakeview 959 WEST BELMONT AVENUE, 0.6 MI

Orangetheory Fitness 3738 NORTH HALSTED STREET #2, 0.6 MI

NOTES			



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