

5415 N SHERIDAN ROAD #1907  
EDGEWATER







## BEAUTIFULLY MAINTAINED AND SPACIOUS STUDIO OFFERING CITY AND LAKE VIEWS IN THE HIGHLY DESIRABLE PARK TOWER.

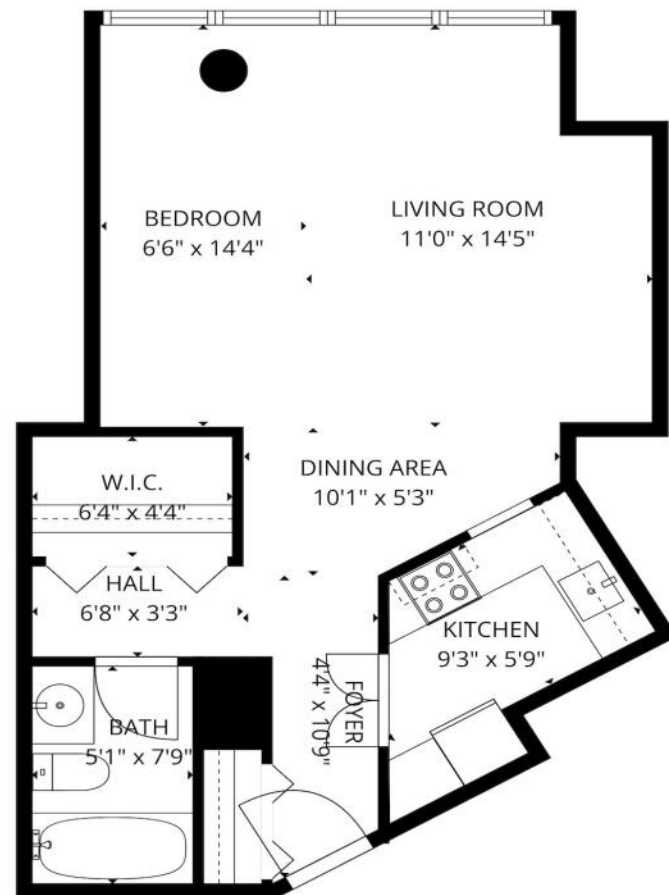
This light-filled residence features an open and flexible layout with generous living and sleeping space, easily accommodating both relaxing and entertaining. The unit offers excellent storage, including two large closets-one walk-in, a rare find for a studio. The kitchen is thoughtfully designed with ample cabinetry and counter space, while the bathroom is well-appointed and nicely maintained. Carpet and light fixtures were updated in 2023, adding a fresh, modern touch throughout. A bedroom partition can be added to customize the layout. Park Tower is a full-amenity, full-service building with 24-hour door staff and security, on-site management, and 24/7 maintenance. Amenities include a fitness center with racquetball courts, cardio and weight rooms, an indoor pool available year-round, a seasonal outdoor kiddie pool, rooftop garden deck, party room, and receiving room. Ideally located just steps from the lakefront, beaches, parks, and scenic bike and jogging paths, with quick access to Lake Shore Drive, multiple Red Line stops, and express bus service to Michigan Avenue. HOA requires owner occupancy for two years prior to renting; Rental parking available. Monthly assessment includes heat, A/C, cable, internet, and storage unit.

1 BATH  
TAXES: \$2,177  
ASSESSMENTS: \$509 / MONTH



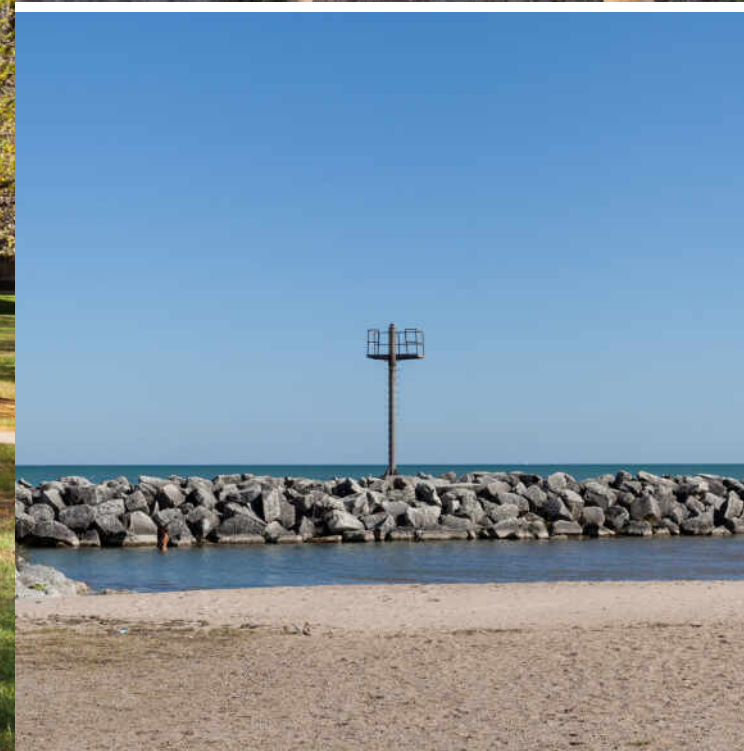






**TOTAL: 498 sq. ft**  
1st floor: 498 sq. ft  
EXCLUDED AREAS: WALLS: 51 sq. ft





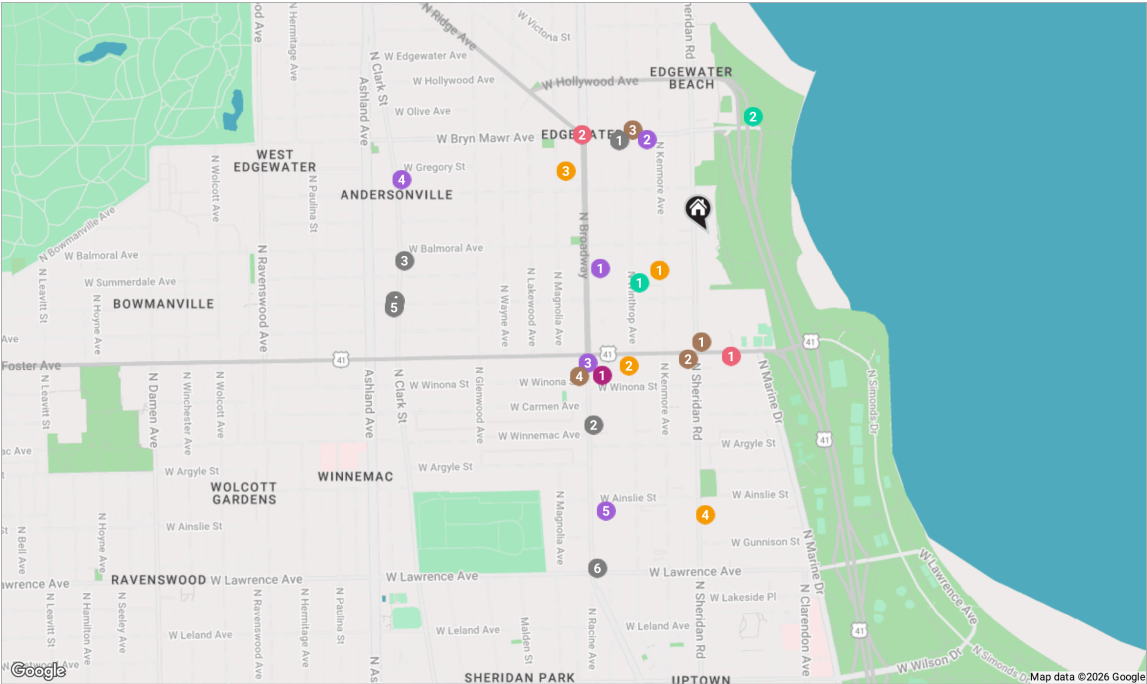
## LAKESIDE LIVING NEVER GOES OUT OF STYLE IN **EDGEWATER**.

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 Raj Darbar  
1109 WEST BRYN MAWR AVENUE,  
0.3 MI
- 2 Sun Wah BBQ  
5039 NORTH BROADWAY, 0.5 MI
- 3 Big Jones  
5347 NORTH CLARK STREET, 0.7 MI
- 4 Starbucks Coffee Company  
5300 NORTH CLARK STREET, 0.7 MI
- 5 Lady Gregory's Irish Bar &  
Restaurant  
5260 NORTH CLARK STREET, 0.7 MI
- 6 Demera Restaurant  
4801 NORTH BROADWAY, 0.8 MI

#### COFFEE

- 1 Stan's Donuts  
5228 NORTH SHERIDAN ROAD, 0.2 MI

- 2 McDonald's  
5130 NORTH SHERIDAN ROAD, 0.3 MI
- 3 Sip & Savor | Edgewater  
1070 WEST BRYN MAWR AVENUE,  
0.3 MI
- 4 Dunkin'  
5130 NORTH BROADWAY, 0.4 MI

#### SHOPPING

- 1 Old World Market  
5129 NORTH BROADWAY #1, 0.4 MI

#### GROCERY

- 1 Jewel-Osco  
5343 NORTH BROADWAY, 0.3 MI
- 2 Super Food & Liquors  
1049 WEST BRYN MAWR AVENUE,  
0.3 MI

- 3 bp  
5156 NORTH BROADWAY, 0.4 MI
- 4 Edgewater Produce  
5515 NORTH CLARK STREET, 0.7 MI
- 5 Park To Shop Supermarket  
4879 NORTH BROADWAY, 0.7 MI

#### SCHOOLS

- 1 Zheng Violin Studios  
5330 NORTH KENMORE AVENUE,  
0.1 MI
- 2 William C Goudy Public  
School  
5120 NORTH WINTHROP AVENUE,  
0.4 MI
- 3 St. Thomas of Canterbury  
School  
5525 NORTH MAGNOLIA AVENUE,  
0.4 MI

- 4 John T. McCutcheon  
Elementary School  
4865 NORTH SHERIDAN ROAD, 0.6 MI

#### ENTERTAINMENT

- 1 The Admiral at the Lake  
929 WEST FOSTER AVENUE, 0.3 MI
- 2 Edgewater  
CHICAGO, 0.4 MI

#### PARKS

- 1 Cedar Park  
5311 NORTH WINTHROP AVENUE,  
0.2 MI
- 2 Edgewater Dog Park  
5800 NORTH JEAN BAPTISTE POINTE  
DU SABLE LAKE SHORE DRIVE, 0.3 MI

## NOTES



## NITASHA KASSAM (SHE/HER)

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