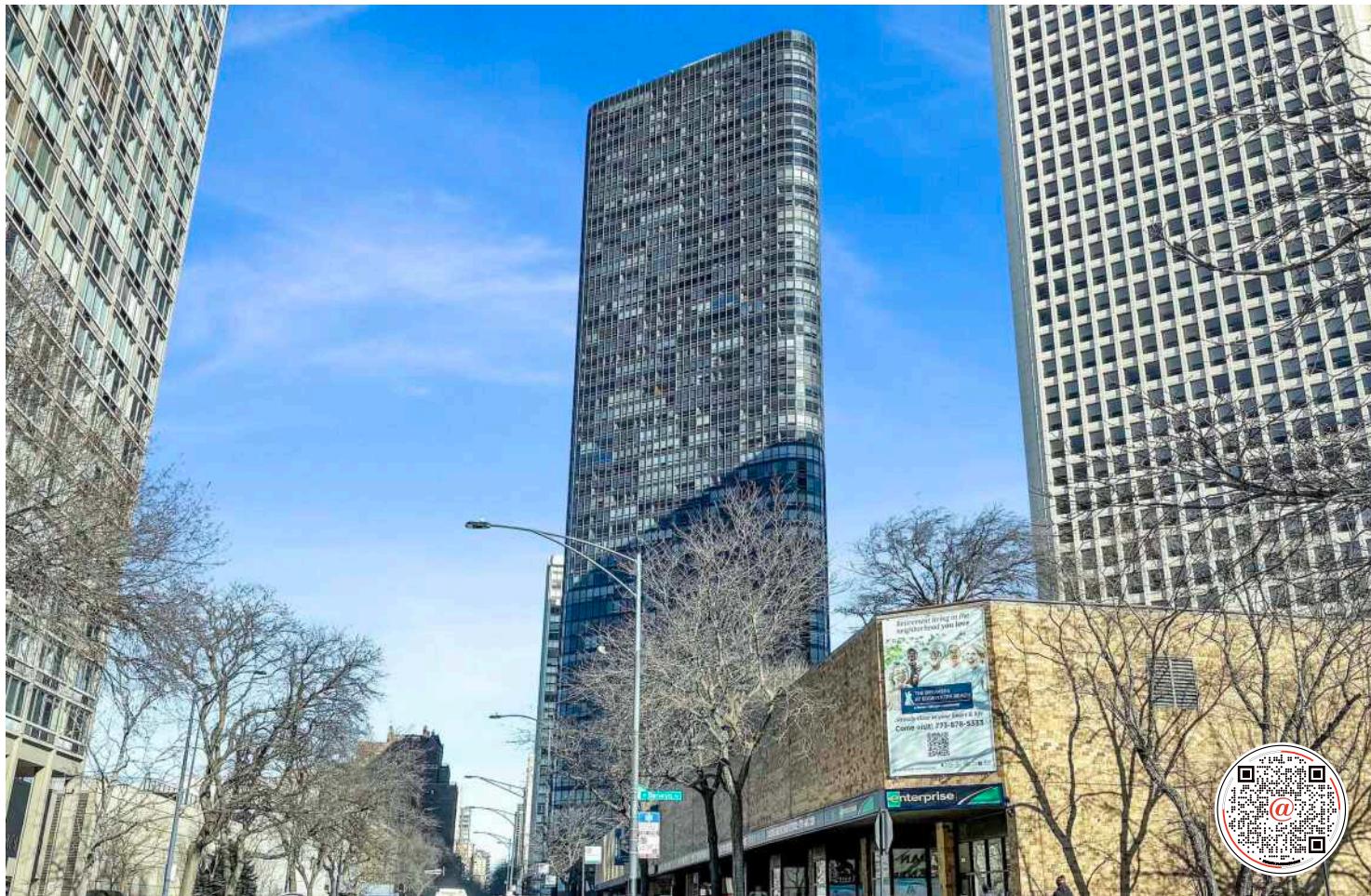


5415 N SHERIDAN ROAD #1907
EDGEWATER



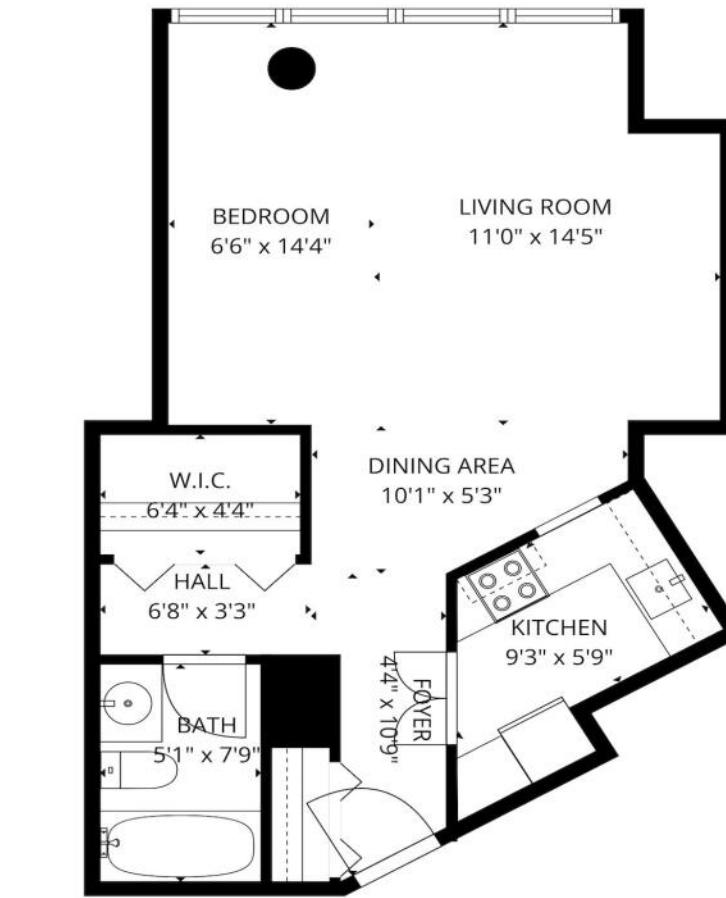


1 BATH
TAXES: \$2,177
ASSESSMENTS: \$509 / MONTH

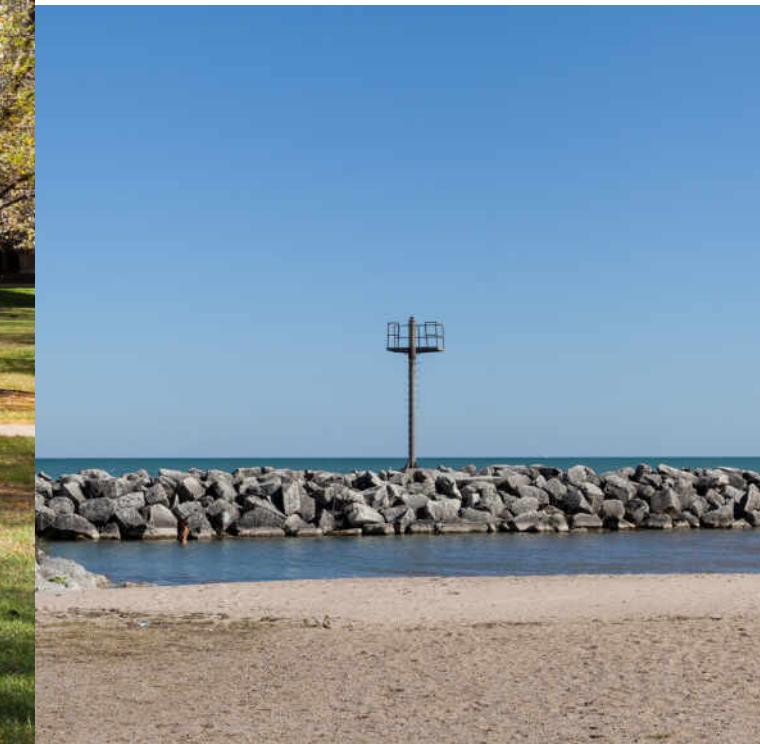
BEAUTIFULLY MAINTAINED AND SPACIOUS STUDIO OFFERING CITY AND LAKE VIEWS IN THE HIGHLY DESIRABLE PARK TOWER.

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.





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

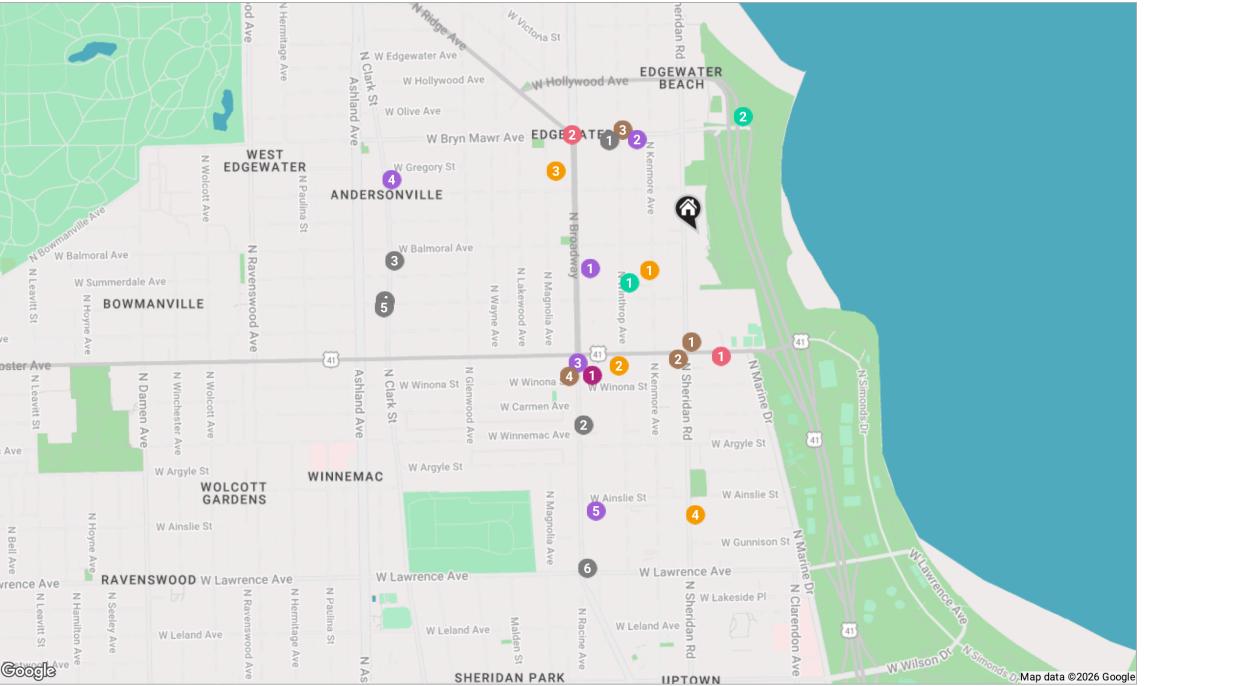


LAKESIDE LIVING NEVER GOES OUT OF STYLE IN EDGEWATER.

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.



NOTES

- RESTAURANTS**
 - 1 Raj Darbar
1109 WEST BRYN MAWR AVENUE, 0.3 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
- COFFEE**
 - 1 Stan's Donuts
5228 NORTH SHERIDAN ROAD, 0.2 MI
- bp**
5156 NORTH BROADWAY, 0.4 MI
- Edgewater Produce**
5515 NORTH CLARK STREET, 0.7 MI
- 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
- 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
- ENTERTAINMENT**
 - 1 The Admiral at the Lake
929 WEST FOSTER AVENUE, 0.3 MI
 - 2 Edgewater
CHICAGO, 0.4 MI
- John T. McCutcheon Elementary School**
4865 NORTH SHERIDAN ROAD, 0.6 MI



NITASHA KASSAM (SHE/HER)

REALTOR | CRYSTAL TRAN TEAM

TEXT OR CALL: 847-809-8869

EMAIL: NITASHA@CRYSTALTRANTEAM.COM

