



5434 N LAKEWOOD AVENUE  
LAKEWOOD BALMORAL



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LUXURY PORTFOLIO  
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LIVING ROOM



**5434 N LAKEWOOD AVENUE** GUT REHAB OF MAJESTIC QUEEN ANNE VICTORIAN IN  
ANDERSONVILLE'S HISTORIC LAKEWOOD BALMORAL!

**ROOM DIMENSIONS**

Master Bedroom .....	18'x15'
Second Bedroom .....	13'x13'
Third Bedroom .....	12'x10'
Fourth Bedroom .....	10'x12'
Living Room .....	15'x18'
Dining Room .....	18'x17'
Kitchen .....	16'x14'
Family Room .....	16'x14'

**FEATURES**

BUILT ON AN EXTRA WIDE LOT THIS BIG, BRIGHT 4 BEDROOM/3.2 BATH HOME WITH A DOUBLE PARLOR LIVING AREA IS ON ONE OF THE BEST BLOCKS. CHEF'S KITCHEN WITH ITALIAN CABINETRY, MARBLE AND STAINLESS OPENS TO A FAMILY ROOM WITH OVERSIZED WINDOWS AND SLIDERS OFF DECK & HUGE YARD. FULL FLOOR MASTER SUITE, 2 WALK IN CLOSETS AND SPA BATH WITH SKYLIGHTS THAT ALLOW NATURAL LIGHT BUT PERFECTLY PRIVATE. SECOND FLOOR IS A DEDICATED KIDS FLOOR WITH 3 BEDS, AN OPEN FAMILY ROOM/CRAFT ROOF SET UP TO ALLOW FOR A 4TH BED ON THAT FLOOR IF NECESSARY AND 2 FULL BATHS. CHARMING BRICK CAR PORT EASILY FITS TWO CARS AND DOUBLES AS A COVERED PLAY SPACE! SPACE PAC, TONS OF STORAGE, BIG FRONT PORCH WITH SWING! WALK EVERYWHERE- RED LINE IS 2 BLOCKS AWAY! LOCATED IN PEIRCE SCHOOL DIST-CLOSE TO FRENCH SCHOOL & ROGERS PARK MONTESSORI. STARBUCKS, LADY GREGORY'S, AND LAKE ARE ALL 3 BLOCKS AWAY!



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FOYER



LIVING ROOM



LIVING ROOM





DINING ROOM





KITCHEN



FAMILY ROOM / KITCHEN





FAMILY ROOM



SECOND FLOOR FAMILY ROOM/CRAFT AREA





2ND BEDROOM



3RD BATHROOM





3RD BEDROOM



HALF BATH





4TH BEDROOM



MASTER BEDROOM





MASTER BATHROOM



BACK YARD





JUST BLOCKS FROM THE LAKEFRONT, **ANDERSONVILLE** OFFERS RESIDENTS A VIBRANT, SELF-SUSTAINING COMMUNITY THAT IS ACCESSIBLE BY EXPRESS BUSES, THE “L” AND LAKE SHORE DRIVE.

*Locals love shopping on Clark Street at locally-owned business, including shops, galleries and restaurants. Andersonville is incredibly pet-friendly with plenty of parks and al fresco patios for seasonal dining.*

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

Tree-lined streets, walkable schools, playgrounds and parks make this a popular neighborhood 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 annual festival is just one more way the neighborhood celebrates its Swedish heritage.





DECK





REAR VIEW



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