

545 W MELROSE STREET #3  
LAKEVIEW





**ROOM DIMENSIONS**

LIVING ROOM : 22' × 16'

DINING ROOM : 15' × 11'

KITCHEN : 11' × 11'

PRIMARY BEDROOM : 16' × 11'

SECOND BEDROOM : 11' × 10'

THIRD BEDROOM : 10' × 09'

**3 BEDROOM**

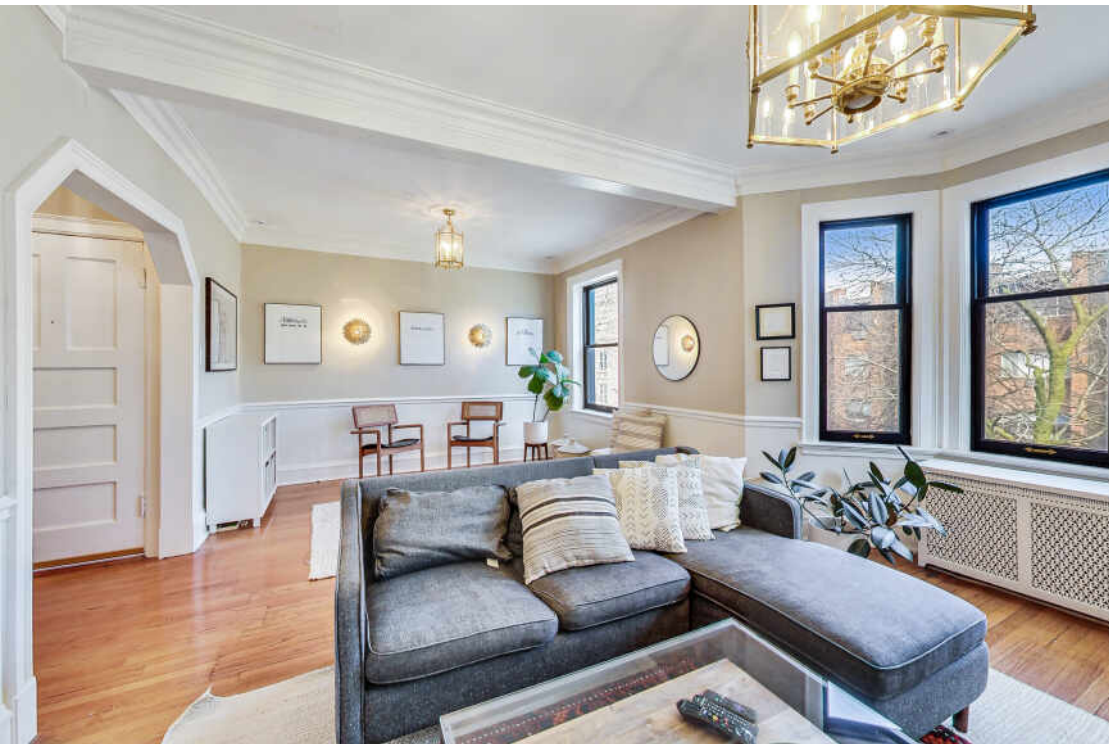
**2 BATH**

**TAXES: \$8,847**

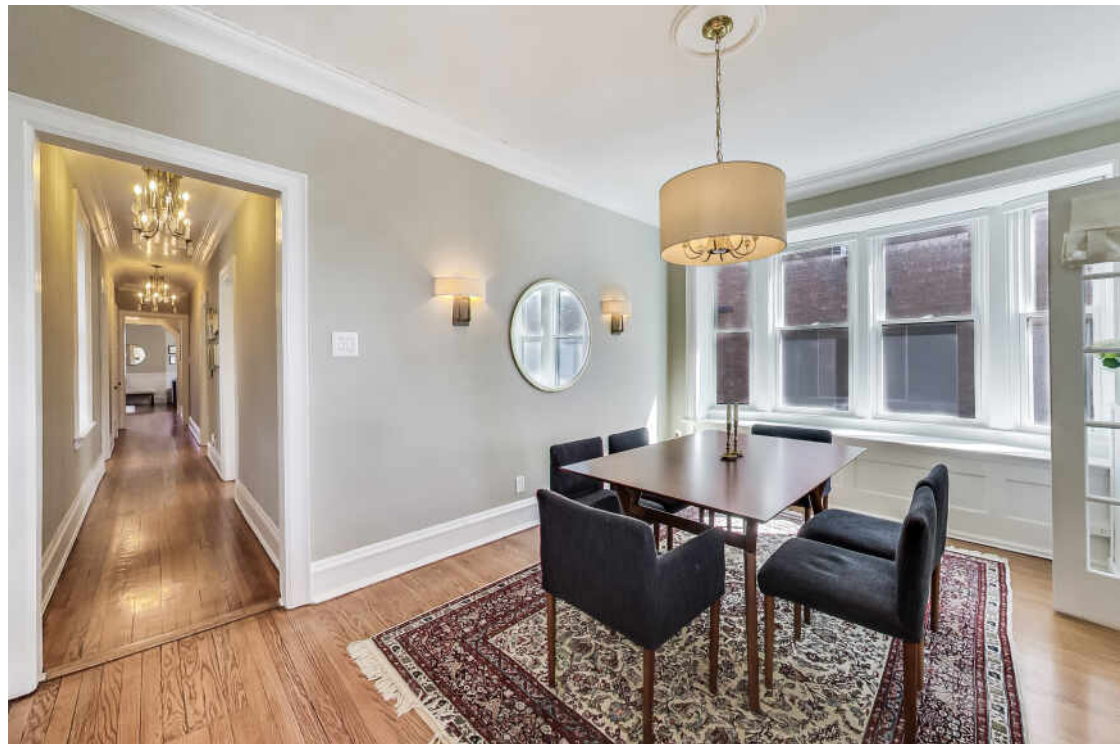
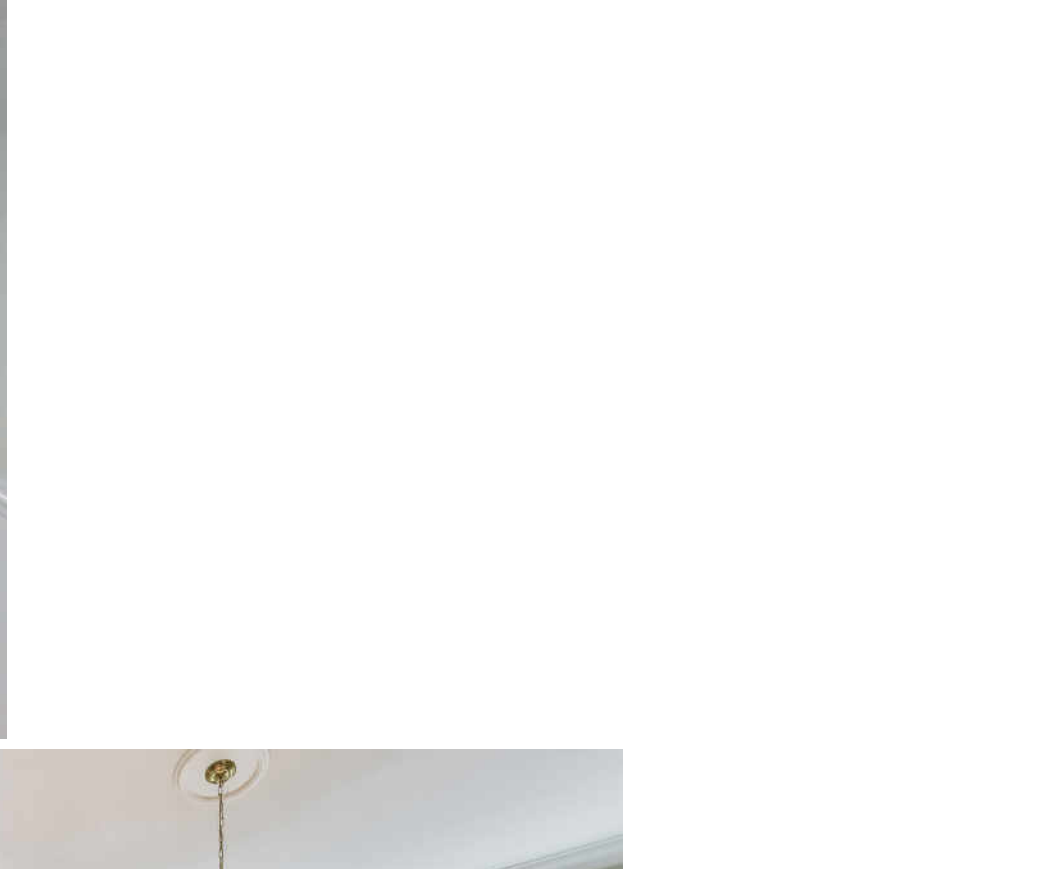
**ASSESSMENTS: \$519 / MONTH**

Nestled on a quiet street between the Lake and Broadway Avenue, this renovated 3 bedroom, 2 bath penthouse has much to offer. Expect to be impressed with its perfect blend of vintage details and modern amenities. Sprawling floor plan with tons of flexibility including formal foyer, spacious living room, and separate dining room. The sunlit kitchen boasts classic white ceiling height cabinetry, stainless steel appliances, soapstone counter tops, breakfast bar, and pantry. Serene primary suite with updated bath and organized walk in closet. Plentiful remote work options including 3rd bedroom with custom murphy bed. Vintage details include hardwood floors throughout, restored moldings, custom built ins, and french doors. Conveniences include in unit washer & dryer, newer central cooling, newer windows, and updated vintage finishes throughout including kitchen, baths & lighting. Owned parking (an absolute must in the area!), additional storage, and a well-run association complete this home. All of this in a great East Lakeview location steps away from transportation, grocery stores, nightlife, retail, Nettelhorst Elementary, parks, the Lake, Lincoln Park Zoo, & more.

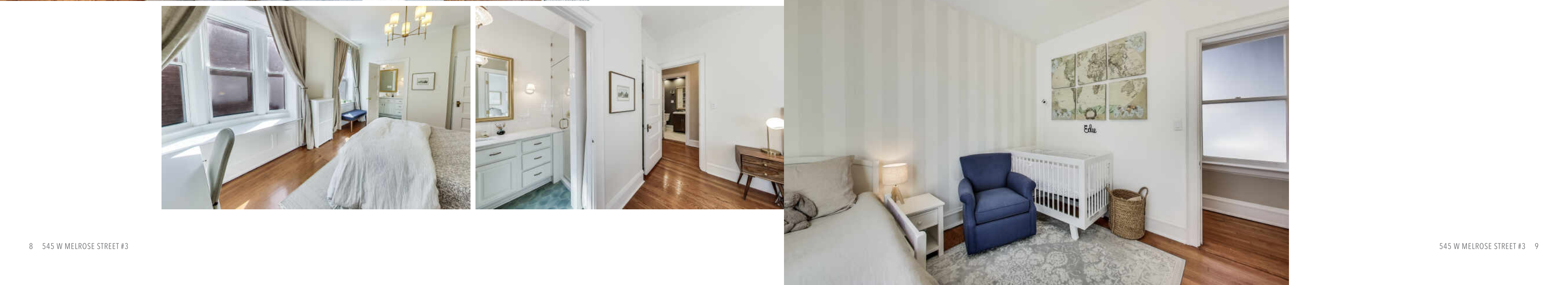


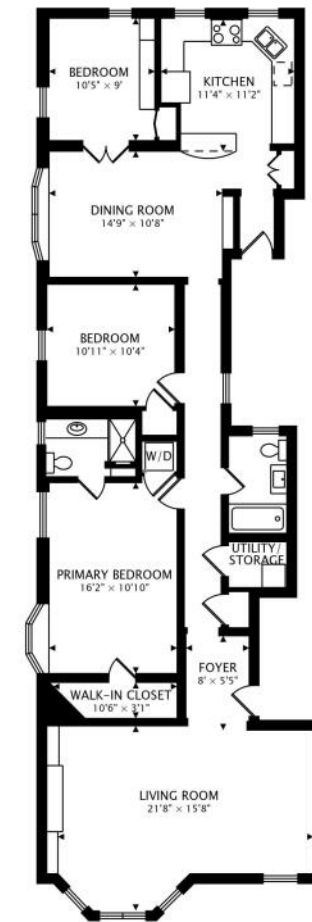




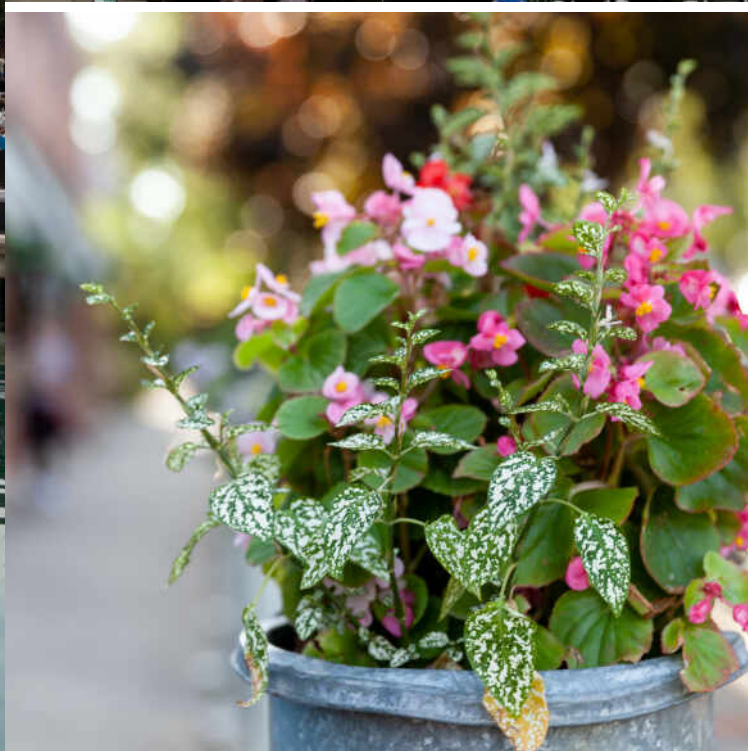












## CHICAGOANS WILL FIND MORE THAN A FEW OF THEIR FAVORITE THINGS IN **LAKEVIEW**, ONE OF THE LARGEST NEIGHBORHOODS ON THE CITY'S NORTH SIDE.

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

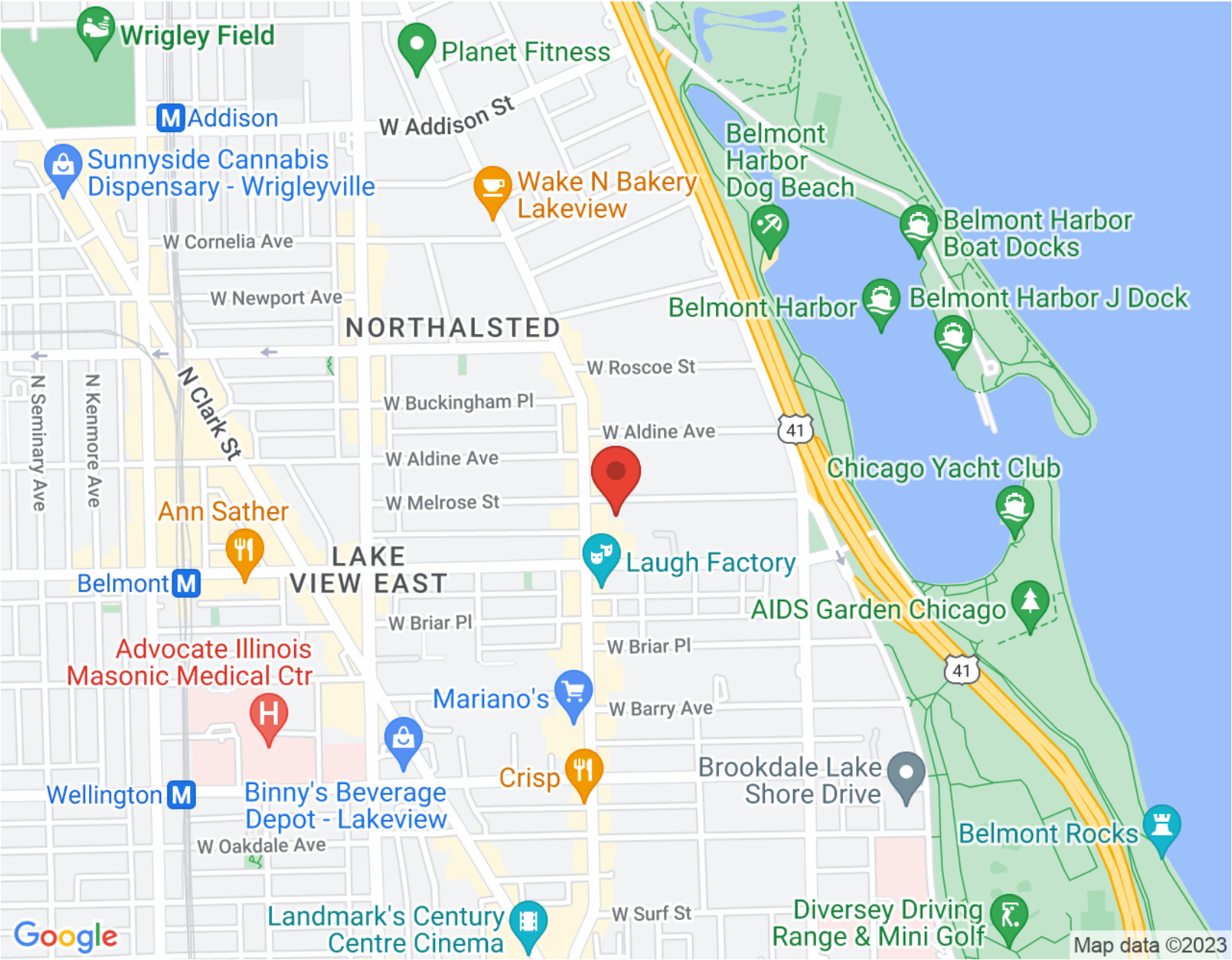
Then there's the neighborhood's historic theaters and notable architecture. The Music Box Theater has been operating since it opened in 1929, originally showing silent films accompanied by a live organ player. It now plays independent and foreign films.

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.





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