



559 W. SURF STREET #200  
LAKEVIEW EAST

@properties®

CHRISTIE'S  
INTERNATIONAL REAL ESTATE



#### ROOM DIMENSIONS

LIVING ROOM : 13' × 20'

DINING ROOM : 13' × 15'

KITCHEN : 9' × 11'

PRIMARY BEDROOM : 14' × 13'

BEDROOM 2 : 15' × 17'

BEDROOM 3 : 16' × 12'

PRIMARY BATH : 9' × 10'

BATH 2 : 9' × 5'

FOYER : 11' × 7'

WALK IN CLOSET : 5' × 6'

3 BEDROOM

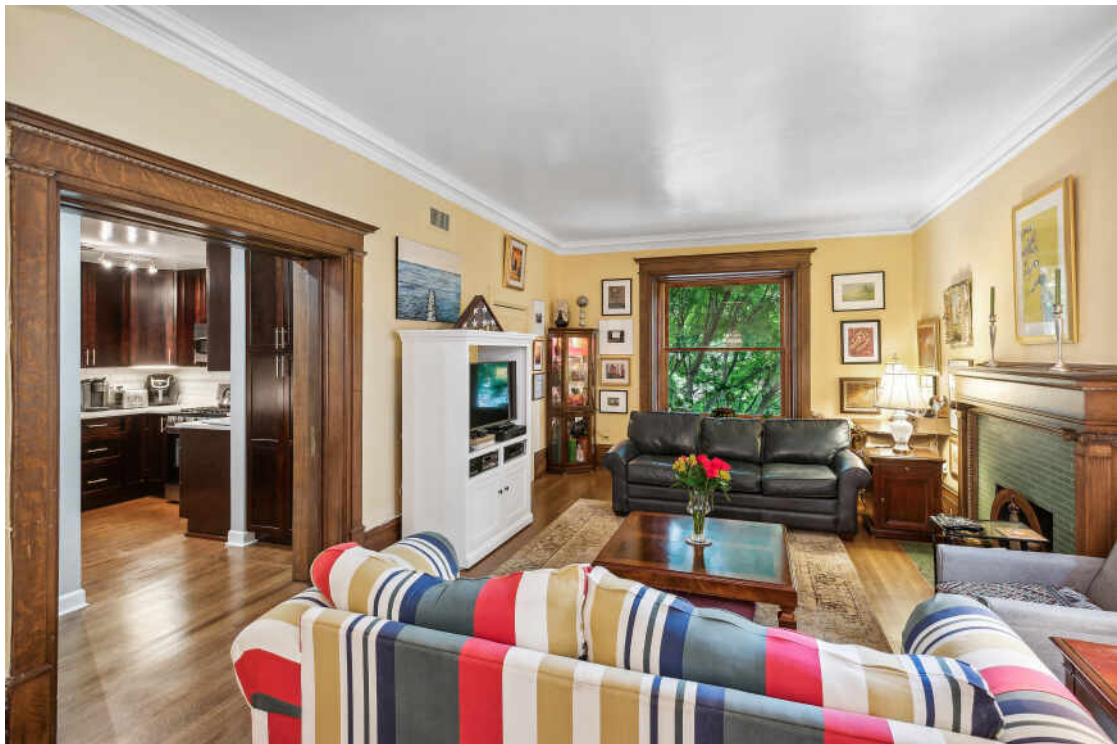
2 BATH

TAXES: 9,411.68

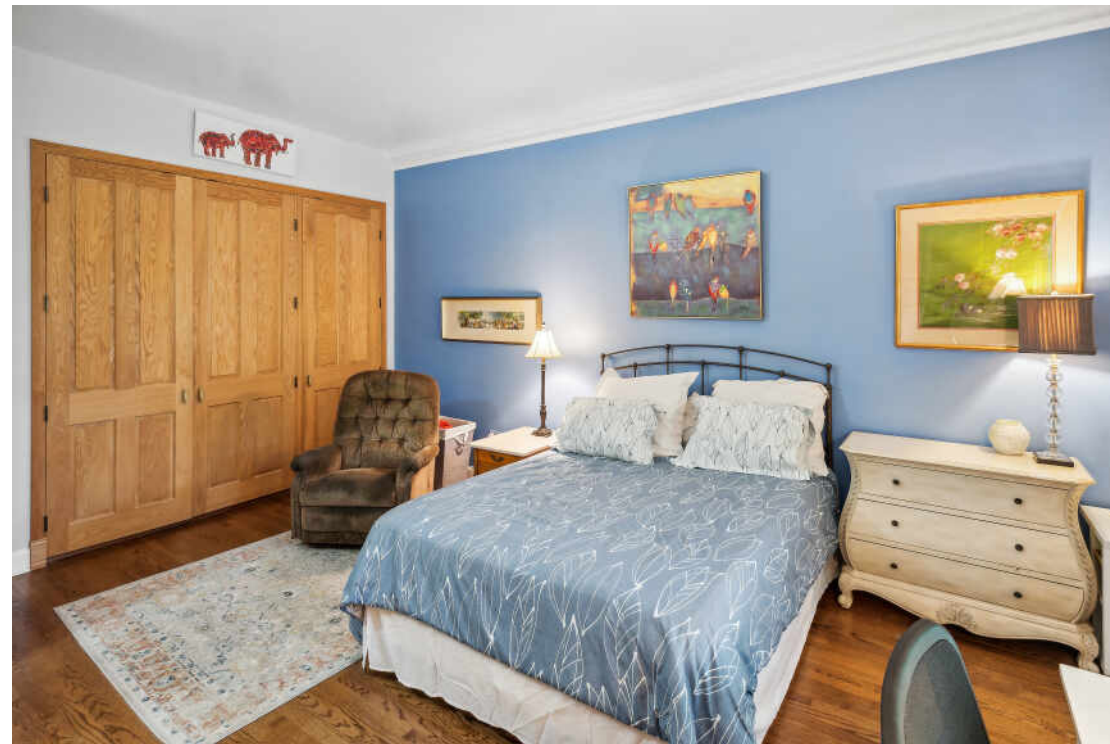
ASSESSMENTS: \$ 1,176.14

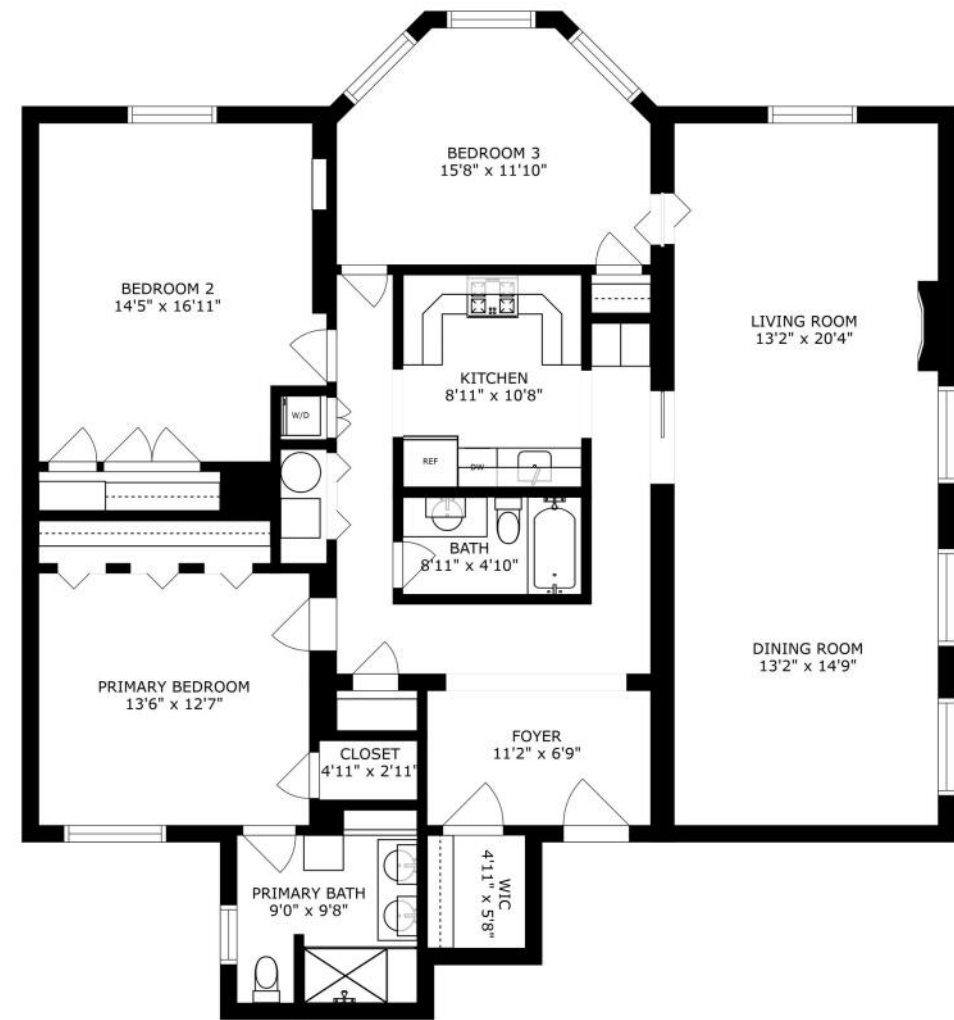
## GREEN BRIER STUNNER!

- Extra wide and spacious – 2,000 square feet.
- Converted to a true 3 bedroom in 2011.
- Largest tier in this intimate 78-unit building. There are only nine "00" tier units.
- Hardwood flooring throughout.
- Renovated kitchen with marble countertops, backsplash, new sink and disposal, elegant dark stained cabinets, stainless appliances, new pantry, and pot filler at stove area.
- Two newly renovated marble/subway tiled baths.
- Primary bedroom features an ensuite bath and plenty of closet space.
- Living/dining area is expansive (13' x 35') and features 10' ceilings, an original pocket door, decorative fireplace, and is surrounded by four large windows overlooking the beautiful courtyard and Surf Street.
- New Carrier furnace & humidifier (2020), Lenox AC & coil (2022).
- Appliances: Bosch DW (2022), GE Microwave/convection (2009), GE fridge (2017), Samsung stove (2020), GE dryer (2016) GE washer (2021).
- On-site deeded parking included (exterior spot on garage rooftop).
- Assessment breakdown - Condo \$1,063.84 Parking \$54.74 Cable/internet \$57.56.
- Pet-friendly building.
- No rental cap. 64% owner occupied. Reserves: \$557,793.28.









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.

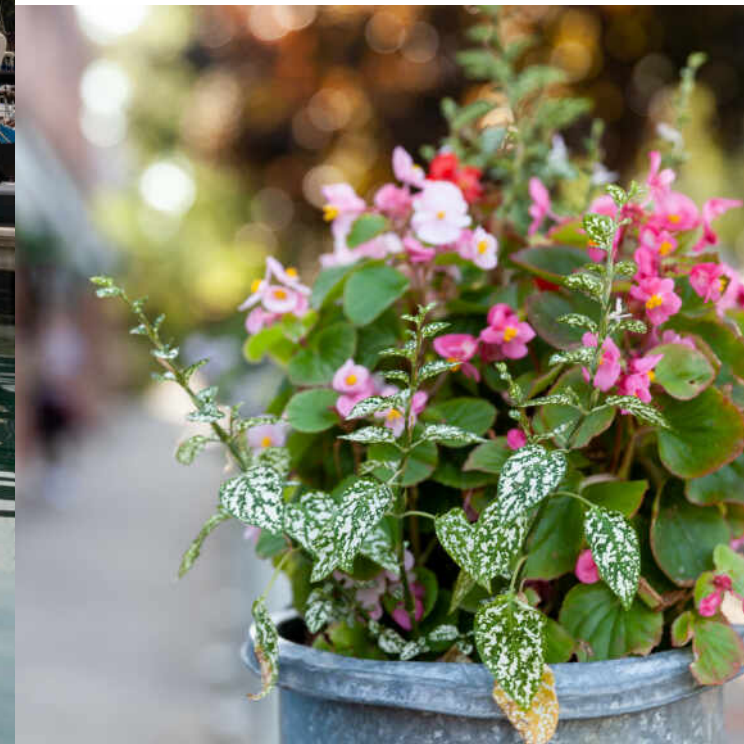
For starters, there's Lakeview's proximity to the beach and public transit, quiet residential streets, thriving restaurant and bar scene, and Wrigley Field.

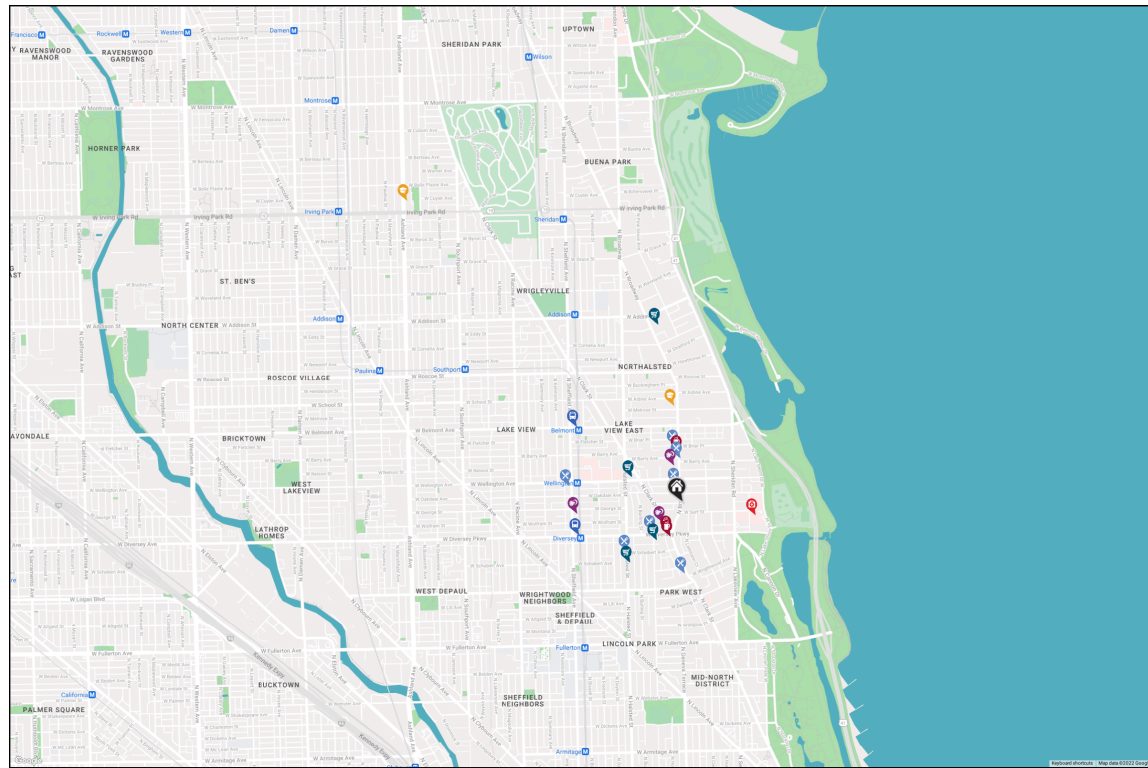
Then there's the neighborhood's historic theaters and notable architecture. The Music Box Theater has been operating since it opened in 1929, originally showing silent films accompanied by a live organ player. It now plays independent and foreign films.

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.





RESTAURANTS

Crisp  
2940 NORTH BROADWAY, 0.1 MI

The Bagel Restaurant and Deli  
3107 NORTH BROADWAY, 0.2 MI

Half Shell  
676 WEST DIVERSEY PARKWAY, 0.2 MI

Sapori Trattoria  
2701 NORTH HALSTED STREET, 0.3 MI

The Wiener's Circle  
2622 NORTH CLARK STREET, 0.3 MI

Wilde Bar & Restaurant  
3130 NORTH BROADWAY, 0.3 MI

DMK Burger Bar  
2954 NORTH SHEFFIELD AVENUE, 0.5 MI

## COFFEE SHOPS

Stan's Donuts & Coffee  
2800 NORTH CLARK STREET, 0.1 MI

Intelligentsia Coffee Broadway  
Coffeebar  
3123 NORTH BROADWAY, 0.2 MI

Starbucks  
2754 NORTH CLARK STREET, 0.2 MI

 SHOPPING

Trader Joe's  
667 WEST DIVERSEY PARKWAY, 0.2 MI

Binny's Beverage Depot -  
Lakeview  
3000 NORTH CLARK STREET, 0.3 MI

The Home Depot  
2665 NORTH HALSTED STREET, 0.4 MI

Jewel-Osco  
3531 NORTH BROADWAY, 0.8 MI



HEALTH CLUBS

LA Fitness  
2828 NORTH CLARK STREET, 0.1 MI

XSport Fitness  
3030 NORTH BROADWAY, 0.2 MI

CorePower Yoga  
945 WEST GEORGE STREET, 0.5 MI


**HOSPITALS**

Ascension Saint Joseph - Chicago  
2900 NORTH LAKE SHORE DRIVE, 0.3 MI



Nettelhorst Elementary School  
3252 NORTH BROADWAY ST, 0.5 MI

Lake View High School  
4015 NORTH ASHLAND AVE, 1.9 MI



Diversey  
CTA - BROWN LINE, 0.5 MI

Belmont  
CTA - RED LINE, 0.6 MI

## NOTES



## JANET JOSEPH CLHMS, ABR, CRS | BROKER

(312) 286-8283

JJOSEPH@ATPROPERTIES.COM



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