

5623 N WAYNE AVENUE #1B
ANDERSONVILLE





ROOM DIMENSIONS

LIVING ROOM : 10' x 14'

KITCHEN : 12' x 8'

PRIMARY BEDROOM : 12' x 11'

BEDROOM #2 : 11' x 11'

2 BEDROOM

2 BATH

TAXES: \$5386.76

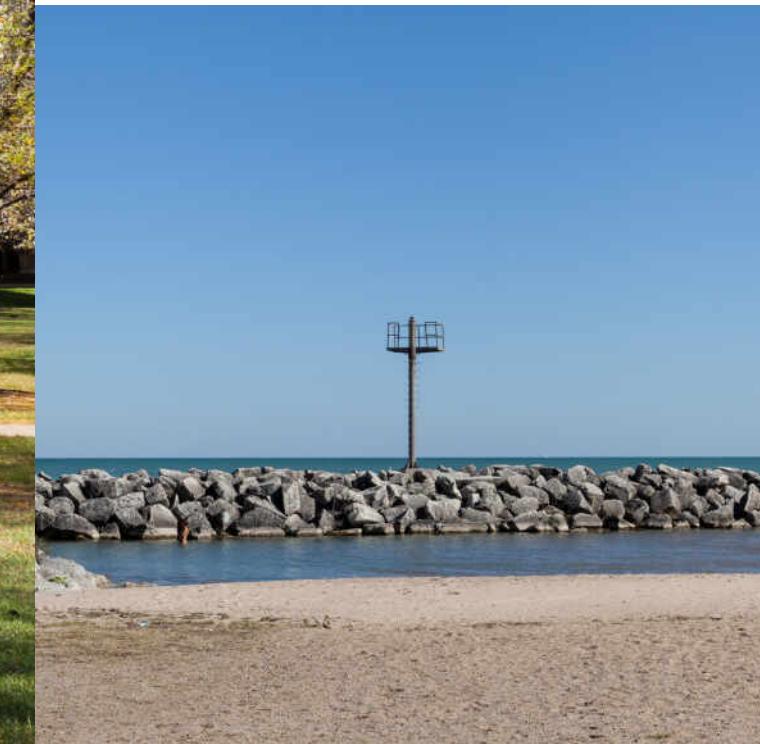
ASSESSMENTS: \$325.00

APPEALING IN ANDERSONVILLE!

appealing in Andersonville! this cozy 2bed/2bath high first floor vintage rehab condo is updated & move-in ready! nestled on a quiet tree lined street in wayne manor; transition seamlessly from meal prepping in the kitchen to relaxing in the living room in the open concept space featuring all stainless steel GE profile kitchen appliances, breakfast bar, granite countertops, & huge south facing windows showering sunlight from the beautifully landscaped courtyard. Vintage reliability meets modern comfort with refinished hardwood floors throughout, central heat/air, in-unit frigidaire washer/dryer, stone floor/ granite countertop bathrooms & primary ensuite with a whirlpool tub. Andersonville offers culture and history, boasting local staples such as scout, m. henry, parson's chicken, bar roma Italian restaurant, gethsemane garden center, edgewater produce, andersonville farmer's market & the historic Lakewood-Balmoral & Bryn Mawr Districts. This prime location is walking distance to the lakefront; parks, restaurants, shopping, & cta redline train at bryn mawr/ broadway, & cta 84 bus at ridge/ glenwood. 15 min walk to new metra stop at peterson & ridge. shows great!





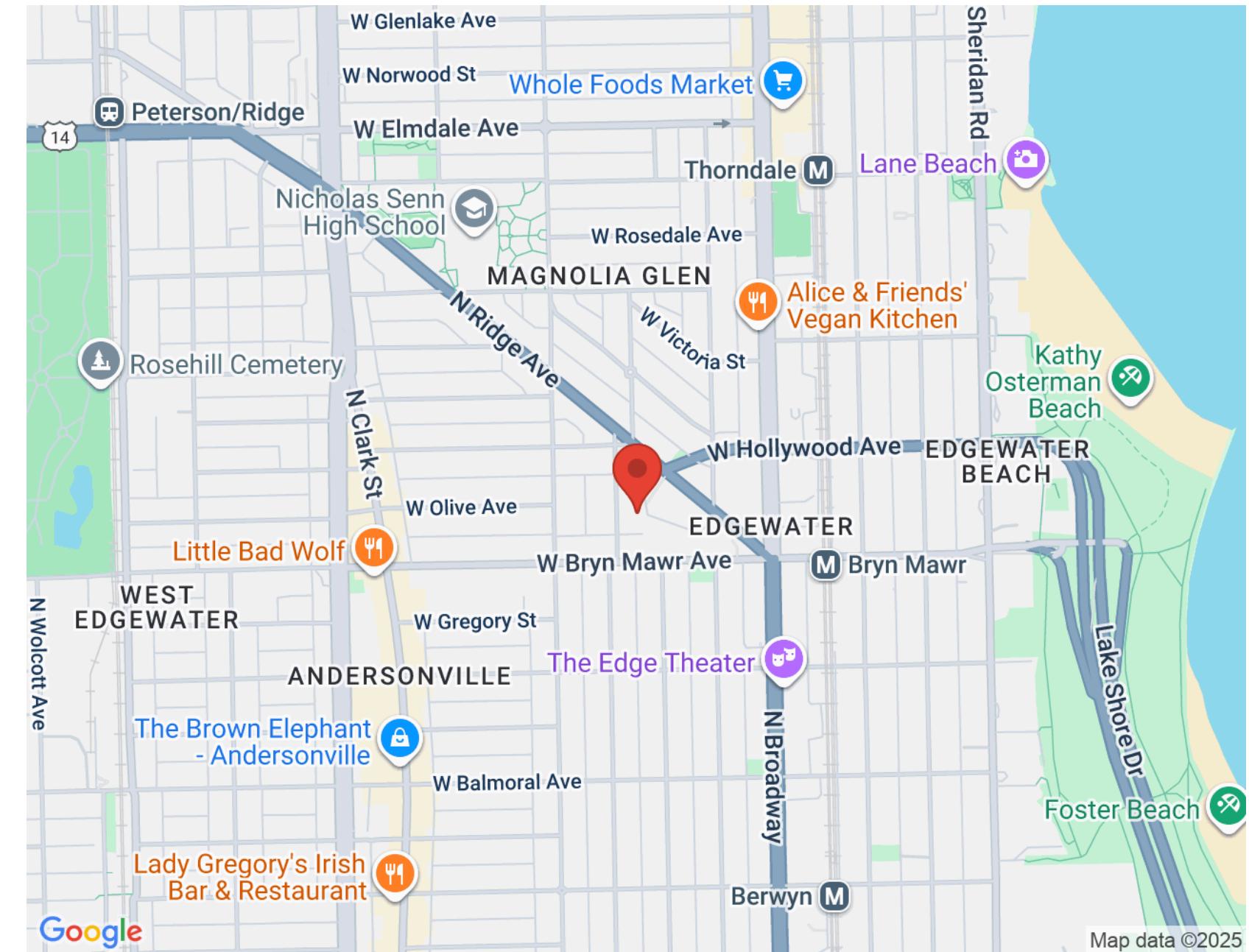
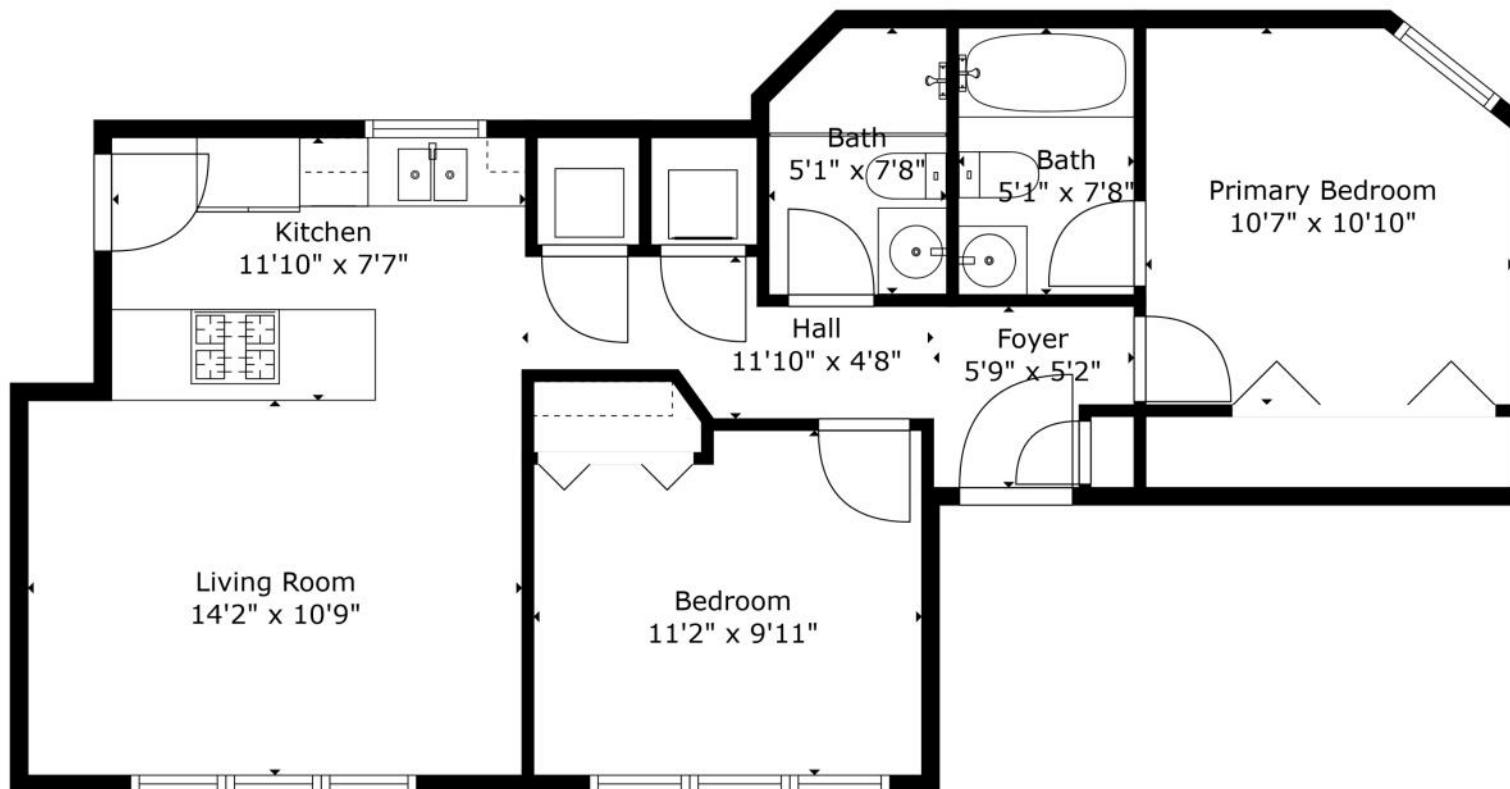


LAKESIDE LIVING NEVER GOES OUT OF STYLE IN EDGEWATER.

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.





KIM KERBIS, ABR, CRS, GRI, CNE, SRES, AHWD

REAL ESTATE BROKER

(312) 339-1849

KIMKERBIS@ATPROPERTIES.COM

WWW.LAKEFFECTCHICAGO.COM



VASHTI ARAIA

REAL ESTATE BROKER

(312) 391 9301

VASHTI@ATPROPERTIES.COM



CHRISTIE'S
INTERNATIONAL REAL ESTATE