

**600 N DEARBORN STREET #809**  
RIVER NORTH



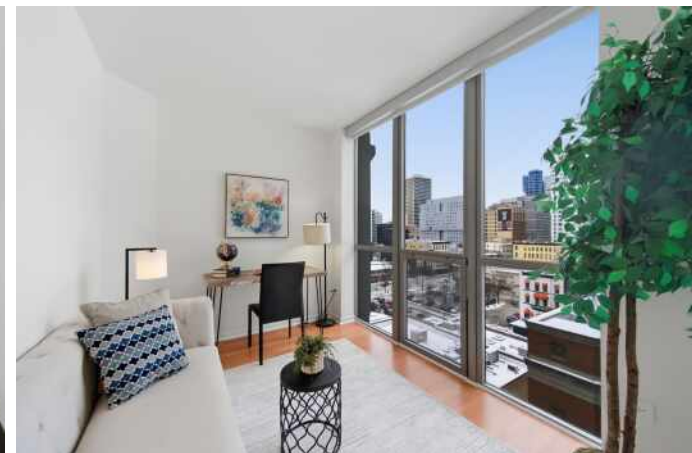
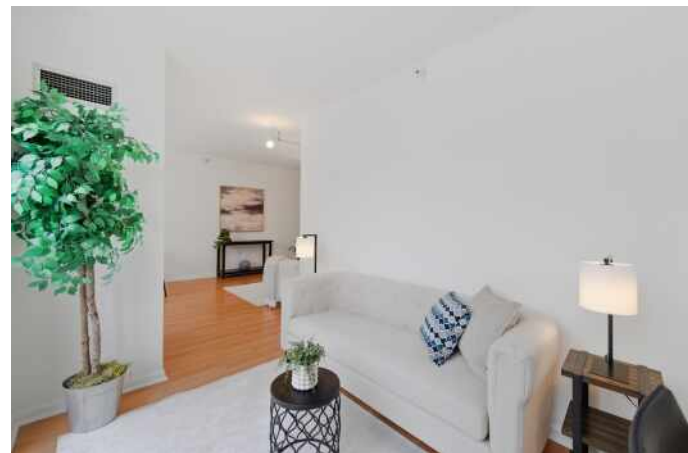


TAXES: \$5,340.86  
ASSESSMENTS: \$856

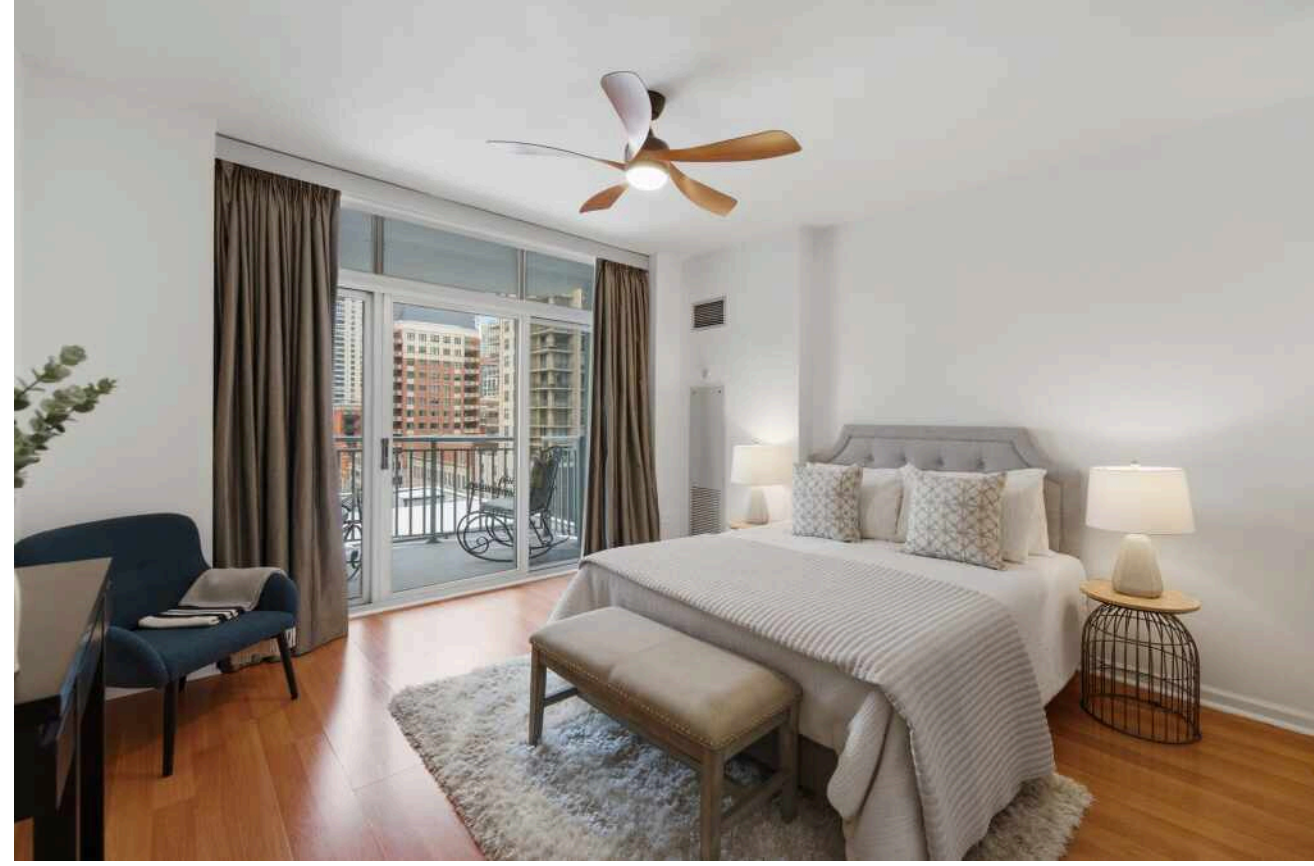
## SPACIOUS 1BR + DEN, 1.5 BATH IN RIVER NORTH W/ BALCONY

- An open-concept floor plan is enhanced by floor-to-ceiling windows that span the length of the residence, filling the space with natural light.
- Step out onto the extra-wide balcony—accessible from both the living room and primary suite—and enjoy sweeping north and west city views.
- The home offers a generously sized living and dining area, a comfortable primary suite, and a versatile den ideal for a home office or guest space.
- The updated kitchen features extensive cabinetry, a stylish backsplash, stainless steel appliances, and a newer refrigerator.
- The primary bath boasts a separate shower and tub, a newer vanity, mirror and light fixture as well as a linen closet.
- Roller shades and elegant drapery add warmth and sophistication throughout.
- Additional highlights include in-unit laundry, one garage parking space, and extra storage.
- This full-amenity building offers 24-hour door staff, a fitness center, sundeck, party room/hospitality suite, and on-site management. Monthly assessments include heat, air conditioning, water, cable, Wi-Fi, common insurance, door staff, exercise facilities, exterior maintenance, scavenger service, snow removal and parking.
- Ideally located with easy access to the Magnificent Mile, world-class shopping, dining, nightlife, and CTA transportation.

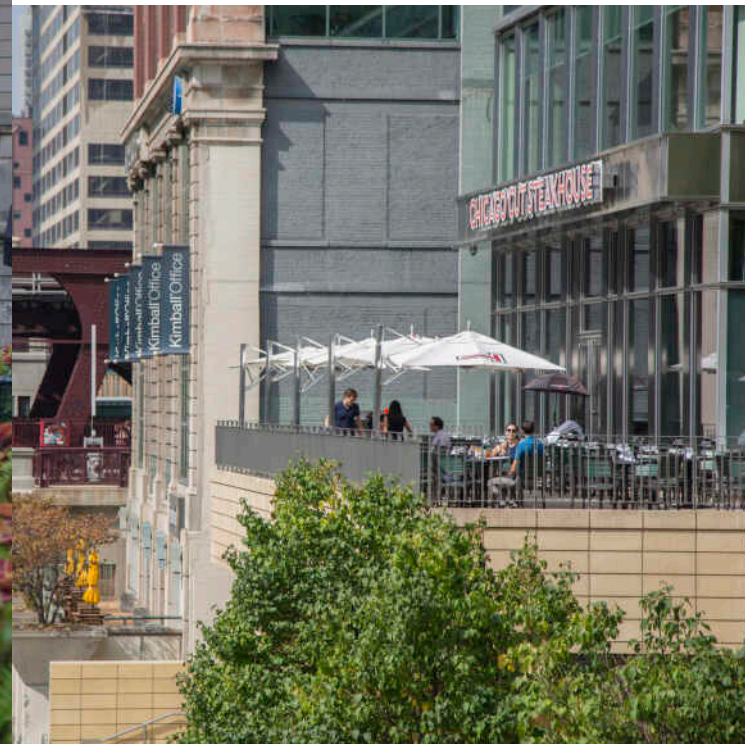












## IF **RIVER NORTH** HAD A MOTTO, IT WOULD BE “BUILD IT AND THEY WILL COME.”

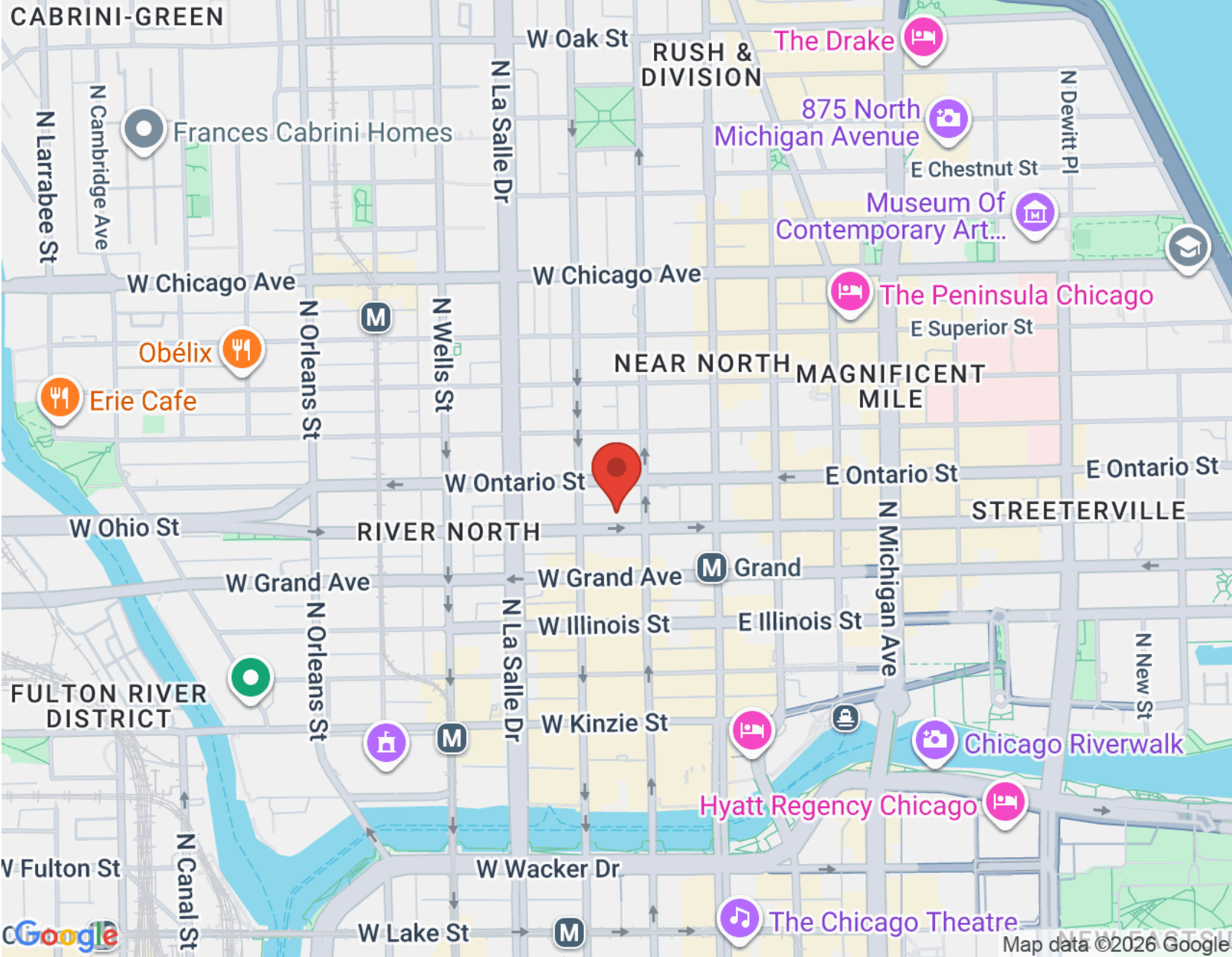
First came the art galleries and restaurants, then hip, urban homebuyers followed. Stretching from the Chicago River to Chicago Avenue, west of the Magnificent Mile, the old loft district has found its groove.

Dozens of residential developments in recent years give buyers a lot of choices, from classic timber lofts and upscale row homes to contemporary high-rises. Development has also pushed west of the Chicago River into an area dubbed River West, which includes a number of new condominium buildings.

Chicago's biggest office building, the Merchandise Mart, anchors the southern edge of the neighborhood along the revitalized Chicago River and the new pedestrian Riverwalk that includes restaurants and park seating along with kayak and boat rentals. Residents have convenient access to several bus lines as well as the CTA Red and Brown lines.

Home to many of Chicago's premier eateries with famed chefs, River North is where you will find the finest steakhouses and just about every type of cuisine. The neighborhood is packed with shopping, entertainment and nightlife, including some of the city's trendiest clubs and favorite hangouts.



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