

601 MULBERRY PLACE #3B
HIGHLAND PARK





ROOM DIMENSIONS

LIVING ROOM : 18' × 28'

DINING ROOM : 13' × 15'

KITCHEN : 15' × 17'

PRIMARY BEDROOM : 14' × 24'

SECOND BEDROOM : 12' × 14'

THIRD BEDROOM : 17' × 18'

PRIMARY WALK-IN CLOSET : 17' × 8'

2ND WALK-IN CLOSET : 9' × 7'

FOYER : 15' × 9'

BALCONY : 10' × 6'

3 BEDROOM

3 BATH

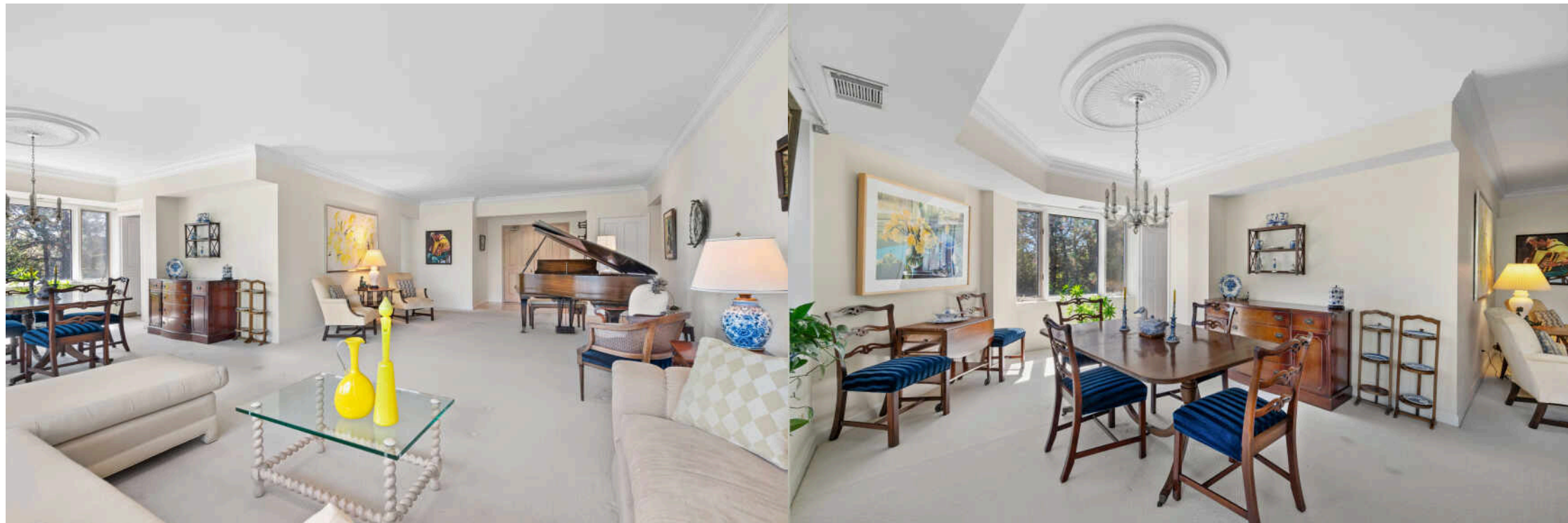
TAXES: \$13,744

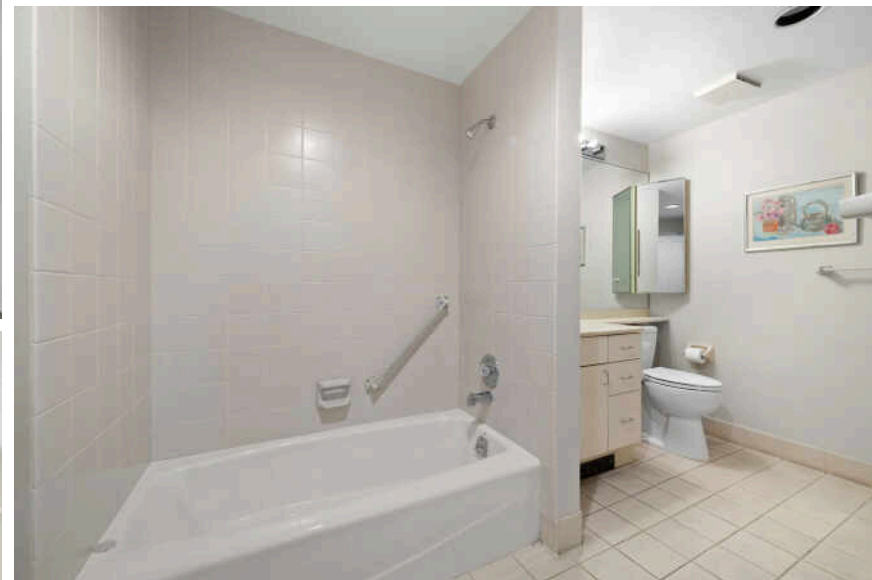
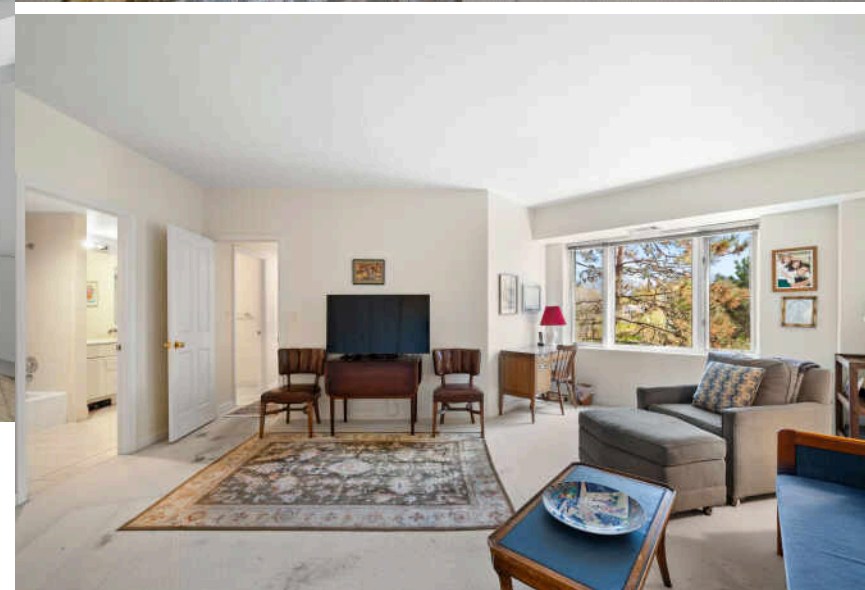
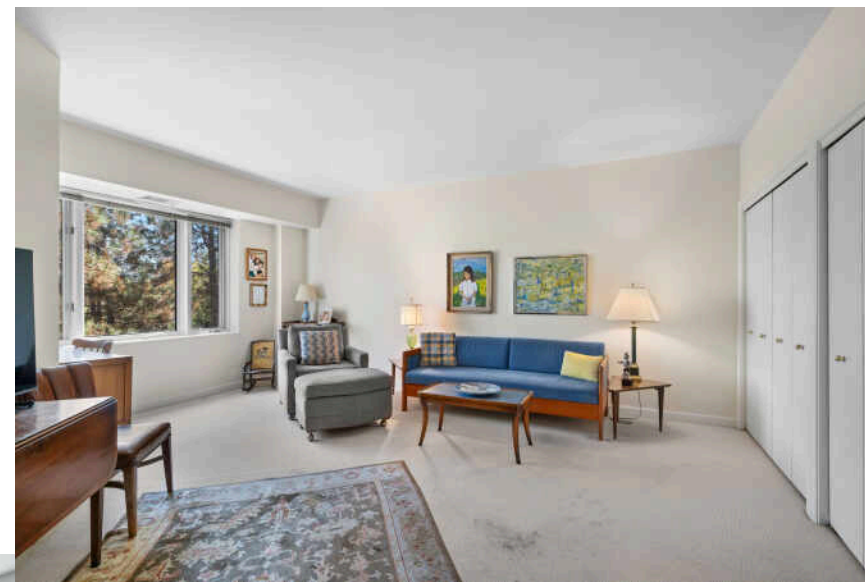
ASSESSMENTS: \$1,059.80 / MONTH

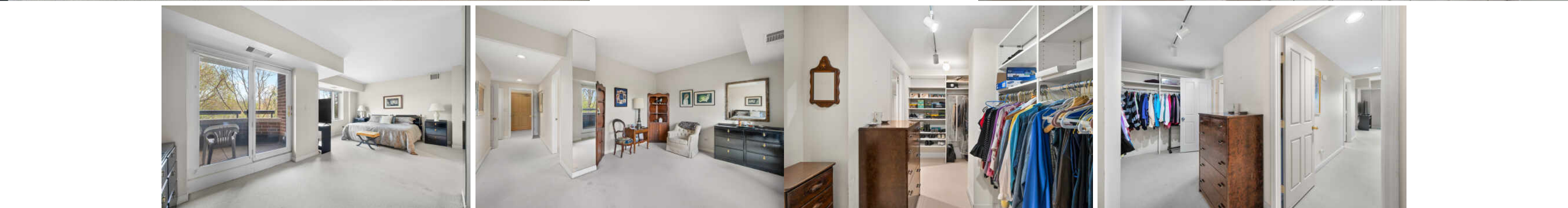
SINGLE-LEVEL LIVING WITH EXCEPTIONAL SPACE & POTENTIAL WITH EASY WALK DOWNTOWN

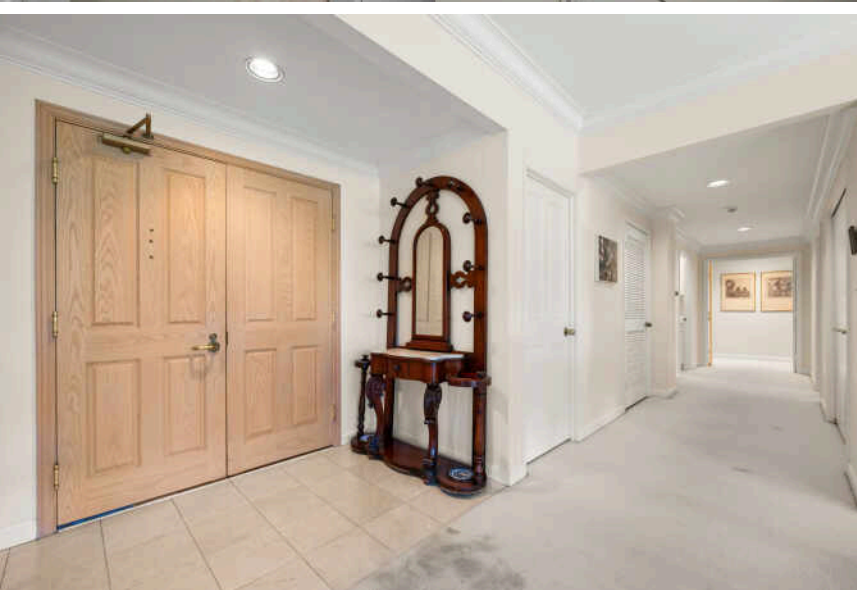
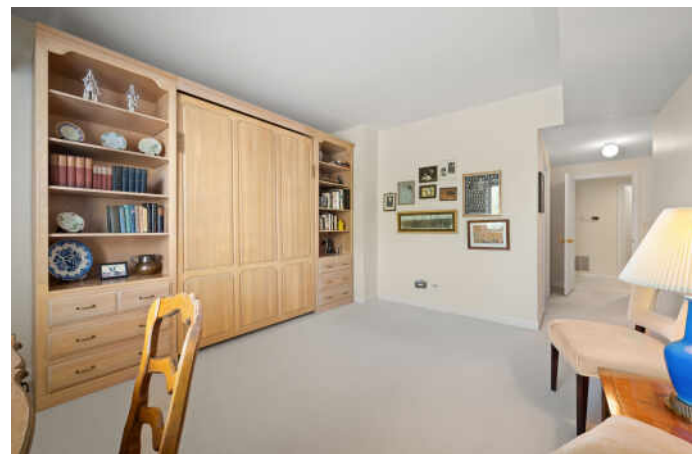
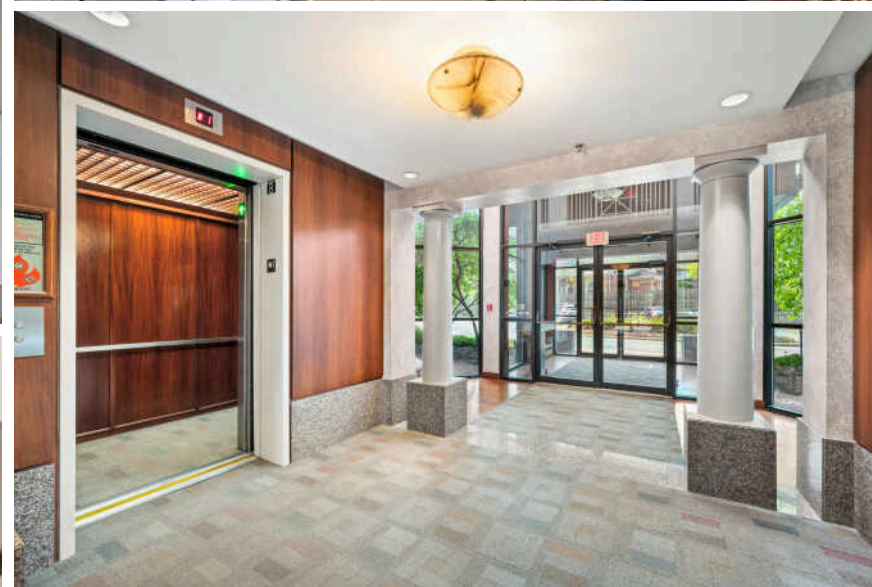
Enjoy over 2,700 square feet of expansive, single-level living in a well-maintained elevator building just moments from downtown Highland Park. This rare residence offers the comfort and scale of a single-family home with the ease of condominium living, featuring generous room sizes, abundant natural light, and a flexible layout ready for your personal vision. A truly special opportunity to create your ideal home in a prime, convenient location.

- Over 2,700 sq ft of single-level living
- Spacious 3-bedroom, 3-bath floor plan with flexible living areas
- Oversized living room with multiple seating areas
- Separate but open dining room ideal for entertaining
- Giant eat-in kitchen with abundant storage and room for island + table
- Primary suite with sitting area, large walk-in closet and private balcony access
- Big Primary bath w/double vanity, soaking tub, separate shower & linen closet
- Second bedroom with ensuite bath and walk-in closet
- Versatile third bedroom—ideal as guest room, office, or family room
- Beautiful treetop views and great natural light throughout
- Elevator building with easy access from garage
- Three heated garage parking spaces included
- Quiet, well-maintained building, with solid reserves (currently (\$83,000)
- Close to downtown Highland Park, restaurants, shopping & Metra stop











YOU HAD ME AT RAVINIA – YET THERE’S SO MUCH MORE TO LOVE ABOUT **HIGHLAND PARK.**

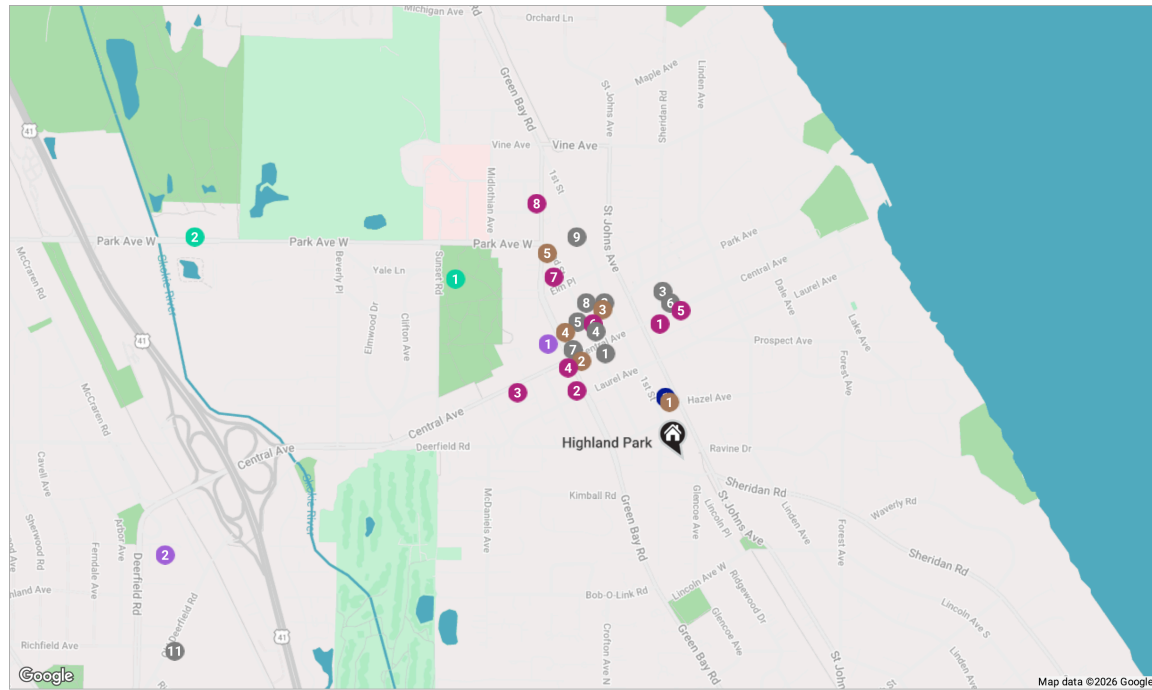
Located 23 miles north of downtown Chicago, Highland Park is known for its vibrant downtown business district, abundant recreational facilities, and world-class amenities.

The city is home to several landmarks, including homes designed by Frank Lloyd Wright. Highland Park also created the first community land trust in Illinois to develop and preserve high-quality affordable housing for residents.

High-end homes in Highland Park range from custom lakefront mansions to multi-million-dollar contemporary estates. Mid-century moderns and in-town bungalows are plentiful, while a number of luxury condominiums offer maintenance-free living close to downtown shops, restaurants, and commuter train stations.

Residents enjoy two public beaches and the North Shore Yacht Club, a not-for-profit membership organization for sailors, kayakers, power boaters, and stand-up paddle boarders. Downtown Highland Park thrives year-round thanks to an eclectic mix of businesses including local restaurants, national retailers, and upscale boutiques.

Highland Park shines brightest in the summertime, when the sprawling outdoor Ravinia Festival welcomes the Chicago Symphony Orchestra and a diverse lineup of popular musicians. Ravinia attracts concert-goers from near and far, including locals and city-dwellers who can hop on the Metra train that conveniently stops at the festival gates.



RESTAURANTS

- 1 Walker Bros. Original Pancake House
620 CENTRAL AVENUE, 0.3 MI
- 2 Once Upon A Bagel
1888 1ST STREET, 0.4 MI
- 3 Norton's Restaurant
1905 SHERIDAN ROAD, 0.4 MI
- 4 BackYard Grill
1825 2ND STREET, 0.4 MI
- 5 DeNucci's Highland Park
1850 2ND ST STE 110, 0.4 MI
- 6 Pixca Seasonal American Bistro
455 CENTRAL AVE, 0.4 MI
- 7 Cafe Dacha
675 CENTRAL AVE, 0.4 MI
- 8 Michael's Grill & Salad Bar
1879 2ND STREET, 0.5 MI

- 9 La Casa De Isaac & Moishe
2014 1ST ST, 0.6 MI
- 10 Abigail's American Bistro
493 ROGER WILLIAMS AVE, 1.3 MI

COFFEE

- 1 Complimentary Cafe & Co
1700 SAINT JOHNS AVENUE, 0.1 MI
- 2 Central Bakery & Cafe
664 CENTRAL AVENUE, 0.3 MI
- 3 Madame Zuzu's
1876 1ST STREET, 0.4 MI
- 4 Starbucks Coffee Company
RENAISSANCE PLACE SHOPPING CENTER, 0.4 MI
- 5 Dunkin'
1996 2ND STREET, 0.6 MI

SHOPPING

- 1 Paper Source
490 CENTRAL AVENUE, 0.3 MI
- 2 Razny Jewelers
1700 GREEN BAY ROAD, 0.3 MI
- 3 Dream Kitchens
806 CENTRAL AVENUE STE 101, 0.4 MI
- 4 Anthropologie
1780 GREEN BAY ROAD, 0.4 MI
- 5 ENAZ
444 CENTRAL AVENUE, 0.4 MI
- 6 Style Shack
1839 2ND ST, 0.4 MI
- 7 Walgreens
655 ELM PLACE, 0.6 MI
- 8 The UPS Store
2070 GREEN BAY ROAD, 0.7 MI

GROCERY

- 1 Sunset Foods
1812 GREEN BAY RD, 0.4 MI
- 2 Jewel-Osco
1600 DEERFIELD ROAD, 1.3 MI

TRANSIT

- 1 Highland Park
METRA - UNION PACIFIC NORTH, 0.2 MI

PARKS

- 1 Sunset Woods Park Gazebo
55QR+2W4, 0.7 MI
- 2 The Preserve of Highland Park
1207 PARK AVE W, 1.3 MI
- 3 Rosewood Beach
883 SHERIDAN RD, 1.5 MI



Floor Plan Measurements Deemed Highly Reliable But Not Guaranteed.



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