6122 SOUTH GREENWOOD AVE, UNIT #1S

HYDE PARK







ROOM DIMENSIONS LIVING ROOM: 19' × 15'

DINING ROOM: 15' × 15'

KITCHEN: 17' × 16'

LAUNDRY ROOM: 3' × 5'

PRIMARY BEDROOM: 13' × 14'

SECOND BEDROOM: 10' × 11'

FOURTH BEDROOM | LOWER LEVEL: 12' × 9'

THIRD BEDROOM | LOWER LEVEL: 10' × 10'

FAMILY ROOM | LOWER LEVEL: 17' × 29'

STORAGE | LOWER LEVEL: 6' × 9'

UTILITY ROOM | LOWER LEVEL 8X7: 8' × 7'

DECK: 14' × 10'

4 BEDROOM 3 BATH

TAXES: \$6,497

ASSESSMENTS: \$585 / MONTH

WELCOME HOME.

Stylish Duplex in Prime University of Chicago location! Enjoy the feel of singlefamily living in this beautifully updated duplex down, ideally positioned on south U of C campus, in booming Woodlawn, and the soon-to-be-completed Obama Presidential Library. Tucked on a quiet block just off Midway Plaisance, this spacious residence offers the perfect balance of comfort, charm, and convenience. Inside, rich hardwood floors run throughout the main level, where you'll find a bright and welcoming living room with an abundance of natural light and overlooking a serene tree-lined street. The open-concept kitchen and dining area create a seamless space for everyday living or entertaining, with granite countertops, 42" cabinets with crown molding, and stainless steel appliancesincluding: refrigerator, microwave, range and dishwasher. On the main level you also have two well-sized bedrooms and two full baths, including the primary ensuite and side-by-side laundry. The lower level with sleek luxury vinyl offers even more space with a very large family room, two bedrooms, a full bathroom, and tons of storage-perfect for extra living space, guests, a gym, or creative space. Out back, you have a nice-sized deck and two private parking spaces. Located near all that we love about U of C and Hyde Park, dining at Truth Be Told, Bar David, coffee at Robust, local community gardens, the Dorchester Farmers Market, and friendly neighbors, this home offers the best of Woodlawn's community vibe with unbeatable access to parks, transportation, and Hyde Park amenities.









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SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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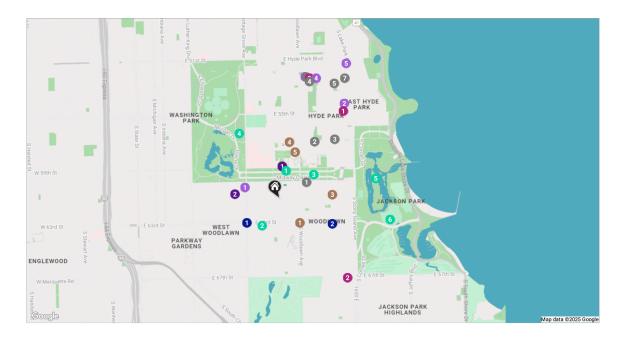


BETWEEN ENRICHING ART EXHIBITS AND MUSEUMS, A WORLD-RENOWNED UNIVERSITY, AND WELL-KEPT COMMUNITY GREEN SPACES, **HYDE PARK** HAS A LOT TO OFFER.

The lakefront neighborhood is home to the University of Chicago, which has one undergraduate college and five graduate research divisions. The university is the site of the Smart Museum of Art and the Oriental Institute, which draw visitors along with other cultural gems in the area including the Museum of Science and Industry and the DuSable Museum of African American History.

Green Space is another important characteristic of Hyde Park. Offering one of the best views of the Chicago skyline, the neighborhood has access to Promontory Point (aka The Point) - a man-made peninsula on Lake Michigan that connects to the Lakefront Path. There's also Jackson Park, where residents can relax, watch sailboats, and play golf and tennis.

Hyde Park boasts pre-war high-rises, modern apartment buildings designed by renowned architect Jeanne Gang, and architecturally significant properties such as Frank Lloyd Wright's Robie House. The neighborhood also offers new construction condominiums, lofts, townhomes, and single-family homes.



RESTAURANTS_

- 1 Truth Be Told 1227 E 60TH ST, 0.3 MI
- Medici On 57th 1327-1331, 0.6 MI
- 3 Salonica Restaurant 1440 EAST 57TH STREET, 0.8 MI
- 4 Small Cheval Hyde Park 1307 E 53RD ST 1ST FL, 1.1 MI
- Giordano's 5311 SOUTH BLACKSTONE AVENUE, 1.2 MI
- 6 Leona's Pizzeria & Restaurant 1236 EAST 53RD STREET, 1.2 MI
- Valois Restaurant
 1518 EAST 53RD STREET, 1.3 MI

Q COFFEE_

1 Robust Coffee Lounge 6300 SOUTH WOODLAWN AVENUE, 0.3 MI

- 2 Harper Café 1116 EAST 59TH STREET 3RD FLOOR, 0.3 MI
- 3 Build Coffee 6100 SOUTH BLACKSTONE AVENUE, 0.5 MI
- Hallowed Grounds 1127 EAST 57TH STREET #2, 0.5 MI
- 5 Starbucks 5757 SOUTH UNIVERSITY AVENUE, 0.5 MI
- SHOPPING_
- 1502 EAST 55TH STREET, 1.0 MI
- 2 Walgreens 1533 EAST 67TH STREET, 1.0 MI
- 3 CVS 1228 EAST 53RD STREET, 1.2 MI

Q GROCERY₋

- 1 Jewel-Osco 6014 SOUTH COTTAGE GROVE AVENUE, 0.3 MI
- Trader Joe's 1528 EAST 55TH STREET, 1.1 MI
- 3 Hyde Park Produce Market 1226 EAST 53RD STREET, 1.2 MI
- 4 Target Grocery 1346 EAST 53RD STREET, 1.2 MI
- 5 Whole Foods Market 5118 SOUTH LAKE PARK AVENUE, 1.4 MI
- 🖣 TRANSIT____
- Cottage Grove
 CTA GREEN LINE, 0.4 MI
- 2 63rd St METRA - ELECTRIC MAIN BRANCH,

PARKS_

- 1 Midway Plaisance Park North Winter Garden CHICAGO, 0.3 MI
- 2 Prairie Wolf Park 6310 SOUTH DREXEL AVENUE, 0.3 MI
- Midway Plaisance Park 1130 MIDWAY PLAISANCE, 0.4 MI
- 4 Sculpture Garden
- Garden of the Phoenix
 6300 SOUTH CORNELL AVENUE, 0.9 MI
- 6 Jackson Park
 6401 SOUTH STONY ISLAND AVENUE,
 1.0 MI

SERVICES_____

- 1 Harper Memorial Library
- 2 United States Postal Service 700 EAST 61ST STREET, 0.4 MI

NOTES			

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