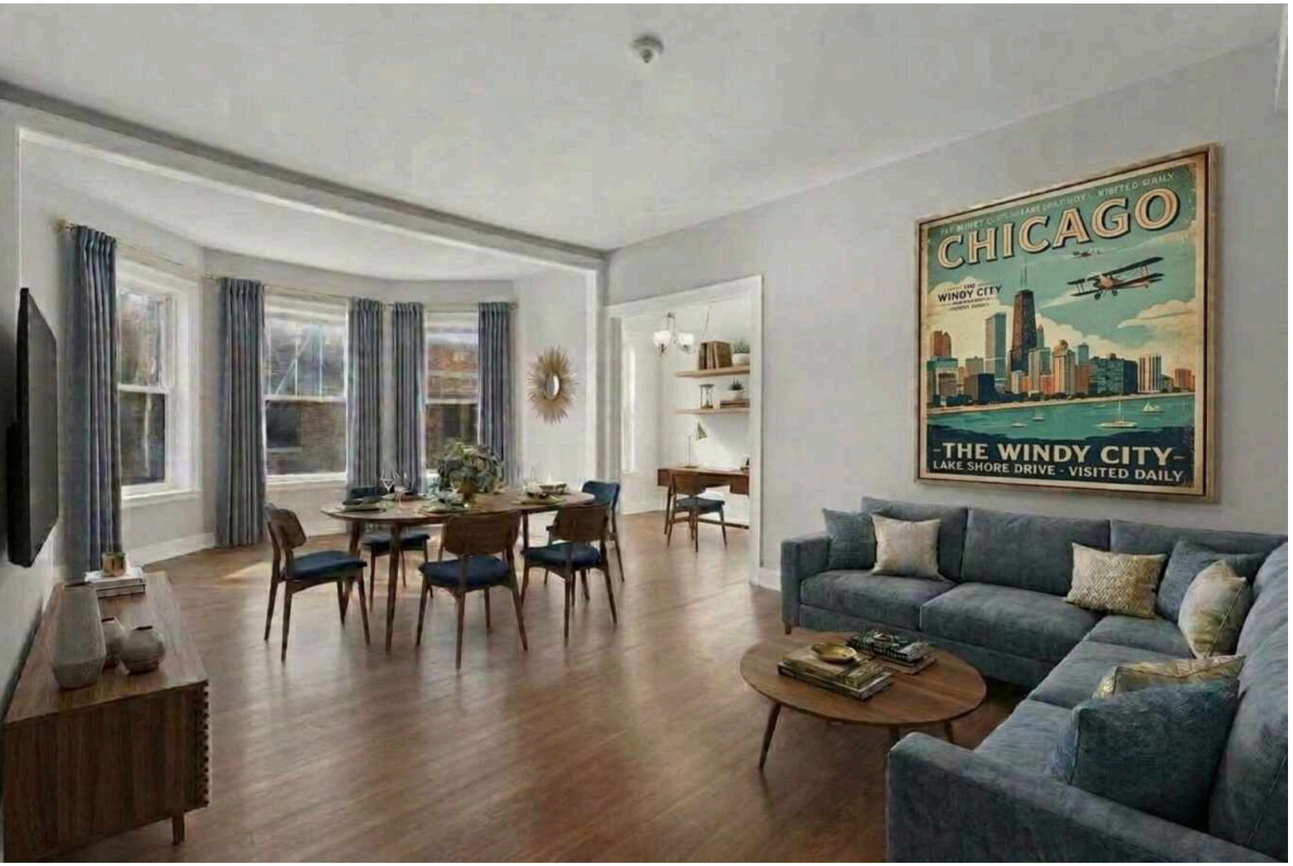
6257 N SHERIDAN ROAD #48

EDGEWATER BEACH



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ROOM DIMENSIONS

LIVING ROOM : 16' × 13'

DINING ROOM : 8' × 13'

KITCHEN : 7' × 10'

PRIMARY BEDROOM : 10' × 13'

OFFICE : 7' × 10'

1 BEDROOM

1 BATH

TAXES: $3748.52

ASSESSMENTS: $564

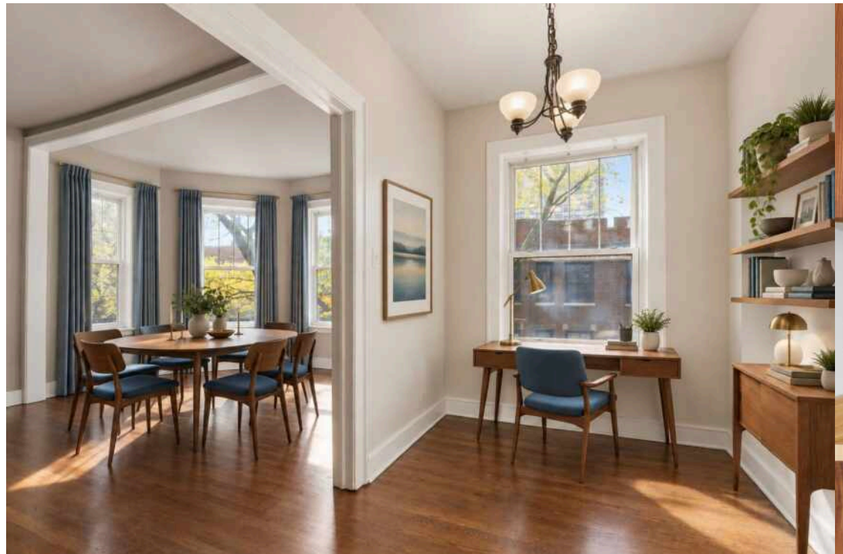
EDGEWATER BEAUTY WITH A PRIVATE BEACH

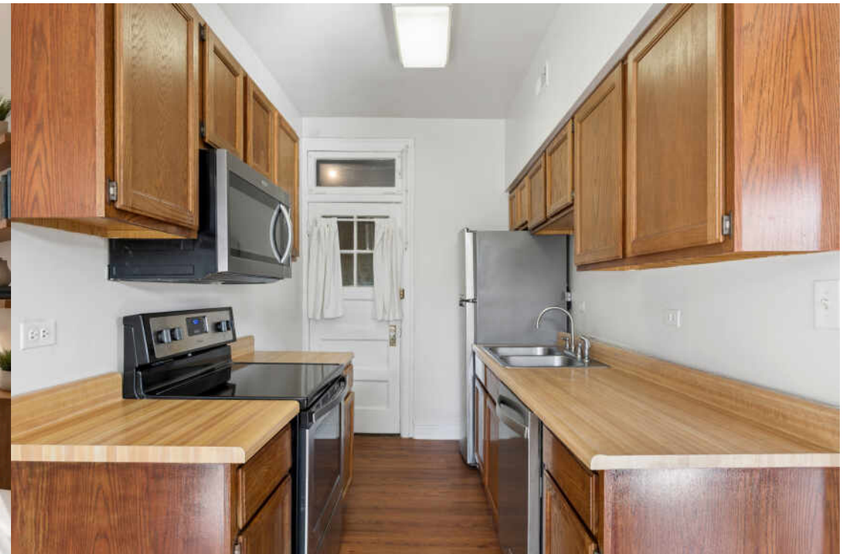
Rare vintage lakefront condo next to Loyola University, Berger Park, and the Waterfront Cafe.

- Bright, south-facing layout
- Enormous living/dining room, generous bedroom, office area and kitchen (refrigerator, range, dishwasher 2020, microwave 2022).
- Central AC and forced-air electric heat (2021).
- Premium building amenities including a common patio with breathtaking Chicago skyline views, two laundry rooms, private storage, bike storage, and dedicated kayak/paddleboard storage.
- Reserves as of 10/7/26 are $282,556. No upcoming special assessments planned.
- Building updates include a new roof (2025) and newer boiler (2022).
- Basic cable and internet, snow removal, exterior maintenance, trash removal, landscaping conveniently included in the HOA.
- Effortless commuting with CTA buses outside your door and the Red Line just minutes away. Parking is available next door for $250/month and in the neighborhood.
- Unit rentals allowed after two years of ownership.


CHICAGO
THE WINDY CITY









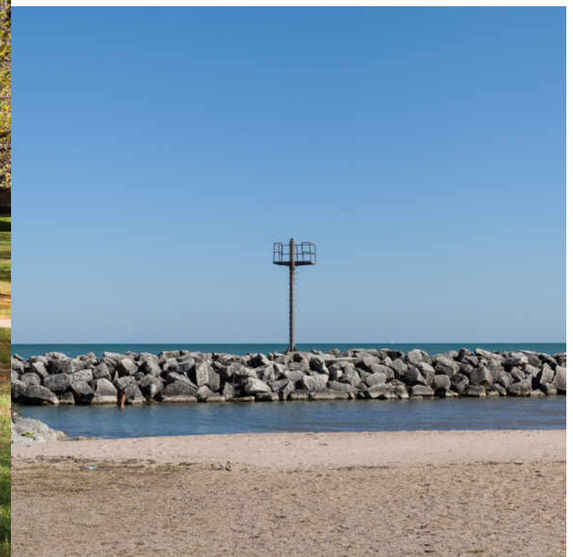










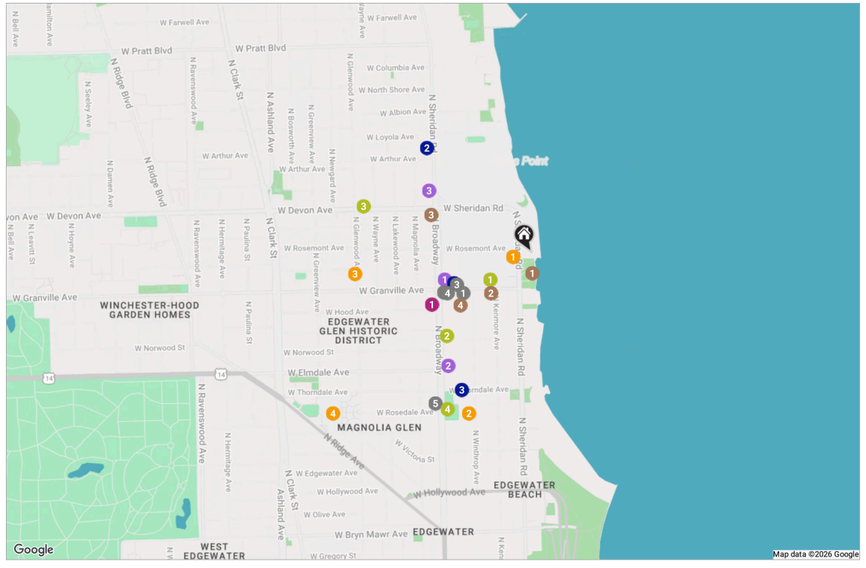


LAKESIDE LIVING NEVER GOES OUT OF STYLE IN **EDGEWATER**.

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.



RESTAURANTS

1. Gino's North
   1111 WEST GRANVILLE AVENUE, 0.2 MI
2. Ann Sather
   1147 WEST GRANVILLE AVENUE, 0.3 MI
3. Flaco's Tacos
   1116 WEST GRANVILLE AVENUE, 0.3 MI
4. Subway
   1139 WEST GRANVILLE AVENUE, 0.3 MI
5. Moody's Pub
   5910 NORTH BROADWAY, 0.5 MI

COFFEE

1. The Waterfront Cafe
   6219 NORTH SHERIDAN ROAD, 0.1 MI
2. Metropolis Coffee Company
   1039 WEST GRANVILLE AVENUE, 0.2 MI
3. Starbucks Coffee Company
   6350 NORTH BROADWAY, 0.3 MI
4. Dunkin'
   1117 WEST GRANVILLE AVENUE, 0.3 MI

SHOPPING

1. CVS
   6150 NORTH BROADWAY, 0.3 MI

GROCERY

1. ALDI
   6221 NORTH BROADWAY, 0.3 MI
2. Whole Foods Market
   6009 NORTH BROADWAY, 0.4 MI
3. Target Grocery
   6422 NORTH SHERIDAN ROAD UNIT A, 0.4 MI

GYM

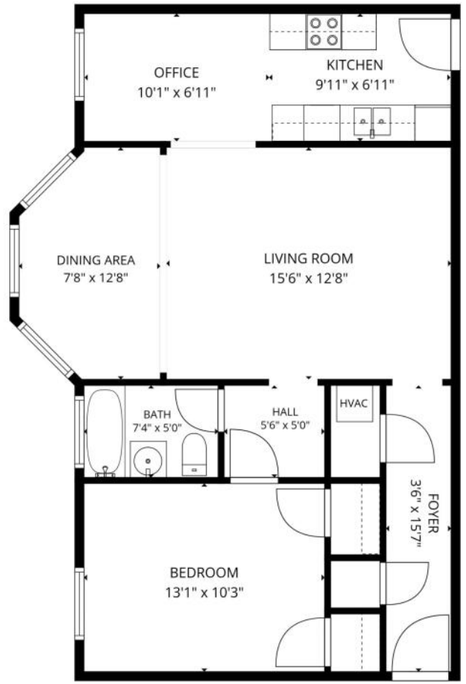
1. Edgewater Athletic Club
   SOVEREIGN', 0.2 MI
2. LA Fitness
   6107 NORTH BROADWAY, 0.4 MI
3. Anytime Fitness
   1346 WEST DEVON AVENUE, 0.5 MI
4. Broadway Armory Park
   5917 NORTH BROADWAY, 0.5 MI

SCHOOLS

1. Sacred Heart Schools
   6250 NORTH SHERIDAN ROAD, 0.1 MI
2. George B. Swift Specialty School
   5900 NORTH WINTHROP AVENUE, 0.5 MI
3. Northside Catholic Academy
   6216 NORTH GLENWOOD AVENUE, 0.6 MI
4. Nicholas Senn High School
   5900 NORTH GLENWOOD AVENUE, 0.8 MI

TRANSIT

1. Granville
   CTA - RED LINE, 0.3 MI
2. Loyola
   CTA - RED LINE, 0.5 MI
3. Thorndale
   CTA - RED LINE, 0.5 MI





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WYMAN

HOME TEAM

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All specifications, features, designs, price, assessments, taxes and materials are subject to change without notice. Depicted floor plans and architectural renderings are only an artist's impression.