

6300 N SHERIDAN ROAD #608  
EDGEWATER



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CHRISTIE'S  
INTERNATIONAL REAL ESTATE



#### ROOM DIMENSIONS

LIVING ROOM : 20' × 15'

KITCHEN : 11' × 8'

MASTER BEDROOM : 14' × 13'

1 BEDROOM

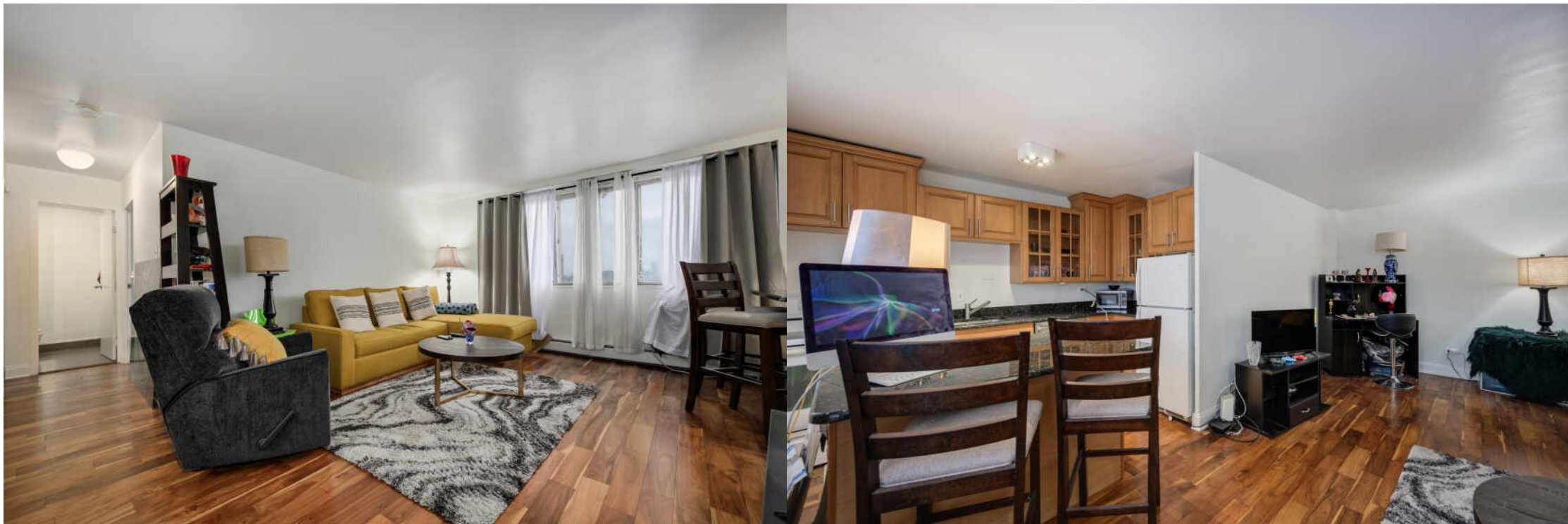
1 BATH

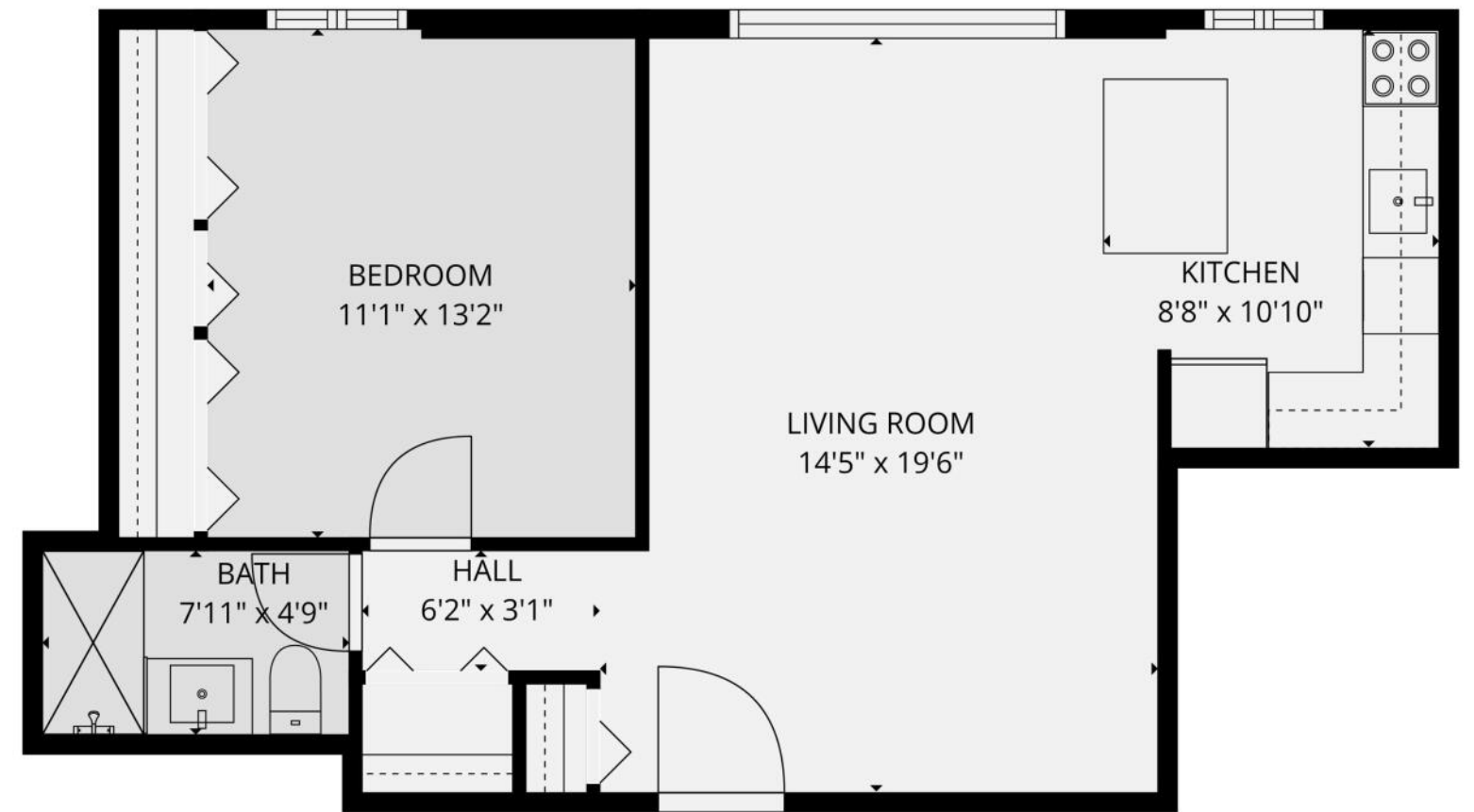
TAXES: \$2,181.62

ASSESSMENTS: \$580

## MODERN COMFORT WITH FRONT-ROW LAKE MICHIGAN VIEWS

1 bed 1 bath condo available in Edgewater! Tons of windows to allow ample sunlight. The condo has great updates including fresh paint (2022), new window AC's (2020), gut renovation of the bathroom (2019), and new doors (2019). The beautiful kitchen has a nice sized island, great for entertaining guests. The kitchen was updated in 2013 and includes new cabinets, granite countertops, hardware, and refinished flooring. Leased parking is available. Amazing location in Edgewater. Close to Loyola Campus, Rosemont Avenue Beach, Berger Park, Edgewater Athletic Club, Restaurants, Shopping, and the CTA.





FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



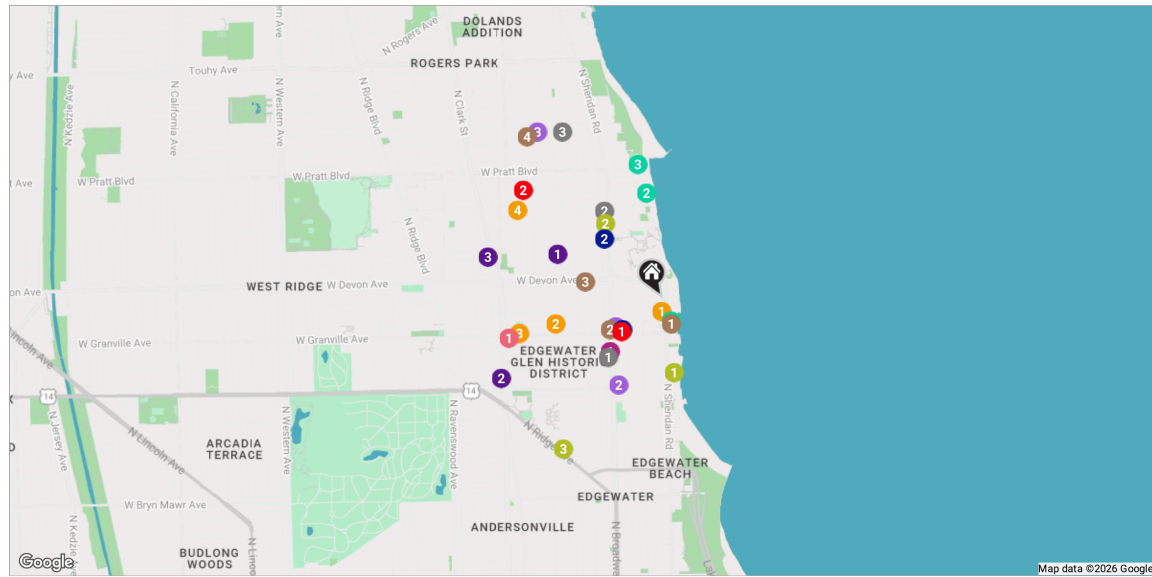


## LAKESIDE LIVING NEVER GOES OUT OF STYLE IN **EDGEWATER.**

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 Ethiopian Diamond Restaurant & Bar  
6120 NORTH BROADWAY, 0.4 MI
- 2 bopNgrill  
6604 NORTH SHERIDAN ROAD, 0.5 MI
- 3 J.B. Alberto's Pizza  
1326 WEST MORSE AVENUE, 0.9 MI

#### COFFEE

- 1 The Waterfront Cafe  
6219 NORTH SHERIDAN ROAD, 0.1 MI
- 2 Varietale Bagels & Coffee  
6206 NORTH BROADWAY, 0.3 MI
- 3 Rivers and Roads Cafe  
1259 WEST DEVON AVENUE, 0.4 MI
- 4 The Common Cup  
1501 WEST MORSE AVENUE, 1.0 MI

#### SHOPPING

- 1 Broadway Antique Market  
6130 NORTH BROADWAY, 0.3 MI

#### GROCERY

- 1 ALDI  
6221 NORTH BROADWAY, 0.2 MI
- 2 Whole Foods Market  
6009 NORTH BROADWAY, 0.4 MI
- 3 Morse Fresh Market  
1430 WEST MORSE AVENUE, 1.0 MI

#### GYM

- 1 Bezz Training Club  
6033 NORTH SHERIDAN ROAD CW03S, 0.3 MI
- 2 North Loft Yoga  
6560 NORTH SHERIDAN ROAD, 0.4 MI
- 3 PXM Fitness Center  
5757 NORTH RIDGE AVENUE, 0.8 MI

#### MEDICAL

- 1 iCRYO Cryotherapy + iV Therapy + Body Sculpting + Red Light Therapy  
1130 WEST GRANVILLE AVENUE, 0.2 MI

- 2 Tapestry 360 Health - Kilmer Elementary School  
6700 NORTH GREENVIEW AVENUE, 0.8 MI

#### SCHOOLS

- 1 Sacred Heart Schools  
6250 NORTH SHERIDAN ROAD, 0.1 MI
- 2 Northside Catholic Academy  
6216 NORTH GLENWOOD AVENUE, 0.5 MI
- 3 Hayt Elementary School  
1518 WEST GRANVILLE AVENUE, 0.7 MI
- 4 Sullivan High School  
6631 NORTH BOSWORTH AVENUE, 0.8 MI

#### ENTERTAINMENT

- 1 Raven Theatre  
6157 NORTH CLARK STREET, 0.7 MI

#### TRANSIT

- 1 Granville  
CTA - RED LINE, 0.2 MI

- 2 Loyola  
CTA - RED LINE, 0.4 MI

#### PARKS

- 1 Berger (Albert) Park  
6205 NORTH SHERIDAN ROAD, 0.1 MI
- 2 North Shore Beach Park  
1040 WEST NORTH SHORE AVENUE, 0.5 MI
- 3 Tobey Prinz Beach Park  
1050 WEST PRATT BOULEVARD, 0.6 MI

#### SERVICES

- 1 Little Free Library  
6459 NORTH GLENWOOD AVENUE, 0.5 MI
- 2 Chicago Fire Department  
6030 NORTH CLARK STREET, 0.8 MI
- 3 Chicago Police Department  
6464 NORTH CLARK STREET, 0.8 MI

## NOTES

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