642 W WEBSTER AVENUE #1

LINCOLN PARK







ROOM DIMENSIONS

LIVING ROOM: 28' × 15'
DINING ROOM: 22' × 15'
KITCHEN: 18' × 11'
PRIMARY BEDROOM: 15' × 12'
SECOND BEDROOM: 12' × 11'
THIRD BEDROOM: 12' × 10'
FOURTH BEDROOM: 11' × 10'

Luxurious on every level and meticulous in every detail. Offering the grandeur of single family home living within an exquisite boutique residential 3-flat. Prime location ACROSS from OZ PARK in Lincoln Park, this New Construction spacious 4bed, 3.5 bath duplex-down unit with COVETED OUTDOOR space has large aluminum windows throughout for great views and light. Features exceptional layouts & thoughtful design with 9' ceilings & hardwood floors. The main level of this unit lives like a single family home with a spacious living and dining spaces with fireplace, chef's kitchen, powder room, built-ins galore, all which lead out to a private yard, roof deck over garage, and large front balcony. The custom chef's kitchen features top-of-the-line 48" THERMADOR stove, FISHER PAYKAL panelized fridge, panelized dishwasher, custom MARFA cabinetry, & large island with breakfast bar. The lower level features radiant heated floors throughout, a master suite, 3 additional bedrooms with one having en-suite bathroom, & laundry room. The master suite has a spa-like bathroom with double vanity, heated floors, soaking tub, large shower, & separate water closet. Built to the highest standards with solid masonry construction (brick on all sides), high-end thermally broken aluminum windows, & sound dampening sub-floors. 1 garage parking spot included. Conveniently located near public transportation, restaurants, shops, schools, & in stellar Lincoln School district - This is a must see! This is one of many quality developments delivered by SHB Studio-built on a legacy of investing in communities by delivering unparalleled quality homes and customer service.

4 BEDROOM 3.1 BATH ASSESSMENTS: \$250



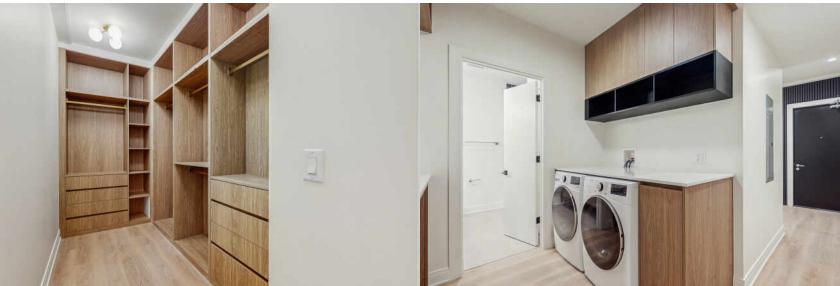






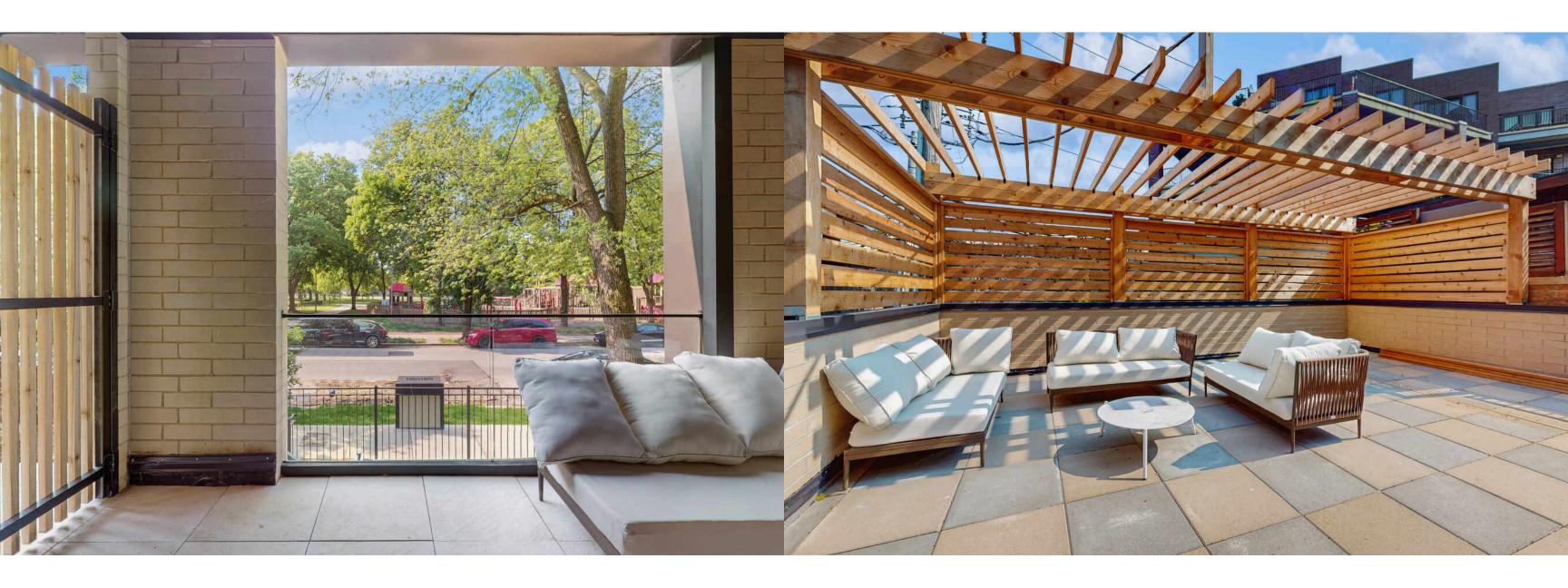








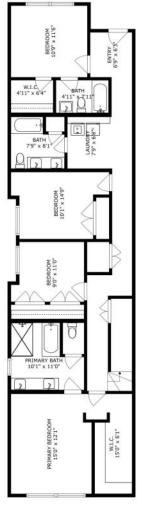


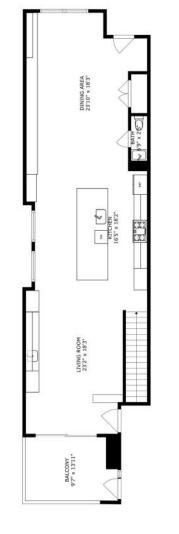


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LINCOLN PARK RESIDENTS HAVE IT ALL -FROM THE ARTS TO ITS FAMED ZOO -RIGHT IN THEIR BACKYARD.

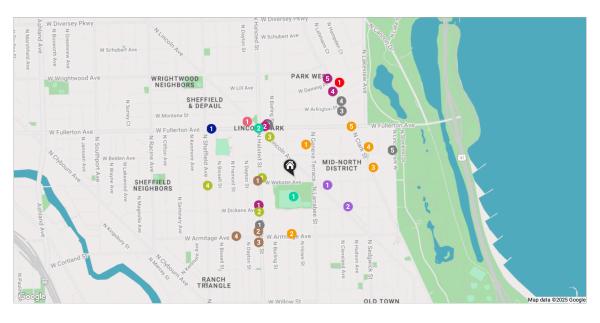
The neighborhood includes quiet tree-lined residential blocks, DePaul University, and two major museums in addition to the Lincoln Park Zoo, one of the country's oldest zoos. There's also a wide array of entertainment, eateries, and hotspots.

An evening in Lincoln Park might include seeing a play at the acclaimed Steppenwolf Theatre and dining at a Michelin-rated restaurant or a quaint neighborhood café. Sports fans will find as many dive bars with the game on as foodies will find fine-dining restaurants with al-fresco seating.

Lincoln Park is just as delightful by day. Residents are close to the lakefront and North Avenue Beach, parks, farmers markets, festivals, and countless shops, ranging from upscale boutiques on Armitage to larger retailers at the Clybourn Corridor.

Housing stock ranges from smaller townhomes and vintage condominiums to rehabs and new construction. Buyers around DePaul University can find loft condominiums in converted factories and warehouses. On its eastern edge, Lincoln Park features beautiful vintage brownstones along with high-rises with breathtaking views of the lake, park, North Pond Nature Sanctuary, and city skyline.

Located just two miles from downtown, Lincoln Park offers residents a quick commute to work. Public transportation abounds, with the CTA's Brown and Red lines serving the neighborhood in addition to several bus routes and Lake Shore Drive.



RESTAURANTS 1 Cafe Ba-Ba-Reeba! 2024 NORTH HALSTED STREET, 0.3 MI 2 Bourgeois Pig Cafe 738 WEST FULLERTON AVENUE, 0.3 MI 3 The Galway Arms

- The Galway Arms 2100 2442 NORTH CLARK STREET, 0.4 MI
- Basil Leaf Cafe 2465 NORTH CLARK STREET, 0.4 MI
- Mon Ami Gabi 2300 NORTH LINCOLN PARK WEST, 0.5 MI

Q COFFEE_

- 1 Starbucks 2200 NORTH HALSTED STREET, 0.2 MI
- Blue Door Farm Stand 2010 NORTH HALSTED STREET, 0.3 MI
- 6 Leonidas Cafe Chocolaterie 1964 NORTH HALSTED STREET, 0.3 MI

4 La Colombe Coffee Workshop 858 WEST ARMITAGE AVENUE, 0.4 MI

SHOPPING_

- Blueberry Moon Salon Spa
 2108 NORTH HALSTED STREET, 0.2 MI
- PedEx Office Print & Ship Center 744 WEST FULLERTON AVENUE STE 1C, 0.3 MI
- Oilly Lily
 742 WEST FULLERTON PARKWAY,
 0.3 MI
- The UPS Store
 2506 NORTH CLARK STREET, 0.4 MI
- Molly's Cupcakes
 2536 NORTH CLARK STREET, 0.5 MI

₹ GROCERY_

- 1 Target Grocery 555 WEST WEBSTER AVENUE, 0.2 MI
- Carnival Foods 458 WEST DICKENS AVENUE, 0.3 MI

- **♀ G** Y M _
 - Orangetheory Fitness 2209 NORTH HALSTED STREET, 0.2 MI
- Pure Barre
 2058 NORTH HALSTED STREET, 0.2 MI
 - 3 Equinox Lincoln Common 2355 NORTH LINCOLN AVENUE, 0.2 MI
 - CorePower Yoga Lincoln Park 959 WEST WEBSTER AVENUE, 0.4 MI
 - ← MEDICAL

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 - Lurie Children's Outpatient Center 2515 NORTH CLARK STREET, 0.5 MI

♀schools_

- Abraham Lincoln
 Elementary School
 615 WEST KEMPER PLACE, 0.2 MI
- 2 Lincoln Park High School 2001 NORTH ORCHARD STREET, 0.3 MI

- Francis W. Parker School 330 WEST WEBSTER AVENUE, 0.4 MI
- Guidepost Montessori at Lincoln Park 2301 NORTH CLARK STREET, 0.4 MI
- Daycare center W FULLERTON AVE & N CLARK ST, 0.4 MI

₹ ENTERTAINMENT___

1 Lincoln Hall 2424 NORTH LINCOLN AVENUE, 0.3 MI

TRANSIT___

1 Fullerton CTA - BROWN LINE, 0.4 MI

PARKS_

- Oz Park
 2021 NORTH BURLING STREET, 0.1 MI
- 2 Lincoln Park Zoo Chicago CHICAGO, 0.3 MI

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