

723 W BELDEN AVENUE #1
LINCOLN PARK





2 BEDROOM

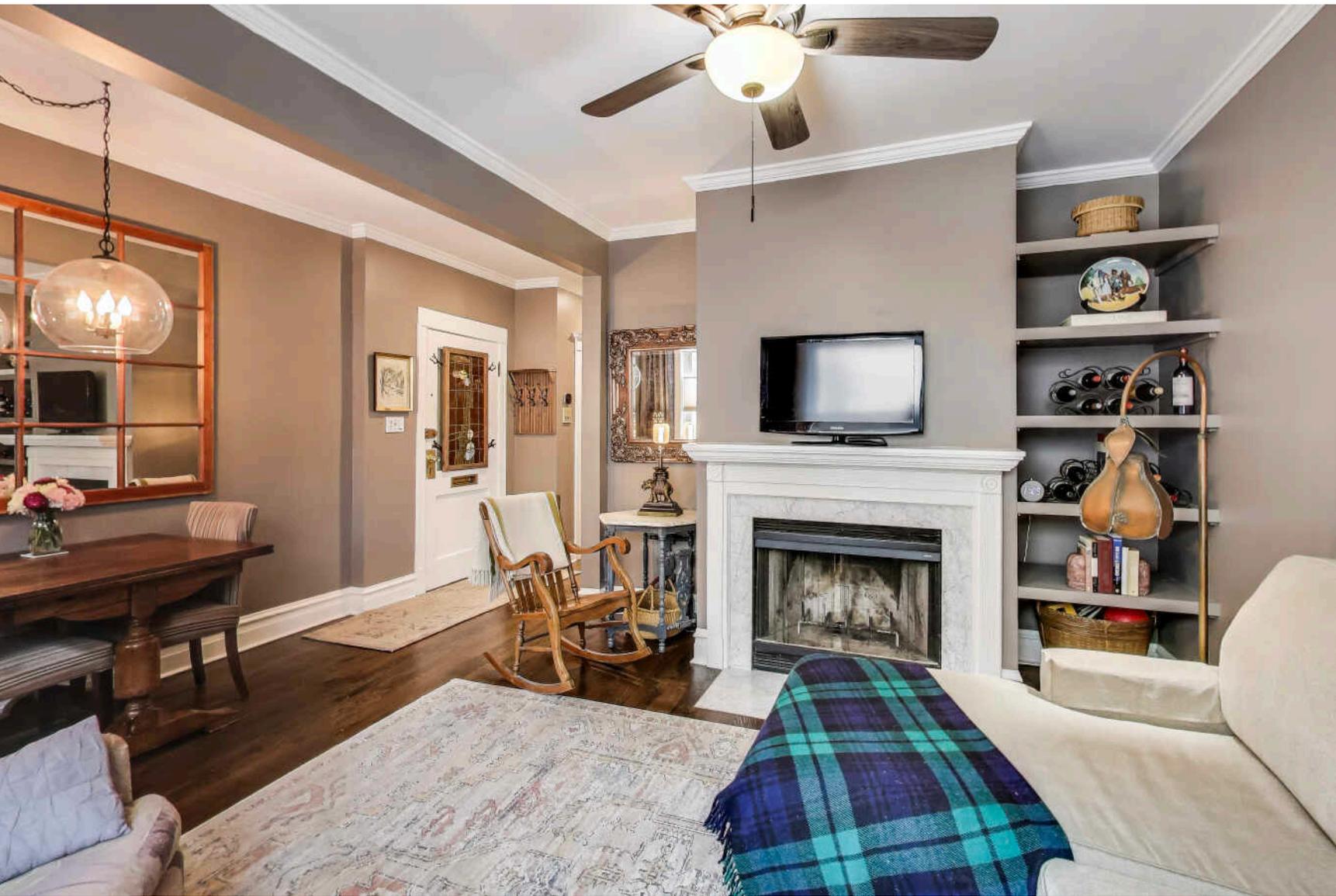
1 BATH

TAXES: \$6,427.67 (NO EXEMPTIONS)

ASSESSMENTS: \$357.00

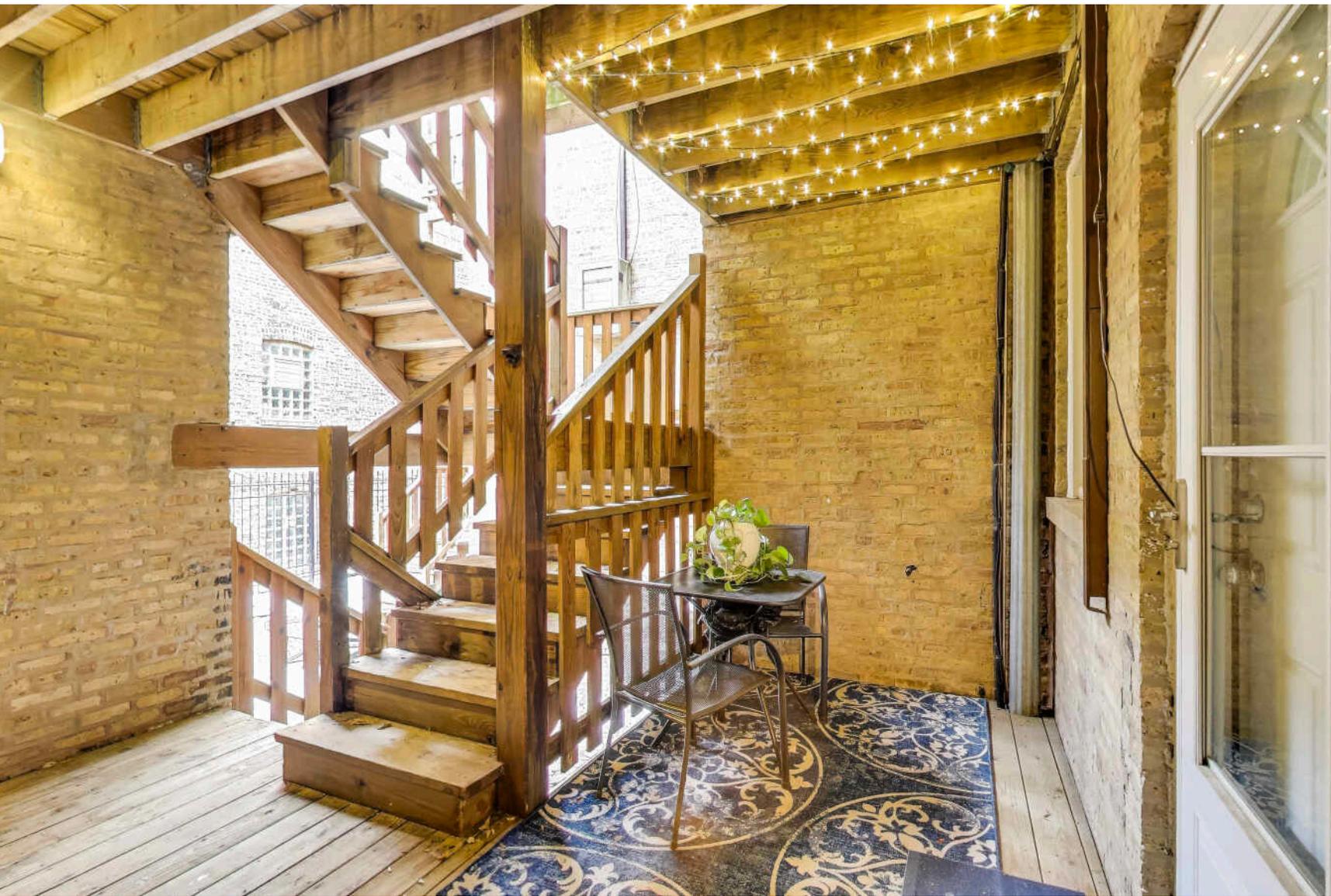
VINTAGE CHARM / MODERN CONVENIENCES

This charming vintage condo is located in the heart of Lincoln Park in a lovely brick building on the corner of Belden and Burling Street, combining historic character with modern updates. The unit was professionally painted, hardwood floors refinished, LVT flooring installed in kitchen 2023 and features new windows installed in 2022, plus the added comfort of central AC alongside cozy radiator heat, with all radiators fitted with custom protective covers. Upon entering, residents are greeted by a gracious living/dining room centered around a wood-burning fireplace detailed with elegant white and grey marble stone. The updated kitchen boasts stainless steel appliances (stove, refrigerator, and dishwasher added in 2022). The two large bedrooms offer generous closet space with organizers; both have hardwood flooring and ceiling fans. The bathroom was fully renovated in 2018 with a new layout, marble flooring, an oversized tub with a glass door, new vanity, and a built-in Bluetooth speaker. In-unit laundry is provided by a ventless combo washer/dryer conveniently housed in a large storage cabinet with built-in shelves. There is a dryer vent that has been capped in case one wants to install a stackable unit that's vented. Building amenities further enhance convenience with an additional free laundry room (two washers and two dryers), bike storage, and a private 6x6 storage room in the basement. Residents benefit from easy permitted parking, and the monthly assessment covers radiator heat, hot water, trash and recycling service and common area cleaning. This non-smoking, gated, secured, and extremely well-managed building is financially sound with good reserves, continual roof maintenance, updated tuckpointing, new boiler in 2023 and hot water heater in 2019. Cats are welcome, though dogs are not allowed. The superb Lincoln Park location provides immediate proximity to the Lakefront, Oz Park, the Lincoln Park Zoo, numerous shopping, bar, and restaurant options, DePaul University, Trader Joe's at Orchard and Diversey, and the Fullerton CTA station (Red, Brown, and Purple Lines). May be rented after 1 year owner occupancy. 3 unit rental cap. 1 rented.









896 sq ft



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.



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