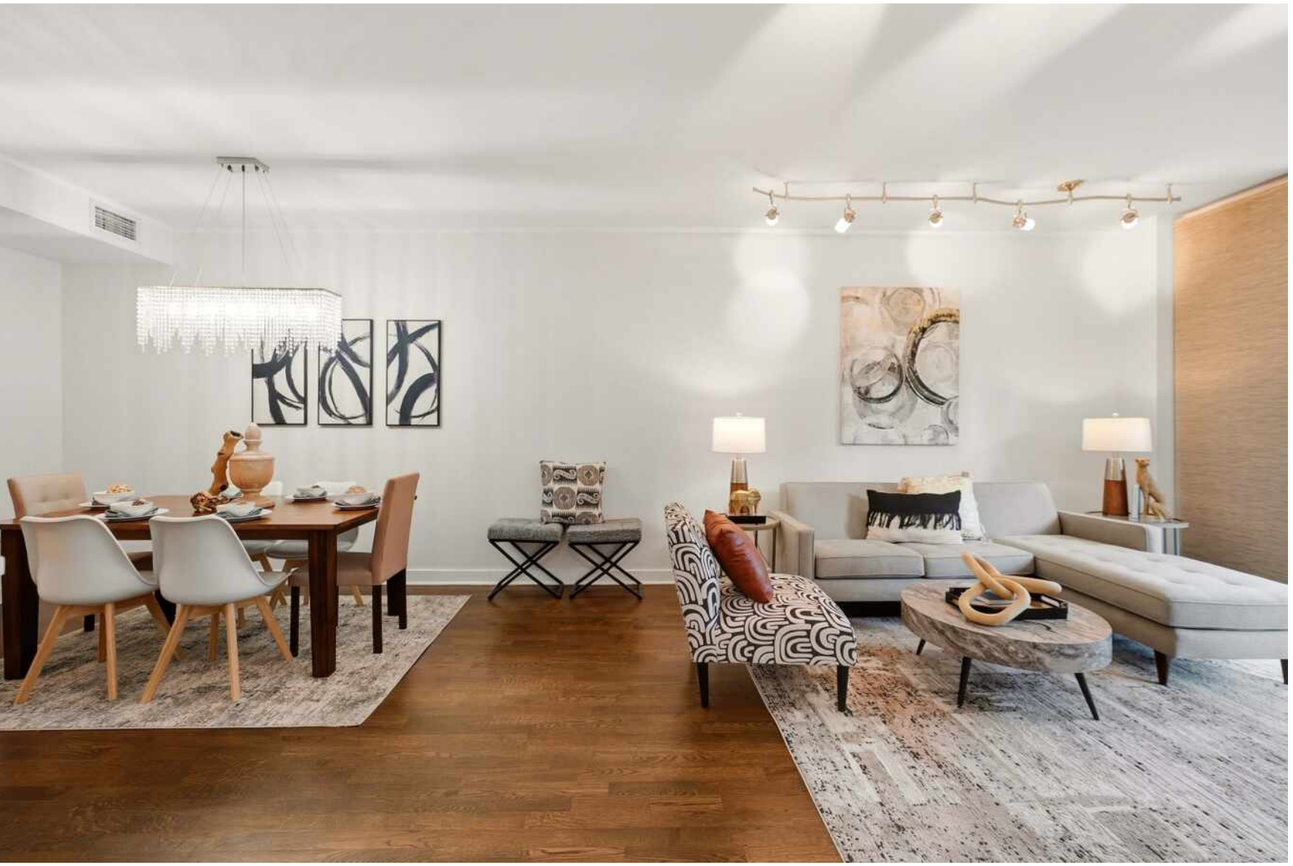
744 N CLARK STREET #305

RIVER NORTH



@properties | CHRISTIE'S INTERNATIONAL REAL ESTATE



ROOM DIMENSIONS

LIVING ROOM : 15' × 12'

DINING ROOM : 12' × 12'

KITCHEN : 12' × 10'

PRIMARY BEDROOM : 22' × 12'

SECOND BEDROOM : 13' × 11'

THIRD BEDROOM/DEN : 13' × 9'

WALK IN CLOSET : 7' × 6'

BALCONY : 12' × 5'

DEN + 2 BEDROOM
2 BATH
TAXES: $9,267 + $852 PKG
ASSESSMENTS: $863/MO + $73/MO PKG

This beautifully updated 2 bed + den / 2 bath condo is perfectly located in a boutique River North building. This recently renovated and spacious condo has everything you would want including 9-foot ceilings, wood floors throughout, in-unit washer/dryer, a balcony, and fire safety sprinklers. Enjoy gorgeous east city views through the double pane floor to ceiling windows in the living room and both bedrooms. The spacious, open kitchen has quartz counters, Carrara marble backsplash, stainless-steel sink, black faucet, black cabinet handles, stainless steel appliances, gas range, garbage disposal, and pantry. The gas ventless fireplace is surrounded with Carrara marble and topped with a quartz mantel. The remote-controlled fireplace is not only beautiful to look at but operates as an additional heat source at no extra cost. The large dining area is perfect for hosting with plenty of room for a dining table and buffet. Both HVACs have Nest thermostats and allow the owner to have heat or air conditioning at any time. For your convenience and relaxation, both bedrooms have Hunter Douglas remote controlled blackout shades. The primary bedroom is incredibly spacious and fits a king size bed with plenty of additional space for furniture and includes a walk-in closet with adjustable shelving. The primary bathroom has dual white sinks, black faucets, quartz counters, and marble tile. The 2nd bedroom includes a large closet. The 2nd bathroom has quartz counters, a white sink, a black faucet, and marble tile. The den has pocket French doors and can easily be converted to a 3rd bedroom with room for a closet to be added. Gas, water, trash, cable, and internet are included in the assessments. A heated deeded garage parking space is an additional $35,000. A storage cage is included. The condo is in an incredibly convenient location - walk to everything! Whole Foods and Lifetime Fitness are 2 blocks away. Numerous other grocery stores in walking distance (Aldi, Trader Joes, Jewel, and Potash). Nearby is shopping, dining, and night life plus the lakefront path and beaches. Located 2 blocks to Red Line, 3 blocks to Brown Line, 5 blocks to Michigan Ave, and 7 blocks to the Lake. There are numerous buses & Washington Square Park nearby.

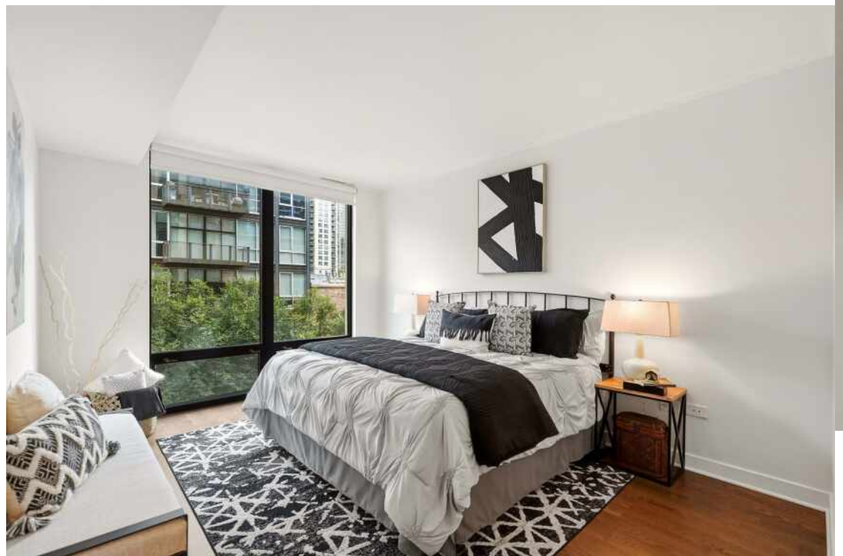














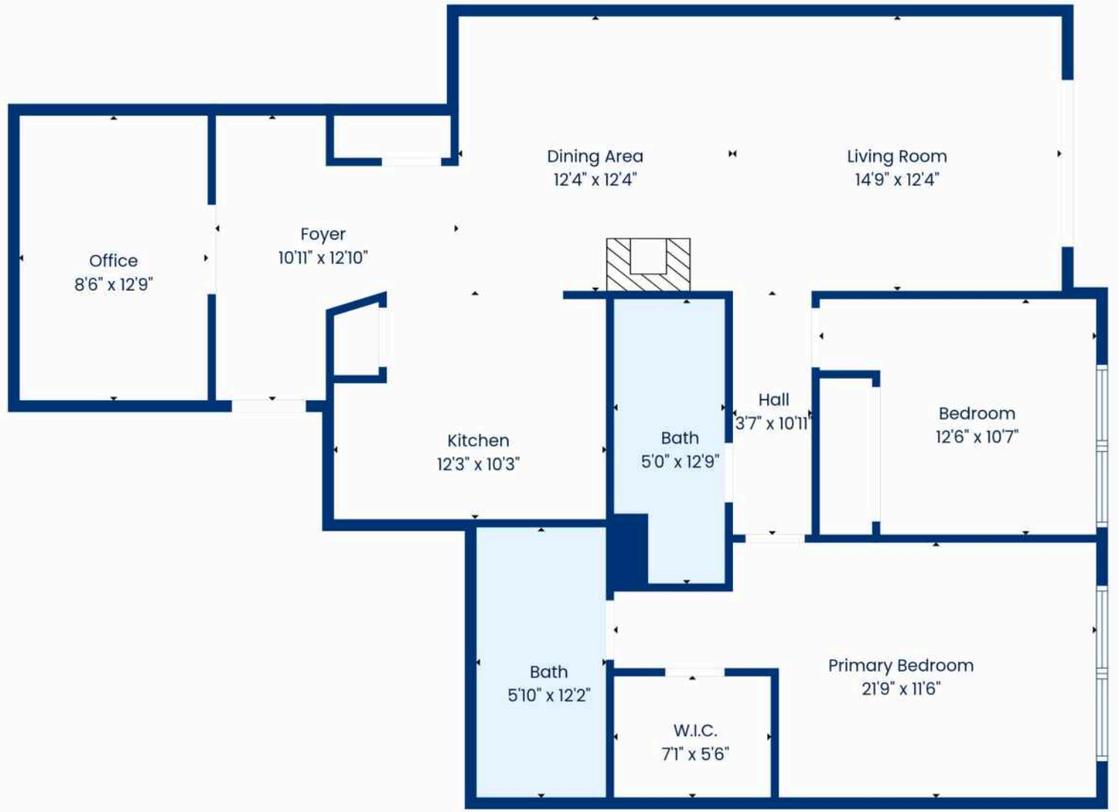











Dining Area
12'4" x 12'4"
Living Room
14'9" x 12'4"
Office
8'6" x 12'9"
Foyer
10'11" x 12'10"
Hall
3'7" x 10'11"
Kitchen
12'3" x 10'3"
Bath
5'0" x 12'9"
Bedroom
12'6" x 10'7"
Bath
5'10" x 12'2"
Primary Bedroom
21'9" x 11'6"
W.I.C.
7'1" x 5'6"



RENEE LEWIS

BROKER

(312) 880-7859

RENEELEWIS@ATPROPERTIES.COM

WWW.ATPROPERTIES.COM/AGENTS/RENEELEWIS

@properties | CHRISTIE'S INTERNATIONAL REAL ESTATE

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.