

757 N ORLEANS STREET #907
RIVER NORTH





ROOM DIMENSIONS

LIVING/DINING ROOM : 19' × 15'

KITCHEN : 10' × 14'

PRIMARY BEDROOM : 11' × 14'

SECOND BEDROOM : 13' × 10'

BAR : 5' × 5'

2 BEDROOM

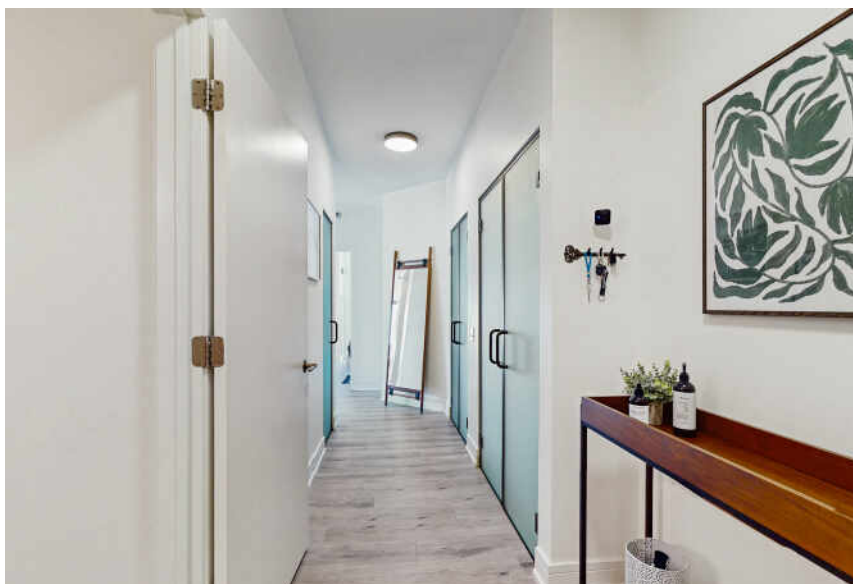
2 BATH

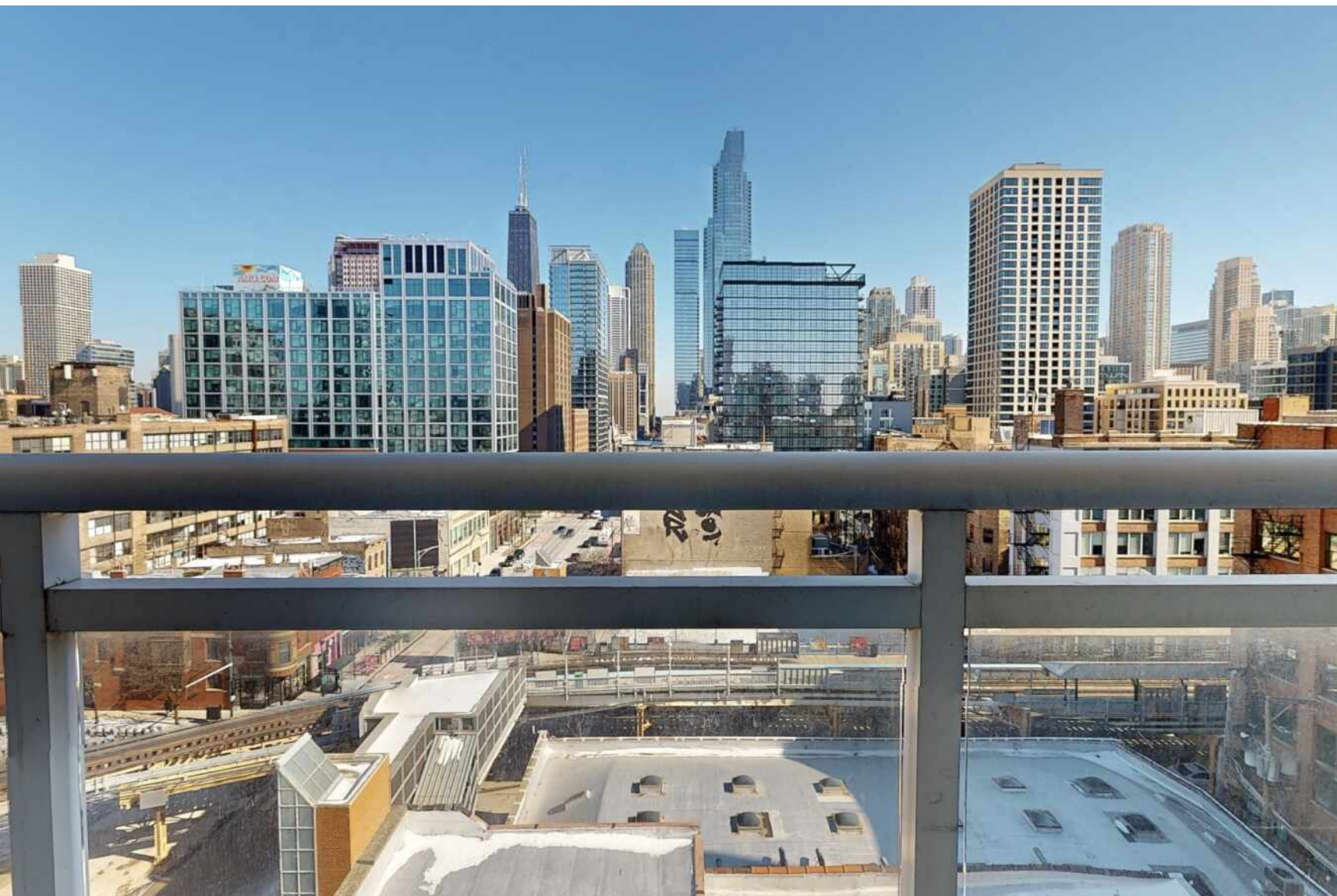
TAXES: \$5,892.10

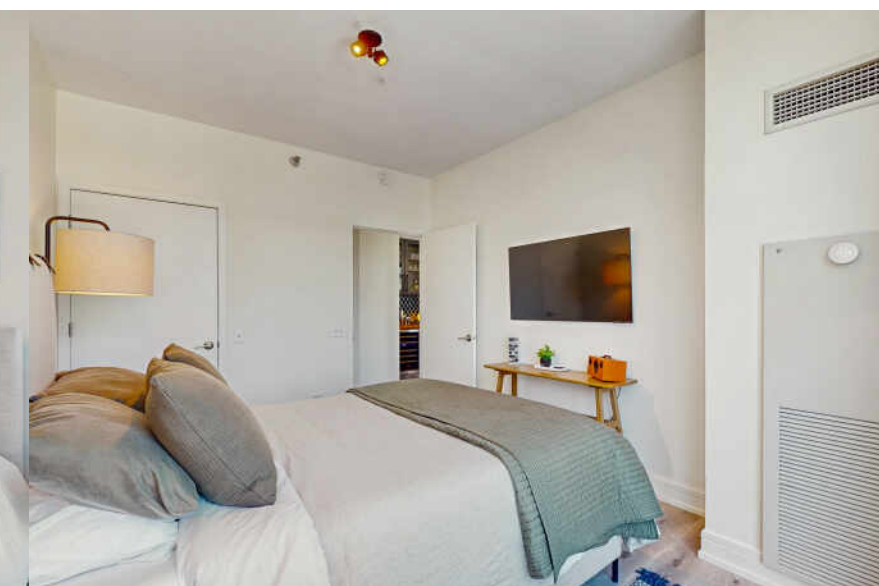
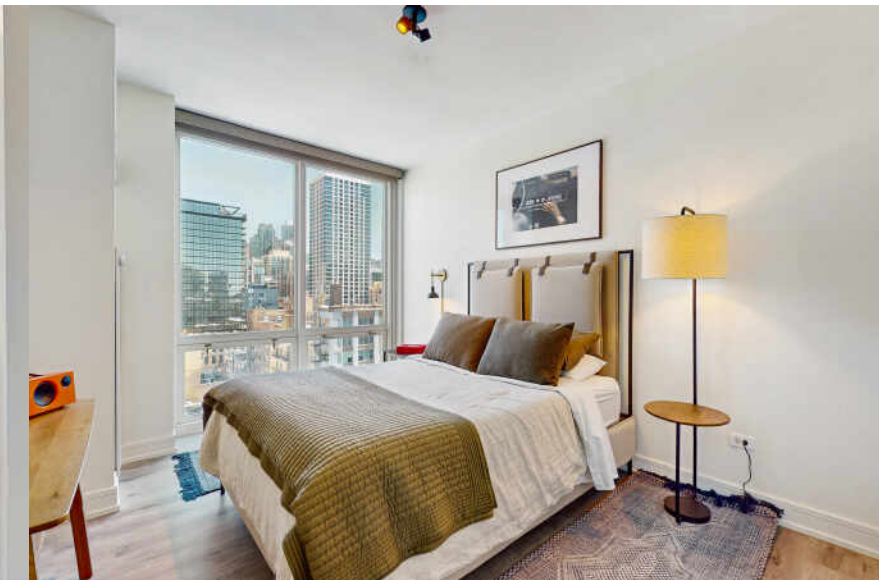
ASSESSMENTS: \$949.53

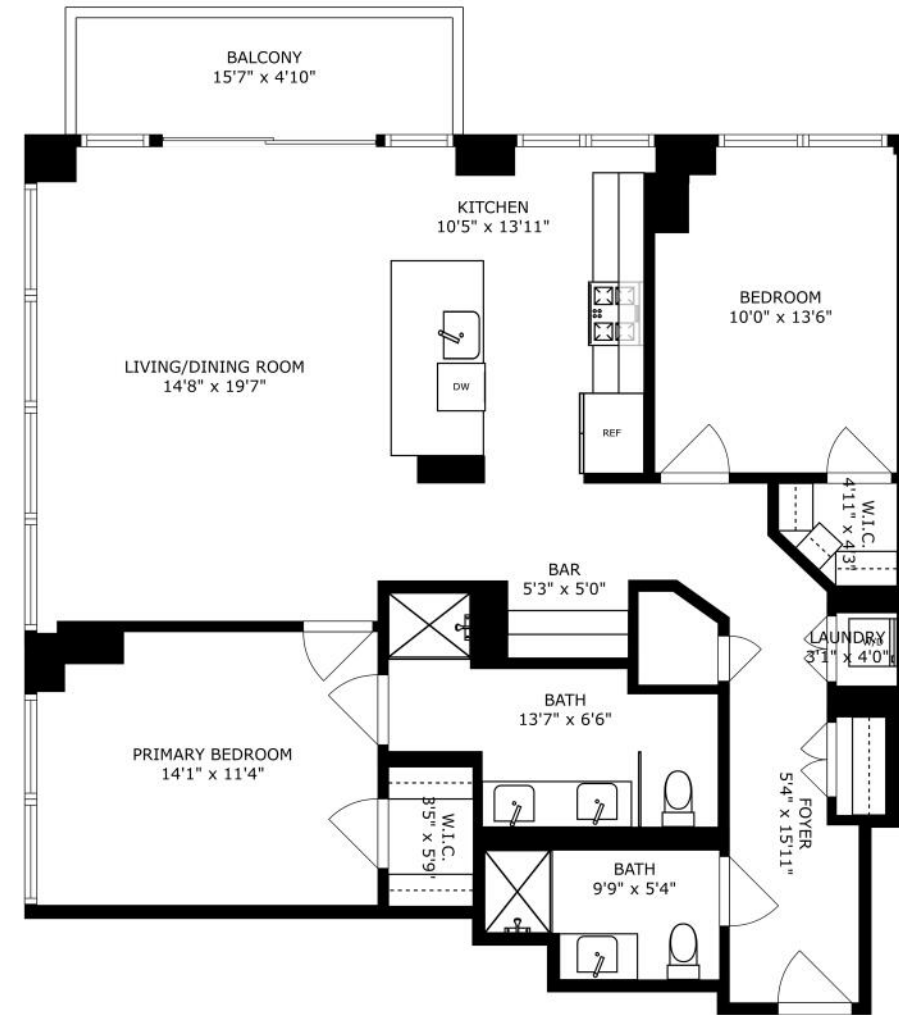
PROPERTY INFORMATION AND DETAILS

Stunning renovation completed in 2023 of this exquisite NE Corner split two-bedroom, two-bathroom condo with unobstructed panoramic city views and tons of natural light from amazing floor-to-ceiling windows. This is an entertainer's dream with a sleek and sophisticated Chef's kitchen featuring 42" modern cabinetry, quartz countertops, a cascading quartz waterfall island, Kohler farmhouse sink, LG smart stainless steel appliances, and complimented by a built-in bar with a beautiful butcher block countertop, glass cabinetry, and wine fridge. Enjoy breathtaking urban scenery from any seat in your spacious living room surrounded by the city's dynamic architecture. Retreat to your primary suite which features a professionally organized closet, an ensuite bathroom with a double vanity, shower and a Toto smart toilet that combines luxury, innovation and an eco-conscious design. A second bedroom provides an in-home office or private guest suite with a professionally organized closet and separate full bathroom down the hall. Laundry area with in-unit Washer and Dryer. So many updates including Hunter Douglas automated shades throughout, new modern light fixtures, new LV wide plank flooring, new ss appliances, new modern glass doors, new HVAC and Nest Thermostat, and custom organized closets throughout. Full amenity building features 24/7 doorman, outdoor pool, exercise room, party room, business center, valet dry cleaners and a dog run. Located in Chicago's vibrant River North neighborhood with the city's best dining, nightlife, shopping, parks, and Lake Michigan just steps away. Easy access to train and expressway. Don't miss this opportunity to experience luxurious living with spectacular views in the perfect location. Garage Parking and Storage is included. Pet-friendly and Investor-Friendly. Over \$95K in Seller Improvements. There is nothing to do but move in.

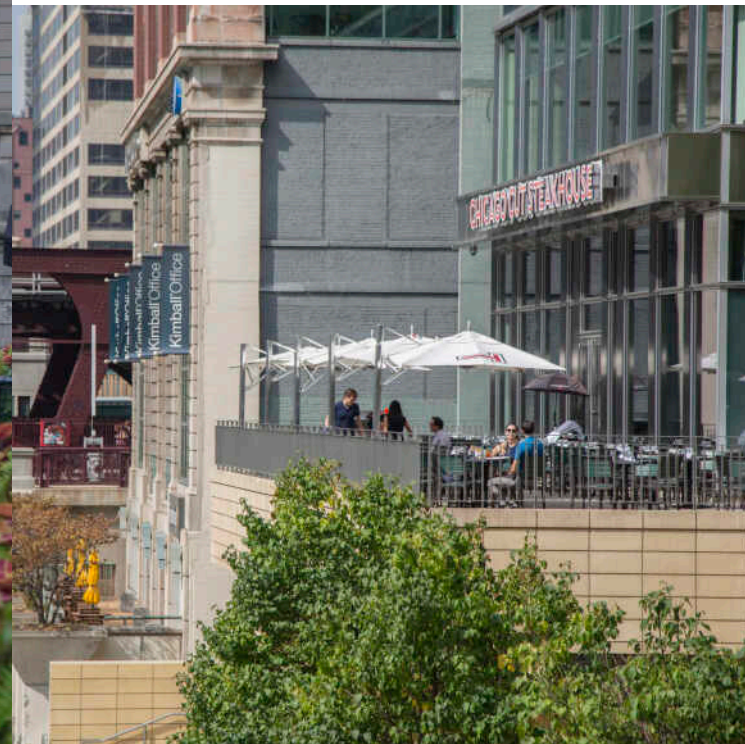








SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



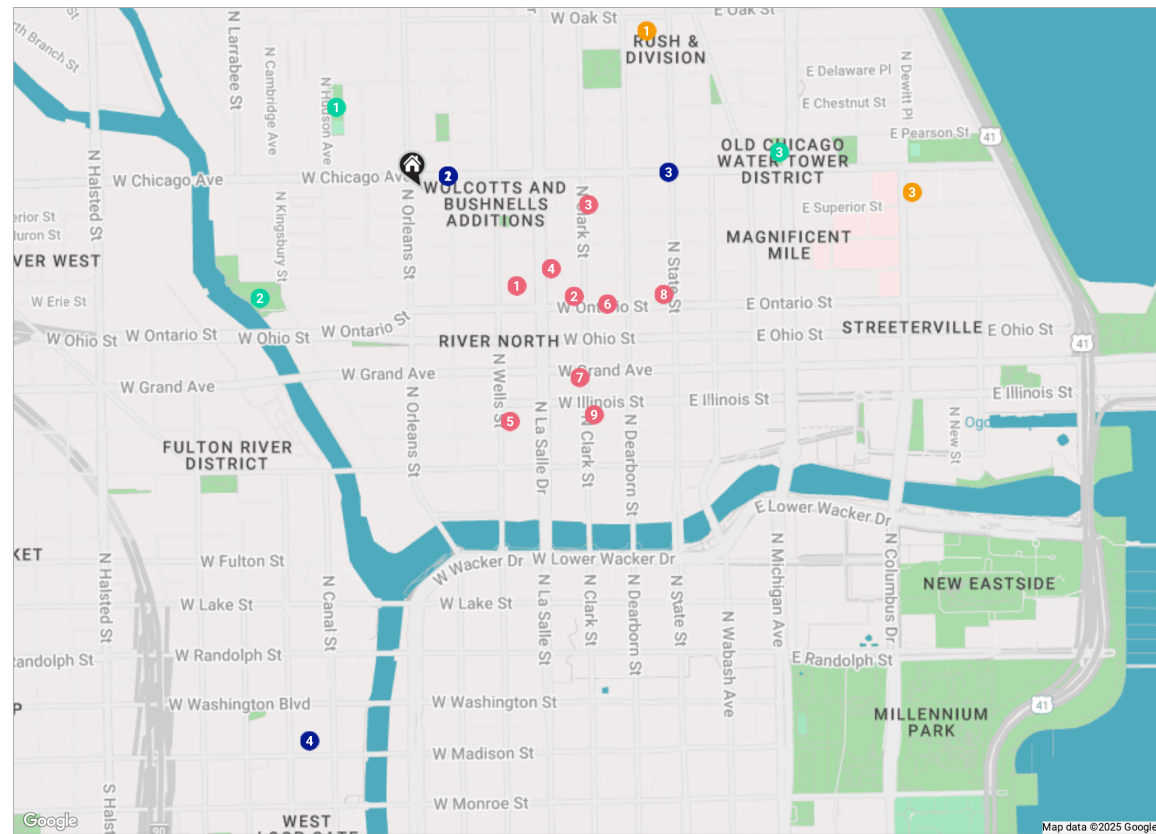
IF **RIVER NORTH** HAD A MOTTO, IT WOULD BE “BUILD IT AND THEY WILL COME.”

First came the art galleries and restaurants, then hip, urban homebuyers followed. Stretching from the Chicago River to Chicago Avenue, west of the Magnificent Mile, the old loft district has found its groove.

Dozens of residential developments in recent years give buyers a lot of choices, from classic timber lofts and upscale row homes to contemporary high-rises. Development has also pushed west of the Chicago River into an area dubbed River West, which includes a number of new condominium buildings.

Chicago's biggest office building, the Merchandise Mart, anchors the southern edge of the neighborhood along the revitalized Chicago River and the new pedestrian Riverwalk that includes restaurants and park seating along with kayak and boat rentals. Residents have convenient access to several bus lines as well as the CTA Red and Brown lines.

Home to many of Chicago's premier eateries with famed chefs, River North is where you will find the finest steakhouses and just about every type of cuisine. The neighborhood is packed with shopping, entertainment and nightlife, including some of the city's trendiest clubs and favorite hangouts.



NOTES

[illegible]

- 1 Ogden Elementary School
24 WEST WALTON STREET, 0.5 MI
- 2 The Ogden International School of Chicago - Jenner Campus
1119 NORTH CLEVELAND AVENUE, 0.5 MI
- 3 Northwestern University Chicago
300 EAST SUPERIOR STREET, 0.9 MI

 ENTERTAINMENT

- 1 **Wildfire**
159 WEST ERIE STREET, 0.2 MI
- 2 **Portillo's & Barnelli's
Chicago**
100 WEST ONTARIO STREET, 0.3 MI
- 3 **ZED451**
739 NORTH CLARK STREET, 0.3 MI
- 4 **Fogo de Chão Brazilian
Steakhouse**
661 NORTH LA SALLE DRIVE, 0.3 MI
- 5 **Lou Malnati's Pizzeria**
439 NORTH WELLS STREET, 0.4 MI

6 Chicago Chop House
60 WEST ONTARIO STREET, 0.4 M



- 1 Chicago
CTA - BROWN LINE, 0.1 MI
- 2 Chicago
CTA - PURPLE LINE, 0.1 MI

3 Chicago
CTA, RED J



- 1 **Durso (John) Park**
421 WEST LOCUST STREET, 0.2 MI
- 2 **Ward (A. Montgomery) Park**
630 NORTH KINGSBURY STREET, 0.3 MI
- 3 **Jane M. Byrne Plaza Park**
180 EAST PEARSON STREET, 0.6 MI



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