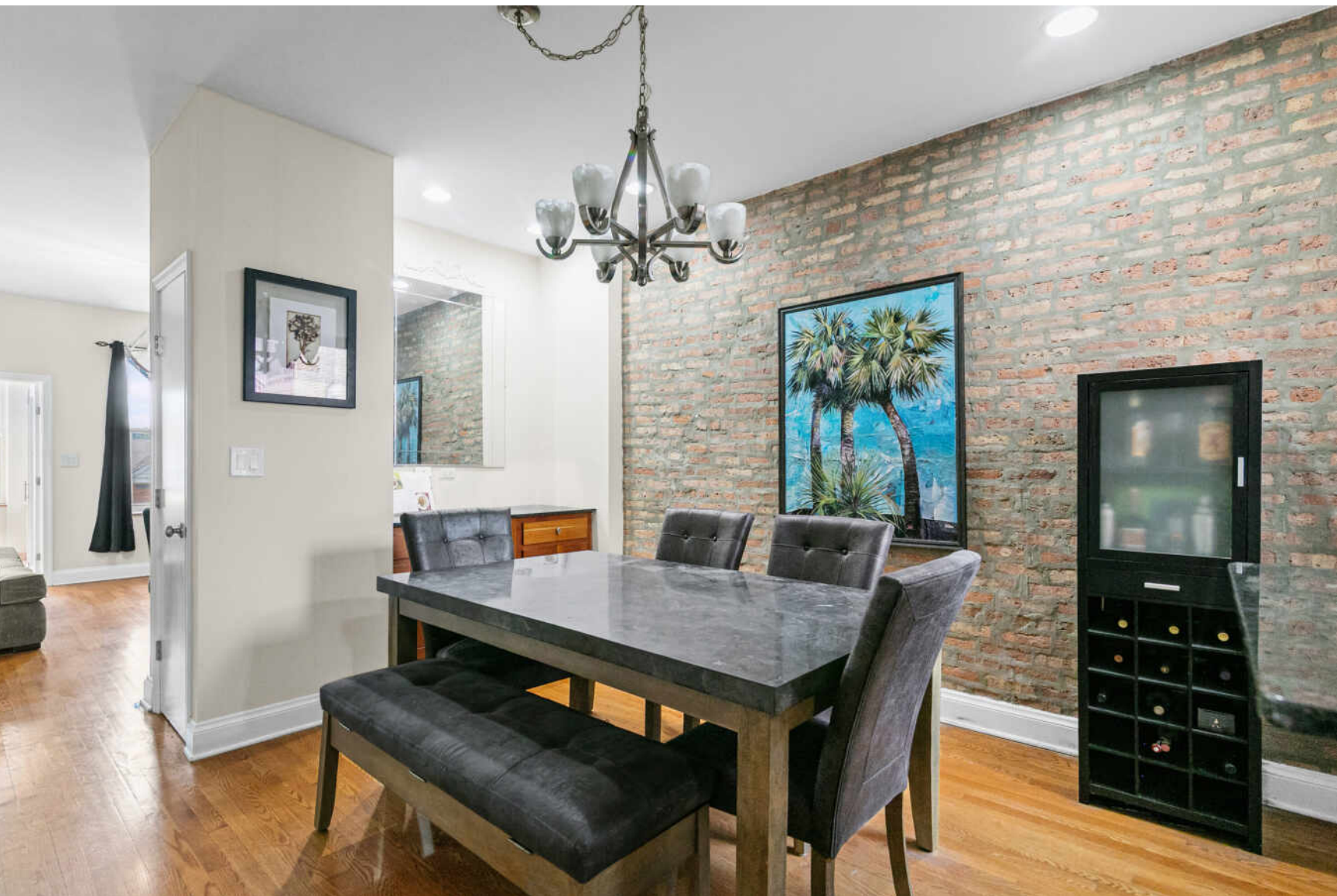


**7654 N GREENVIEW AVENUE #2**  
ROGERS PARK





#### ROOM DIMENSIONS

LIVING ROOM : 21' × 16'

DINING AREA : 14' × 12'

KITCHEN : 11' × 9'

BEDROOM : 12' × 10'

BATHROOM : 10' × 5'

LAUNDRY ROOM : 12' × 3'

SUNROOM : 8' × 11'

1 BEDROOM

1 BATH

TAXES: \$2,795.43

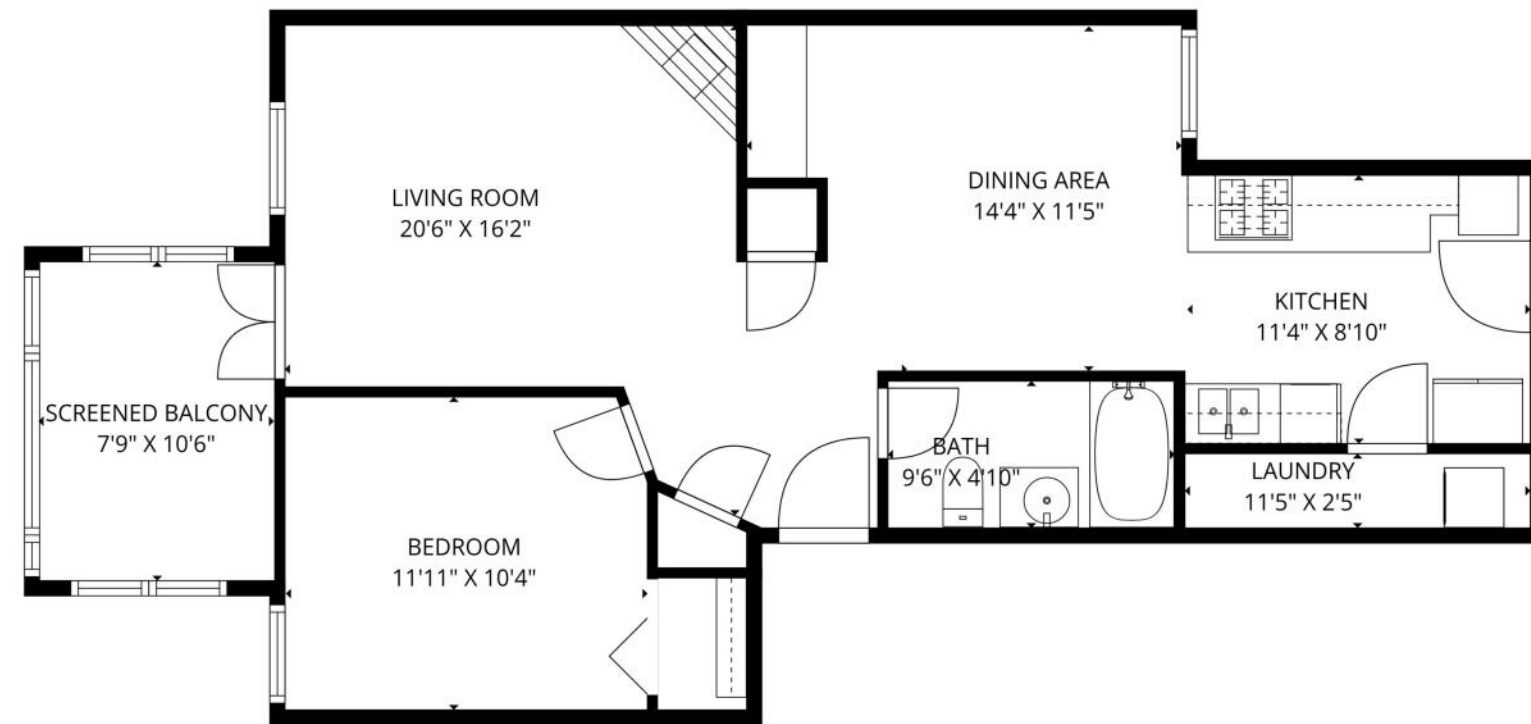
ASSESSMENTS: \$337.84

## CLASSIC CHARM MEETS MODERN COMFORT

Bright and spacious 1bed / 1bath condo in Rogers Park, just steps from the Lake. A stunning exposed brick accent wall anchors the formal dining room, and the living room fireplace adds warmth and charm. The kitchen features granite counters, stainless steel appliances, rich wood cabinetry, and a timeless black-and-white tile floor. A separate sunroom wrapped in windows floods the unit with natural light - ideal as a home office, reading room, or creative space. In-unit stacked washer/dryer, pantry, dedicated storage, and a shared outdoor deck round out the package of this 2nd floor condo overlooking the tree lined street. Steps to the Red Line, Loyola, and everything Rogers Park has to offer.

- Stunning exposed brick accent wall
- Separate sunroom
- In-unit laundry
- Steps from Lake Michigan



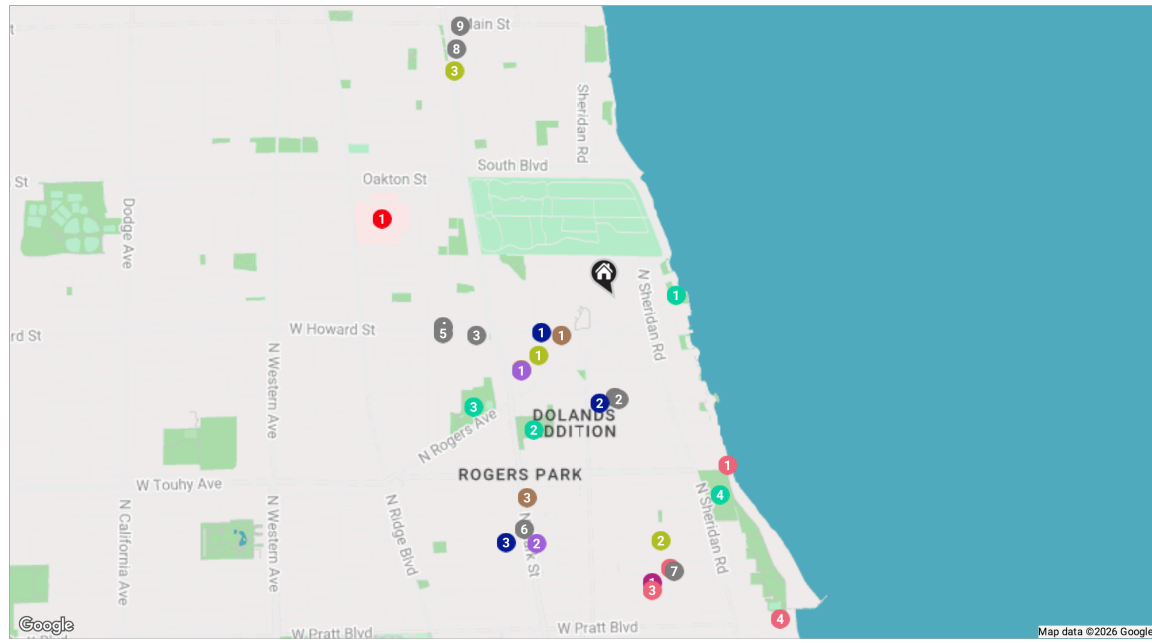


**Total: 717 sq. ft**  
 1st Floor: 717 sq. ft  
 Excluded Areas: Screened Balcony: 82 sq. Ft, Walls: 76 sq. ft

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.







**RESTAURANTS**

- 1 R Public House  
1508 W JARVIS AVE, 0.3 MI
- 2 Charmers Cafe  
1500 WEST JARVIS AVENUE, 0.3 MI
- 3 Buffalo Joe's  
1841 WEST HOWARD STREET, 0.5 MI
- 4 Peckish Pig  
623 WEST HOWARD STREET, 0.6 MI
- 5 Badou Senegalese Cuisine  
1947 WEST HOWARD STREET, 0.6 MI
- 6 Honeybear Cafe  
7036 N CLARK ST, 0.8 MI
- 7 J.B. Alberto's Pizza  
1326 WEST MORSE AVENUE, 0.9 MI
- 8 Campagnola  
815 CHICAGO AVENUE, 1.0 MI
- 9 Lucky Platter  
514 MAIN ST, 1.0 MI

**COFFEE**

- 1 Rogers Park Taproom and Coffee House  
1615 WEST HOWARD STREET, 0.2 MI
- 2 Starbucks Coffee Company  
1763 WEST HOWARD STREET, 0.4 MI
- 3 Kafe Con Amor  
1744 WEST ESTES AVENUE, 0.7 MI

**SHOPPING**

- 1 Rogers Park Provisions  
6928 N GLENWOOD AVE, 0.9 MI

**GROCERY**

- 1 Jewel-Osco  
1763 WEST HOWARD STREET, 0.4 MI
- 2 Wild Onion Market  
7007 N CLARK ST, 0.8 MI

**GYM**

- 1 LA Fitness  
7529 NORTH CLARK STREET, 0.3 MI
- 2 Centered Studios  
7009 NORTH GLENWOOD AVENUE, 0.8 MI
- 3 Club Pilates  
745 CHICAGO AVENUE, 0.9 MI

**MEDICAL**

- 1 Saint Francis Hospital  
355 RIDGE AVENUE, 0.8 MI

**ENTERTAINMENT**

- 1 Leone Beach  
LEONE BEACH, 0.7 MI
- 2 The Rhapsody Theater  
1328 W MORSE AVE, 0.9 MI
- 3 Lifeline Theatre  
6912 N GLENWOOD AVE, 1.0 MI

**PARKS**

- 4 Tobey Prinz Beach Park  
1050 W PRATT BLVD, 1.2 MI
- 1 Rogers Beach Park  
7705 NORTH EASTLAKE TERRACE, 0.2 MI
- 2 Patrick Touhy Park  
7348 NORTH PAULINA STREET, 0.5 MI
- 3 Pottawattomie Park  
7340 NORTH ROGERS AVENUE, 0.6 MI
- 4 Loyola Park  
1230 WEST GREENLEAF AVENUE, 0.7 MI

**TRANSIT**

- 1 Howard  
CTA - PURPLE LINE, 0.3 MI
- 2 Jarvis  
CTA - RED LINE, 0.3 MI
- 3 Rogers Park  
METRA - UNION PACIFIC NORTH, 0.9 MI

NOTES

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