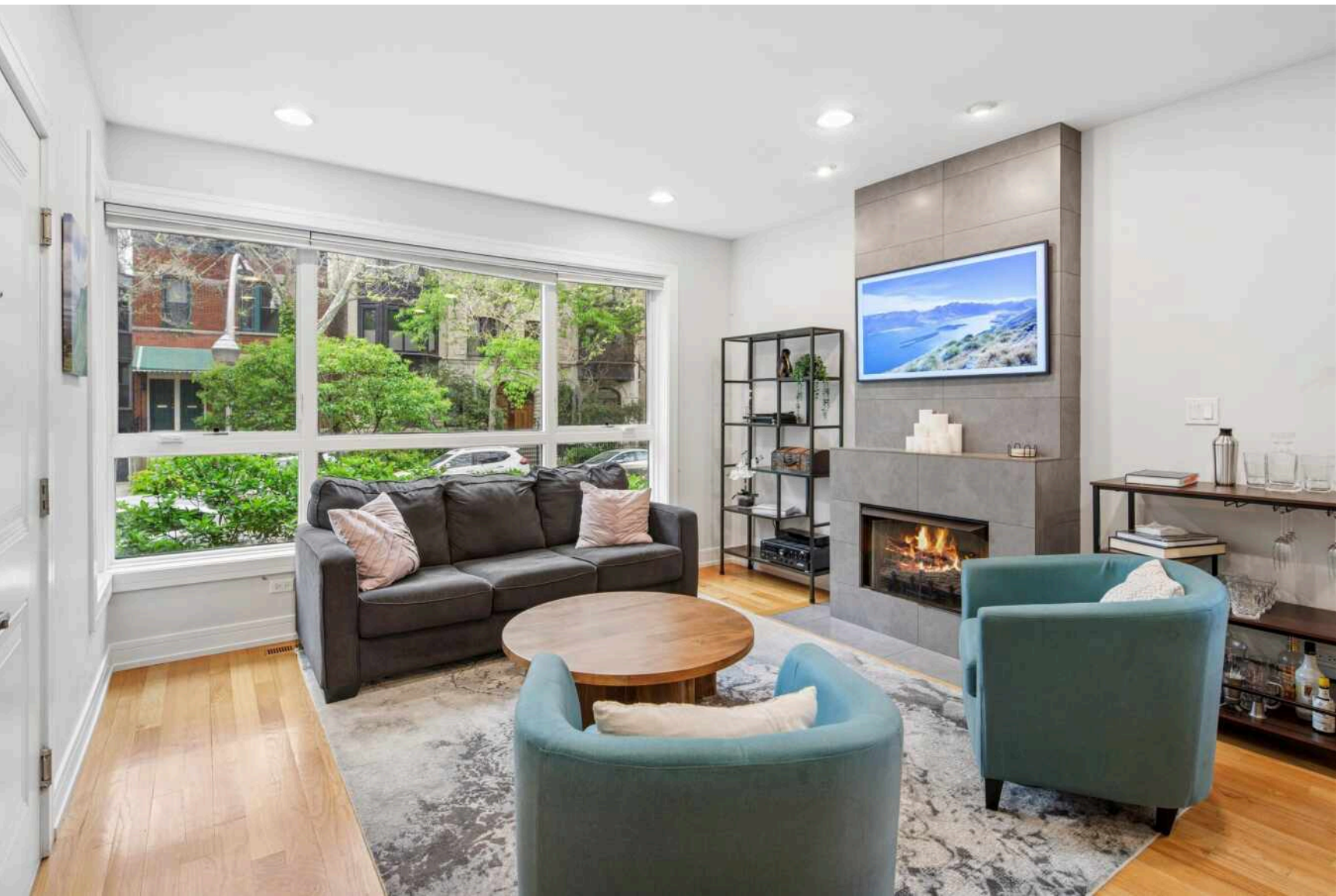


821 W ROSCOE STREET #1

EAST LAKEVIEW





ROOM DIMENSIONS

LIVING ROOM : 14' × 25'

FAMILY ROOM : 14' × 29'

KITCHEN : 9' × 18'

PRIMARY BEDROOM : 12' × 15'

SECOND BEDROOM : 10' × 10'

THIRD BEDROOM : 10' × 10'

DECK : 11' × 19'

3 BEDROOM

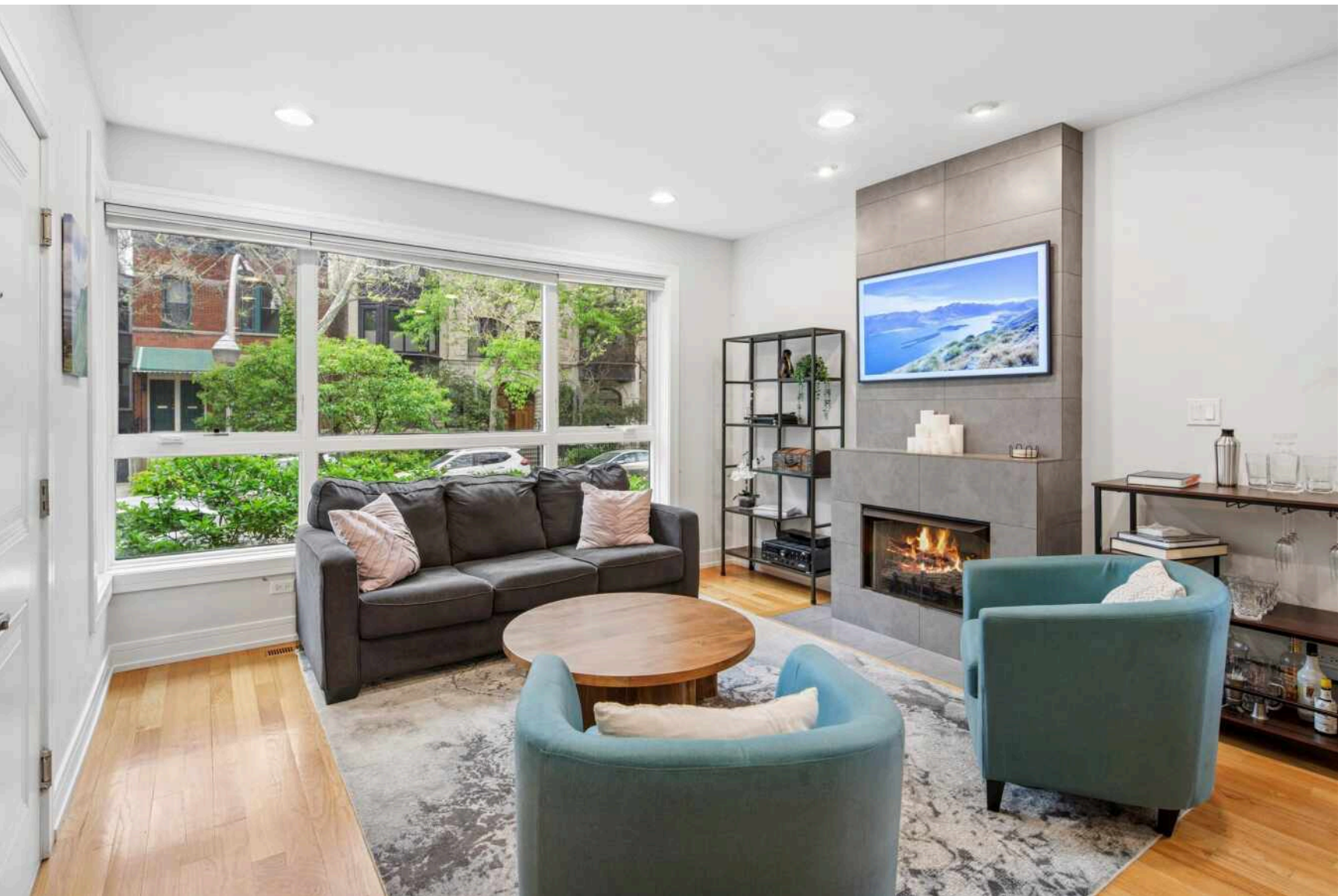
3 BATH

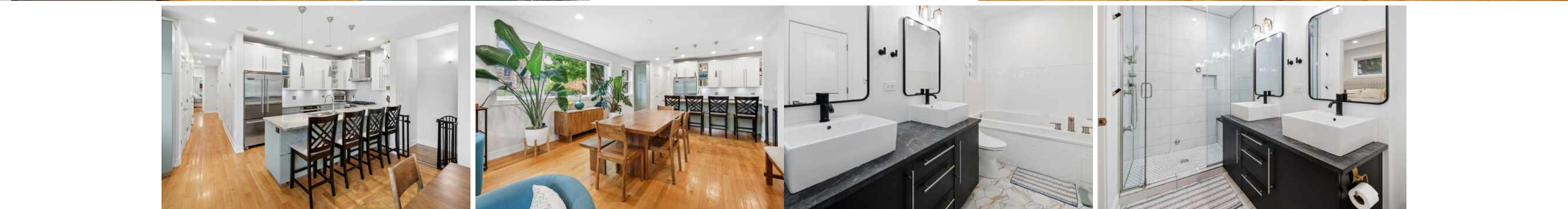
TAXES: \$16,521

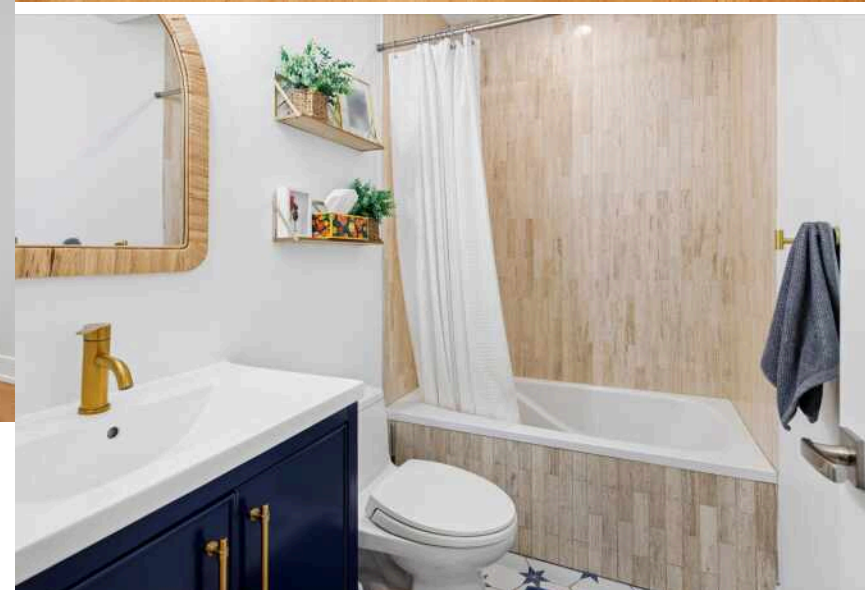
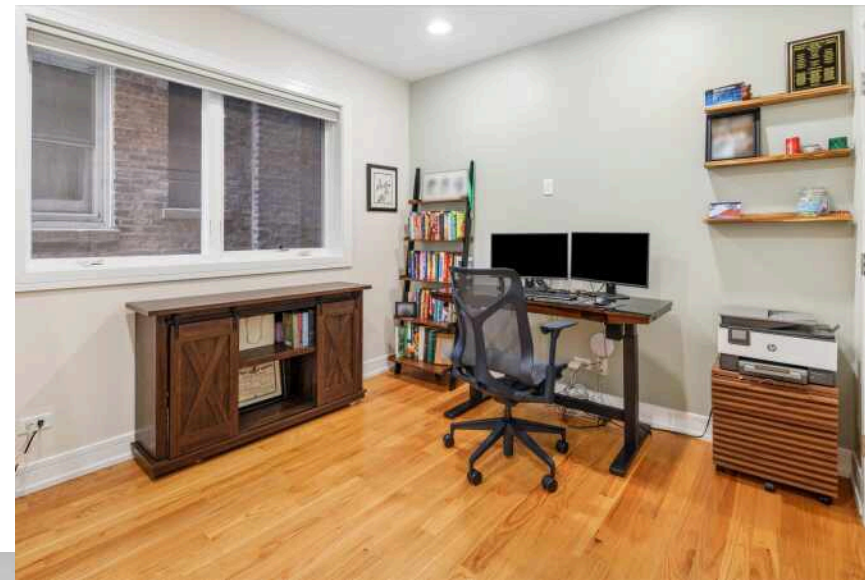
ASSESSMENTS: \$247 / MONTH

LARGE EAST LAKEVIEW DUPLEX DOWN

Nestled beside small tranquil Space Park on one-way, bike-friendly Roscoe Street, this beautiful contemporary all-brick duplex-down offers an unobstructed eastern exposure over a park and an unbeatable East Lakeview location. Thoughtfully designed with an expansive open floor plan, attached garage parking, and stylish touches throughout, this contemporary home blends comfort, function, and sophistication. The main level welcomes you with massive floor-to-ceiling front windows, abundant natural light, and a serene park view. The spacious living area flows seamlessly into a generous dining space with room for a large dining table--making it ideal for entertaining. The chef's kitchen features upgraded Viking, Bosch, and Miele appliances, soft-close cabinetry, granite countertops, and a large peninsula with seating. The primary suite is a true retreat, complete with a spacious bedroom, walk-in closet, and a primary bath featuring a double vanity, steam shower, jetted tub, heated floors, updated tile, mirrors, and lighting. Sliding doors lead directly from the primary suite to a private 11x19 covered deck. A second bedroom and full bath complete the main level. The expansive lower level provides exceptional flexibility with a large family room with hardwood floors, wet bar and wine fridge. Adjacent to the family room is additional space perfect for a home office, gym, playroom, or an easy conversion to a real fourth bedroom with a window and closet. The third bedroom and a third full bath complete the lower level. Direct access to the attached garage--a rare commodity in Chicago--adds everyday convenience. Enjoy an unbeatable location just steps from Halsted, Broadway, Sheffield, Clark Street, Wrigley Field, Southport Corridor, CTA trains and buses, the lakefront, running and bike paths, tennis and softball fields, grocery stores, dining, shopping, and more.

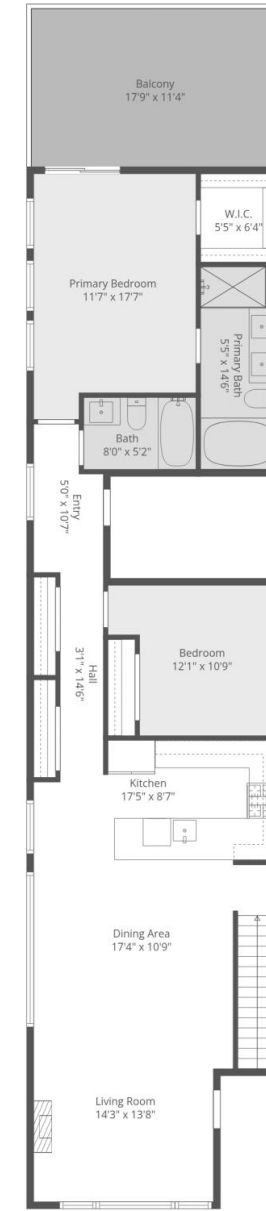




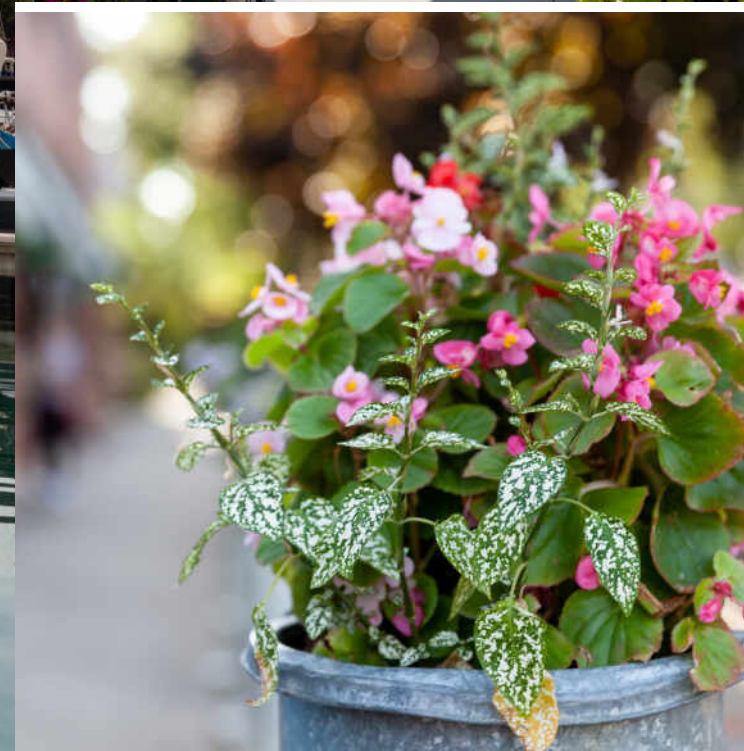




1st Floor



2nd Floor



CHICAGOANS WILL FIND MORE THAN A FEW OF THEIR FAVORITE THINGS IN **LAKEVIEW**, ONE OF THE LARGEST NEIGHBORHOODS ON THE CITY'S NORTH SIDE.

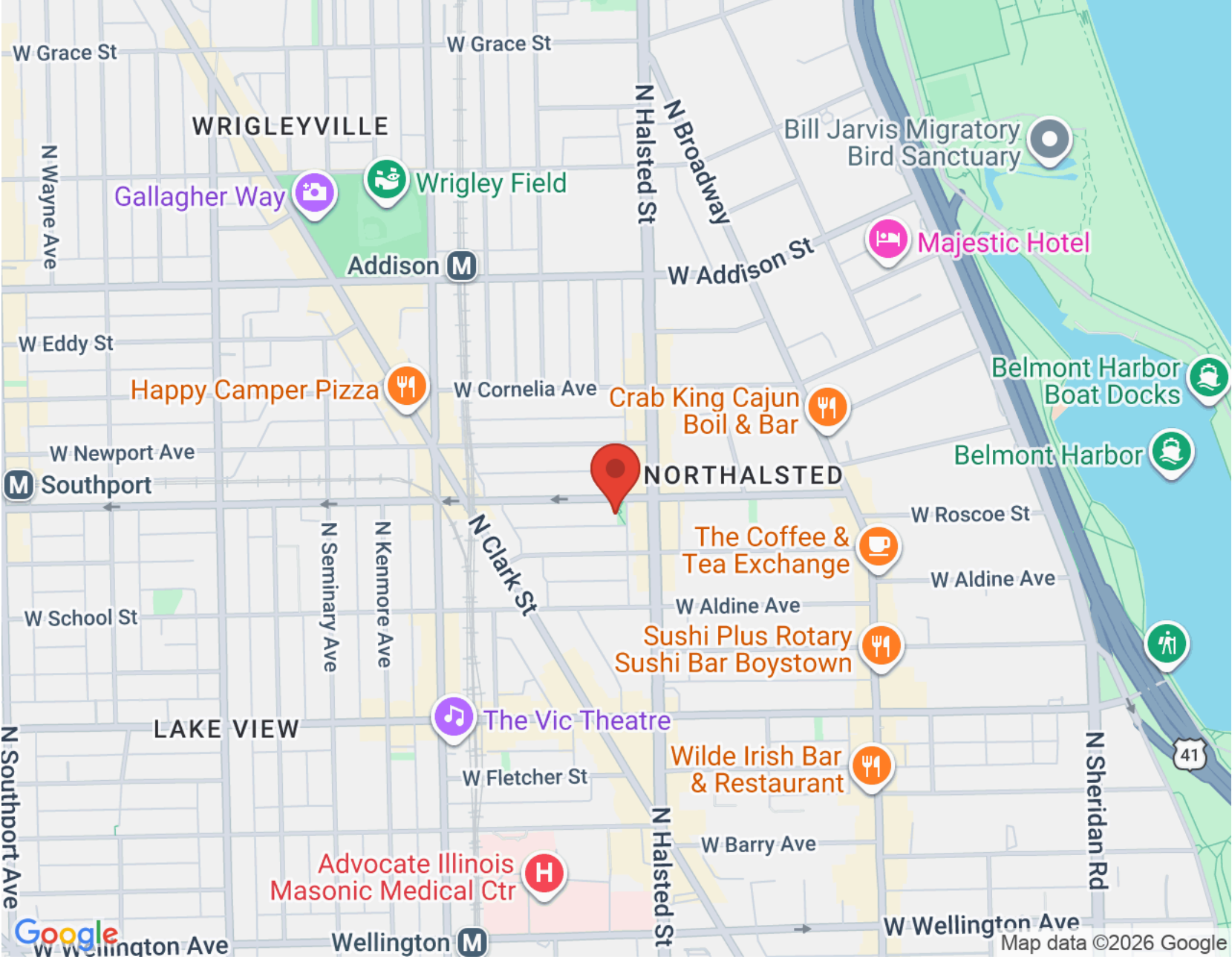
For starters, there's Lakeview's proximity to the beach and public transit, quiet residential streets, thriving restaurant and bar scene, and Wrigley Field.

Then there's the neighborhood's historic theaters and notable architecture. The Music Box Theater has been operating since it opened in 1929, originally showing silent films accompanied by a live organ player. It now plays independent and foreign films.

Did we mention the outdoor festivals, farmers markets, nightlife, and cultural attractions? Lakeview is home to the Belmont Theater District with over 30 theaters and live performance venues near the Belmont "L" station. Residents also have a front-row seat to the Chicago Marathon, Chicago Pride Parade, and Bike the Drive.

And we can't forget shopping - shops on the Southport Corridor, independent businesses on Lincoln Avenue, and unique boutiques sprinkled throughout the neighborhood.

Lakeview includes a variety of housing styles and prices. Homes run the gamut from vintage walk-ups, condominiums, new construction three-flats, loft buildings, converted courtyard buildings, and high-rises. There are also a variety of single-family homes from stately mansions near Lincoln Park to contemporary new construction throughout the neighborhood.



NOTES _____



FRED CARMEAN

(312) 804-4696

312-254-0200

FRED@FREDCARMEAN.COM

WWW.FREDCARMEAN.COM