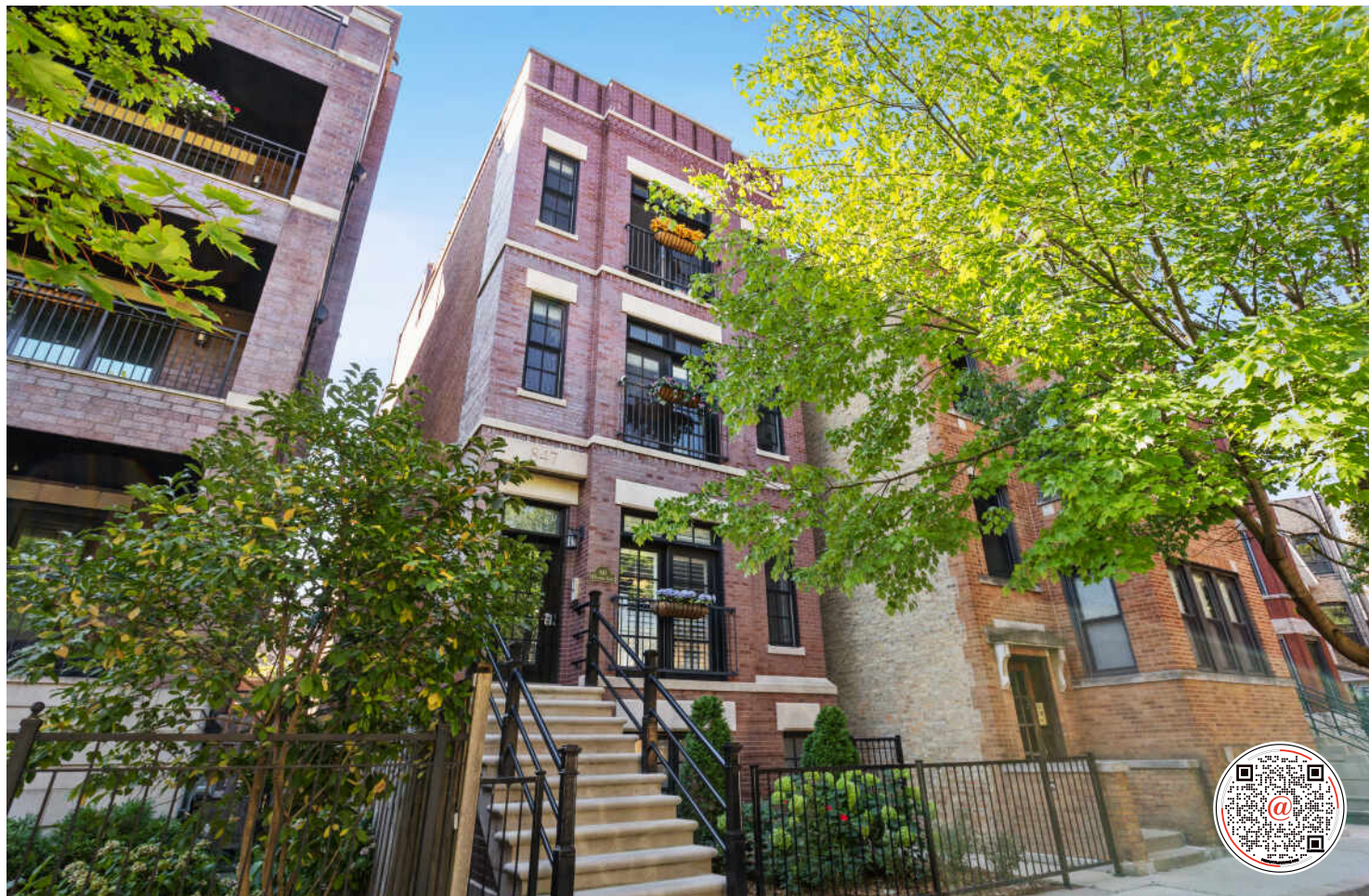


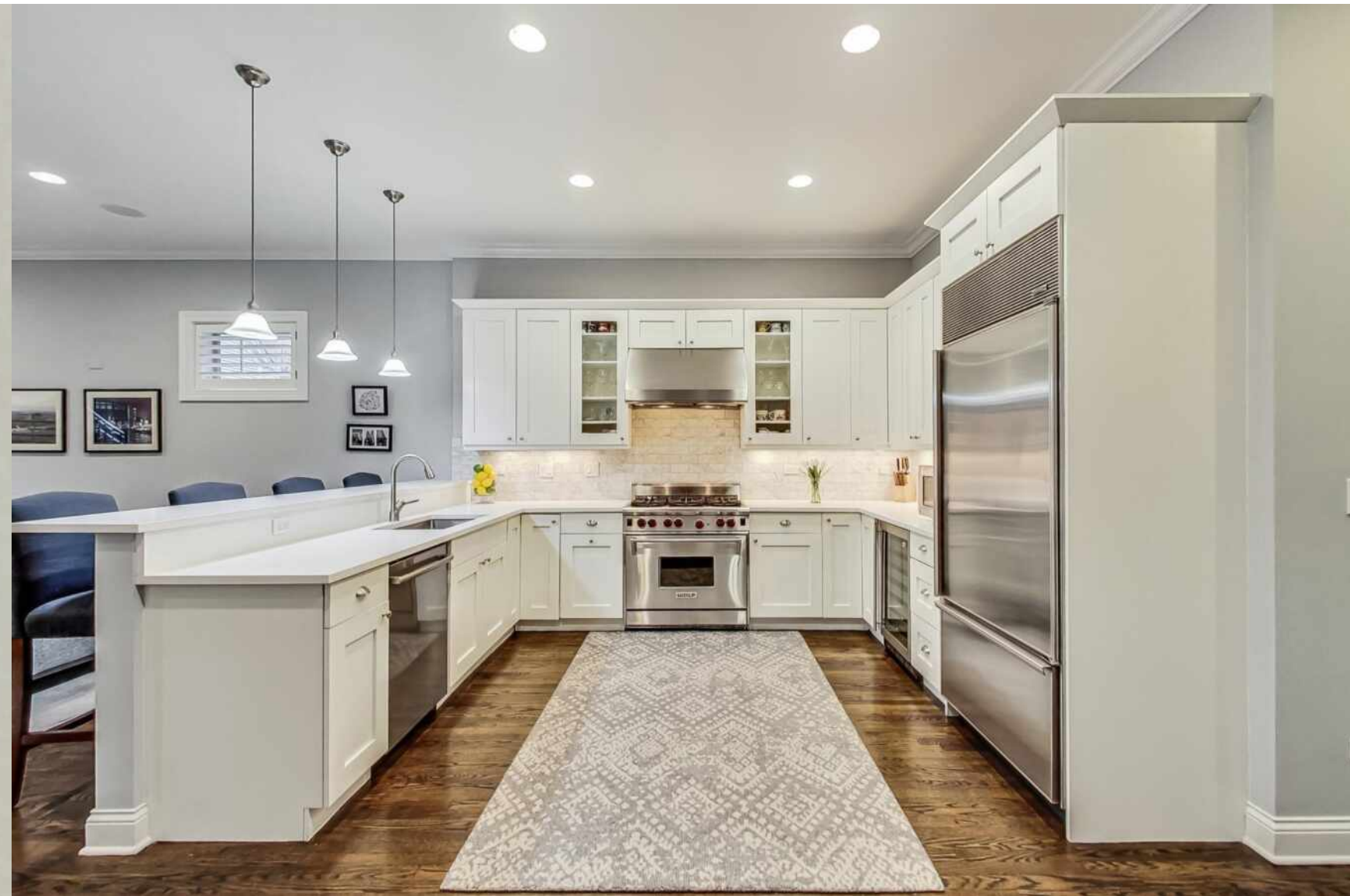
847 W. FLETCHER STREET #1  
LAKEVIEW







EAST LAKEVIEW - PRIME LOCATION! 847 W. Fletcher is in the heart of Lakeview, on a quiet one way, tree-lined street. Pristine 3-bedroom, 2.5-bath, duplex down with garage parking included in a boutique 2-unit building, all solid masonry construction!! Featuring an ideal floorplan that lives like a single-family home, with enormous living space on the main level and all three bedrooms on the lower level. The spacious first floor has a formal living & dining room, complete with a gas fireplace, and beautiful updated powder room. Gourmet chef's kitchen with 42" white cabinetry, white quartz countertops, gorgeous subway tile marble backsplash, breakfast bar, separate pantry, wine fridge, and high-end appliance package including a Sub-Zero refrigerator, Wolf 6-burner range & oven, and a new Bosch dishwasher (2021). The kitchen opens to an extra-wide family room with direct access to TWO private outdoor spaces. The large deck off the family room serves as an intimate setting perfect for grilling and a glass of wine. Gorgeous private roof deck over the garage features Trex-clad decking with custom cedar privacy screen and covered pergola. All outdoor furniture included!! The lower level boasts 10-foot ceilings, radiant heated floors, and feels very private and cozy. Large ensuite master bedroom features a generous walk-in closet. Completely remodeled primary bath (2021) features custom cabinetry, dual sinks, modern soaking tub, spacious walk-in shower with rainwater showerhead and heated Toto bidet toilet. The generously sized 2nd and 3rd bedrooms offer flexibility for sleeping, workspace, and/or home gym. This home has all the upgrades: hardwood floors, crown molding, plantation shutters, separate laundry room with new (2021) Samsung washer/dryer, and Elfa shelving in storage closets. Over \$100,000 in recent upgrades!! Close to the Belmont CTA stop, Target, Starbuck's, the lakefront, and all the shopping and restaurants/nightlife East Lake View has to offer. Public schools: Truman Elementary and Lincoln Park High School. This is a stunning home, move-in ready!



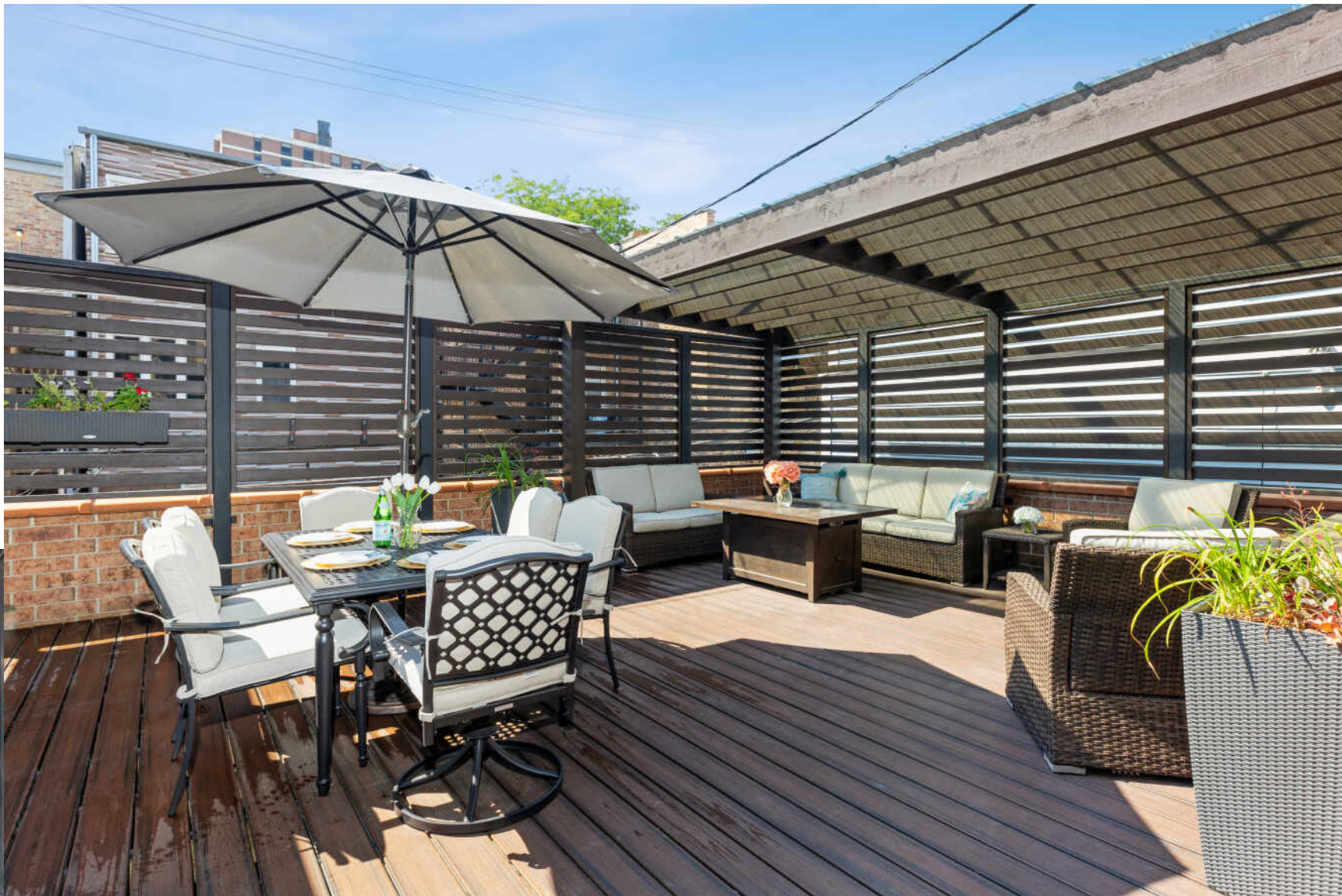
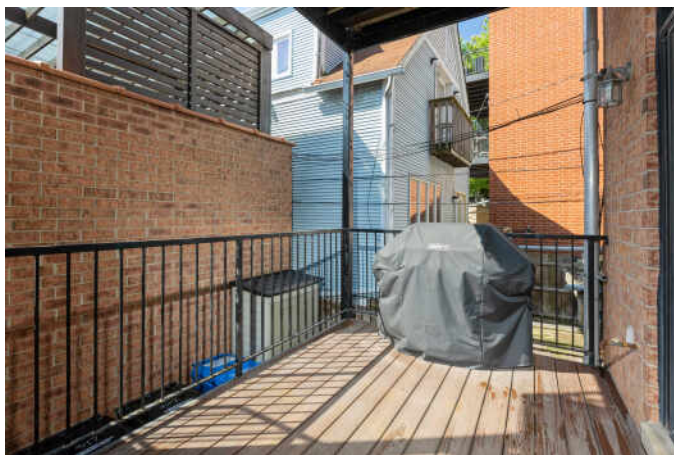




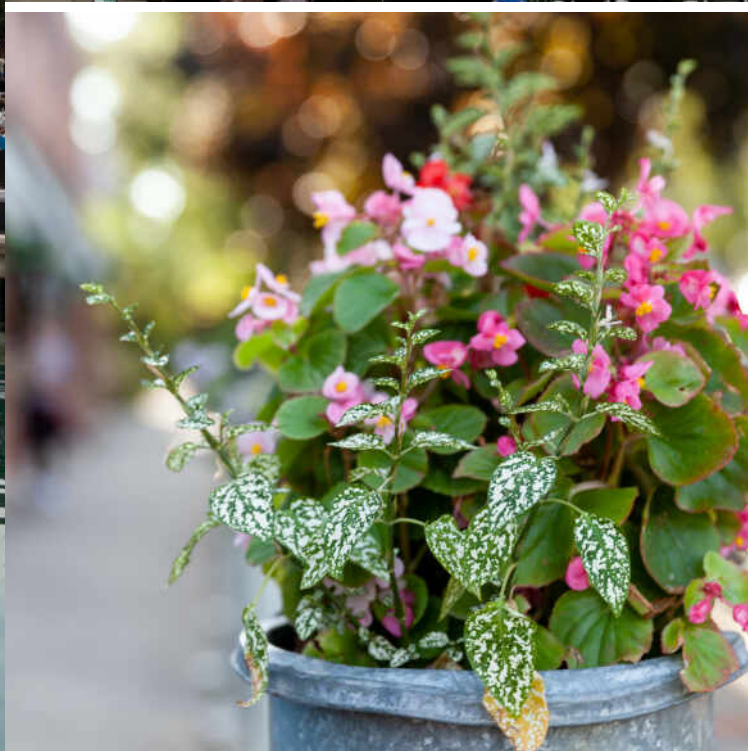












## CHICAGOANS WILL FIND MORE THAN A FEW OF THEIR FAVORITE THINGS IN **LAKEVIEW**, ONE OF THE LARGEST NEIGHBORHOODS ON THE CITY'S NORTH SIDE.

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.



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