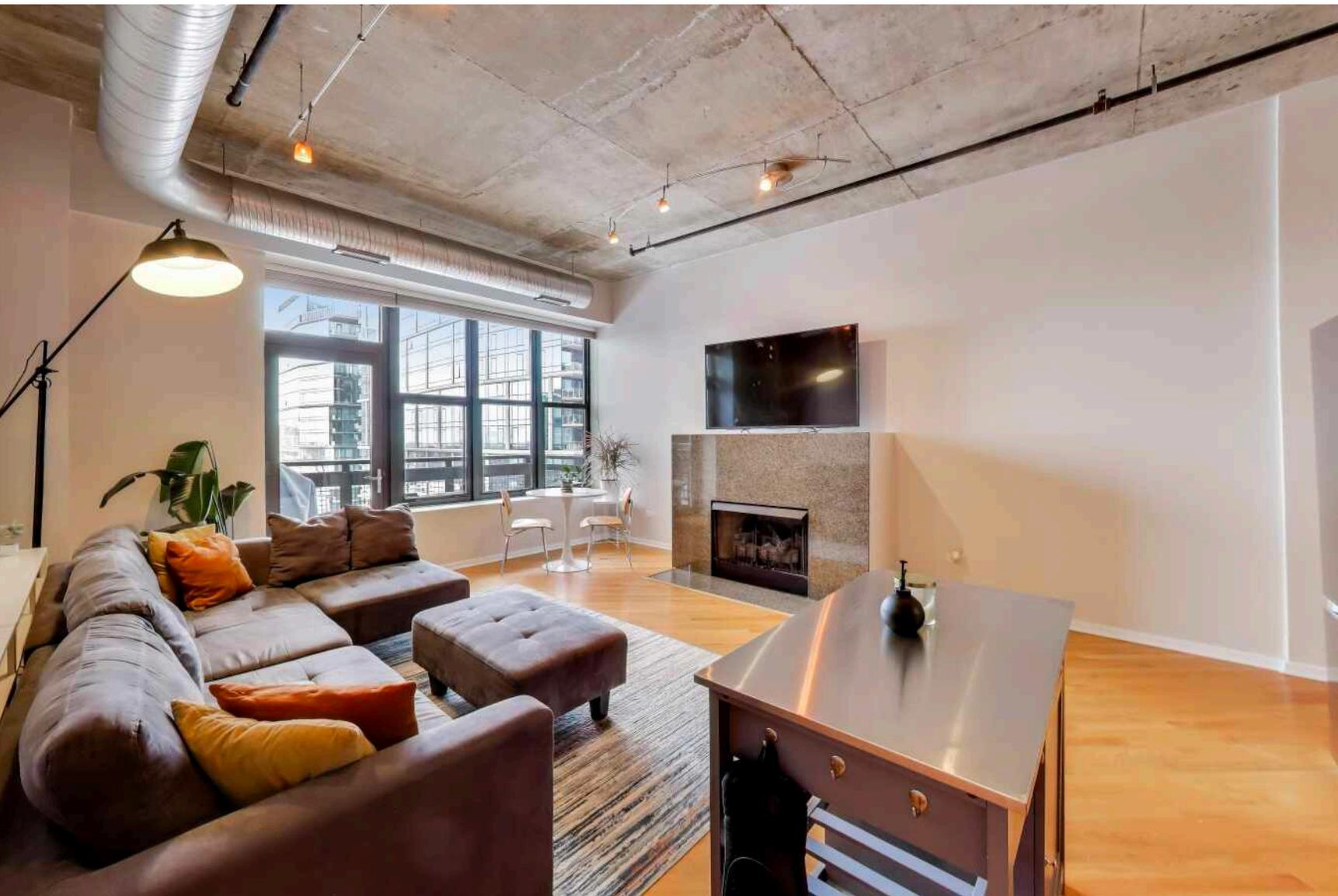


849 N. FRANKLIN ST. #1110
RIVER NORTH





ROOM DIMENSIONS

LIVING ROOM : 19' × 16'

KITCHEN : 16' × 4'

BEDROOM : 12' × 11'

BALCONY : 11' × 4'

HIGH FLOOR 1BR/1BA IN THE PARC CHESTNUT

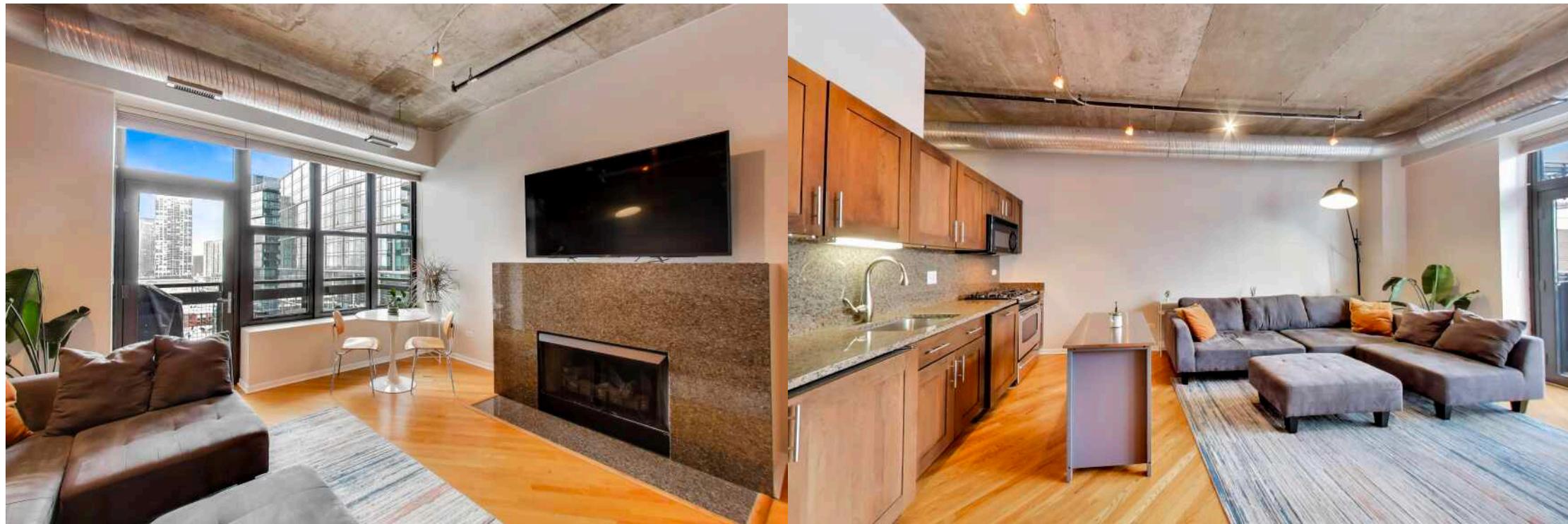
Welcome to this fantastic soft loft in The Parc Chestnut, one of River North's most coveted buildings. This high floor north-facing unit has bright & expansive urban landscape views. This well kept 1BR/1BA home boasts an upgraded kitchen with walnut cabinetry, stainless steel appliances, a mini bar and granite countertops with a full height backsplash. The nicely appointed bathroom features natural stone & a walk-in shower. The bedroom can easily accommodate a king bedroom set and offers ample closet space. The spacious living space is features soaring ceilings, a cozy fireplace, hardwood floor throughout, and an in-unit washer & dryer. The large balcony is perfect for al fresco dining and grilling. Assessments includes everything (heat A/C, gas, cable & internet) except for electricity. This is a full service building with 24hr door staff, on-site manager & engineer. Incredible amenities include a well-equipped fitness room, giant landscaped terraces (lounge chairs & tables, fire pits & common grills), a business center, a party/game room, bike storage, dry cleaning/laundry services, and an EV charger. The oasis like private park (with a dog run) directly across the street is exclusive for residents. Perfect location that's steps to dining, shops, nightlife, parks, CTA buses & El with very easy expressway access. Full sized extra storage cage and parking ARE INCLUDED in the price. HOA: \$638.38 (\$509.69 condo, \$68.54 parking, cable/internet \$60.15). 2024 Taxes: \$4,661.03 w/homeowner's exemption.

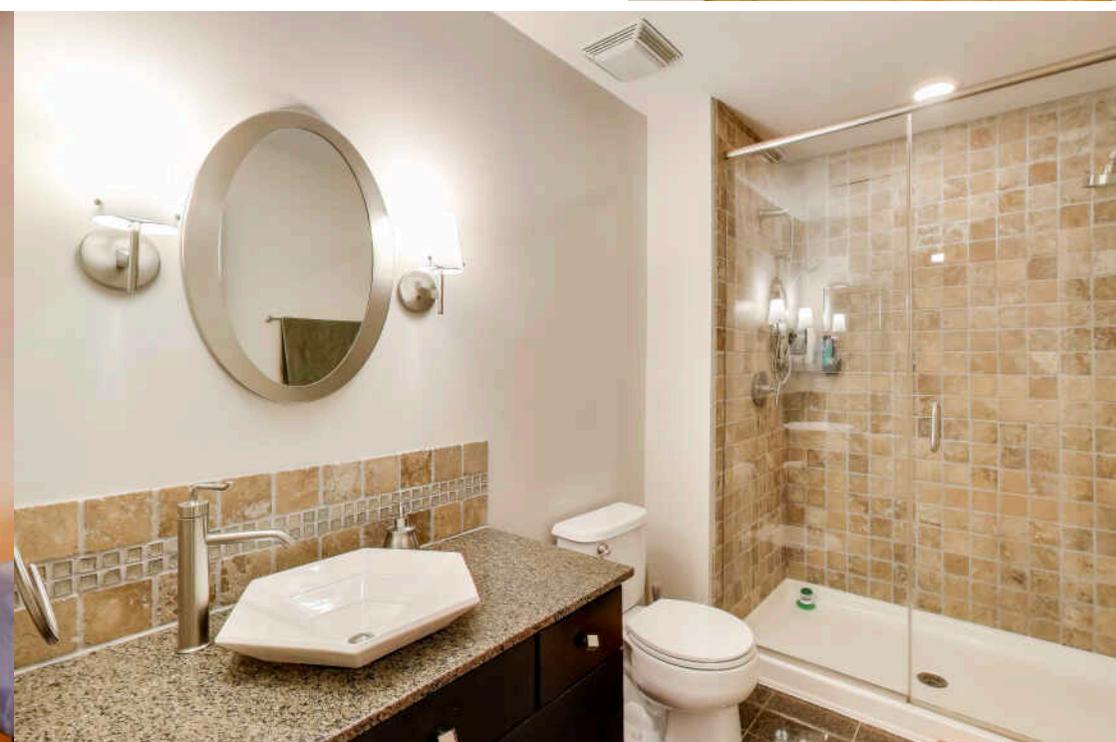
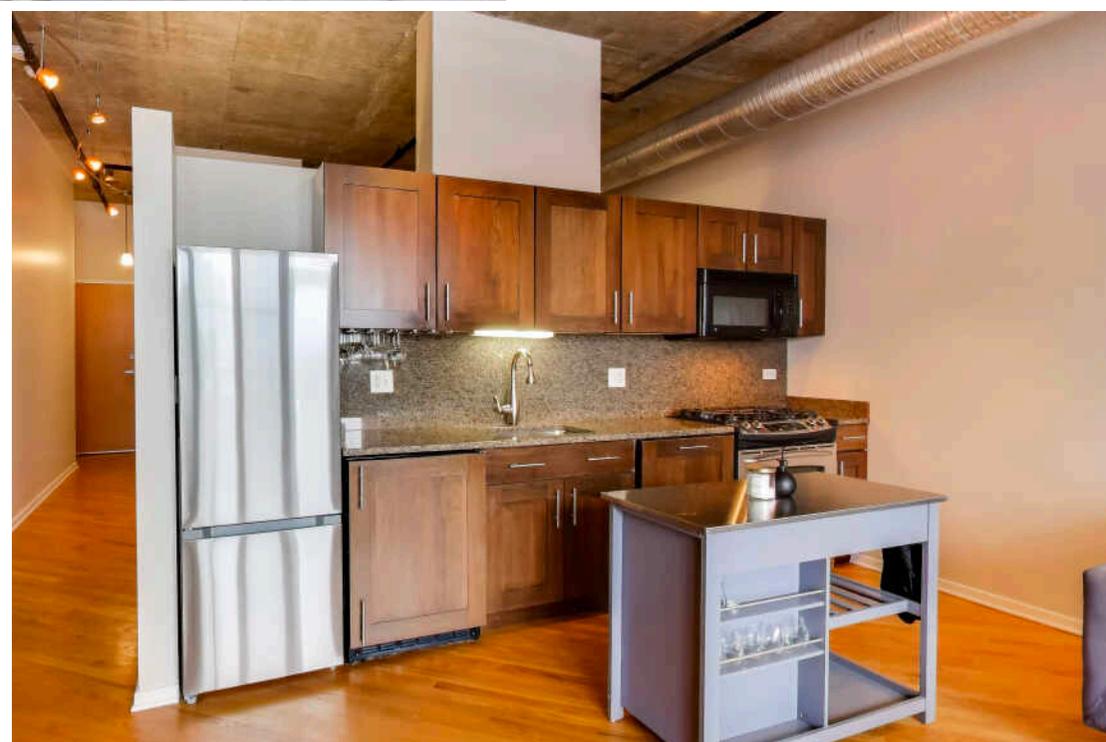
1 BEDROOM

1 BATH

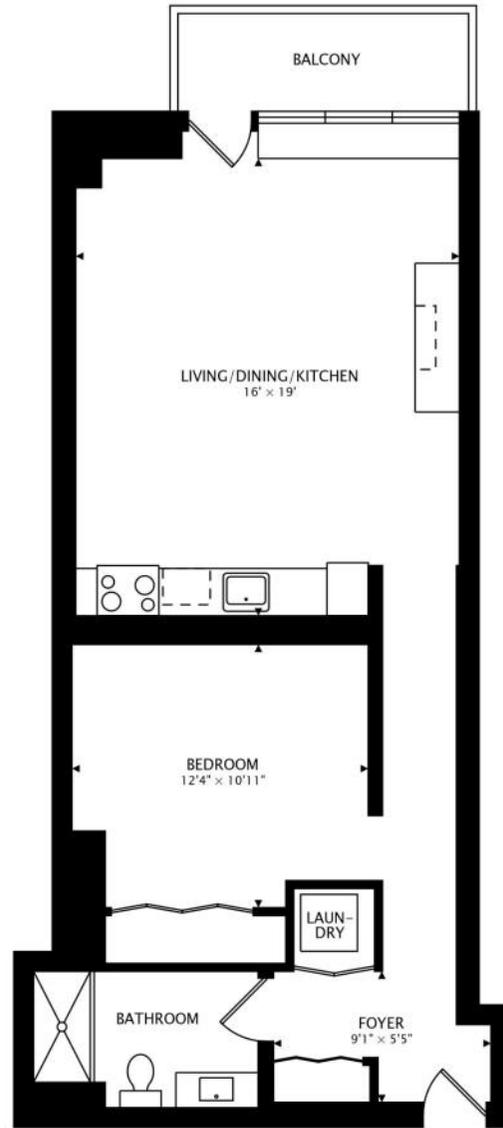
TAXES: \$4,661.03

ASSESSMENTS: \$638.38

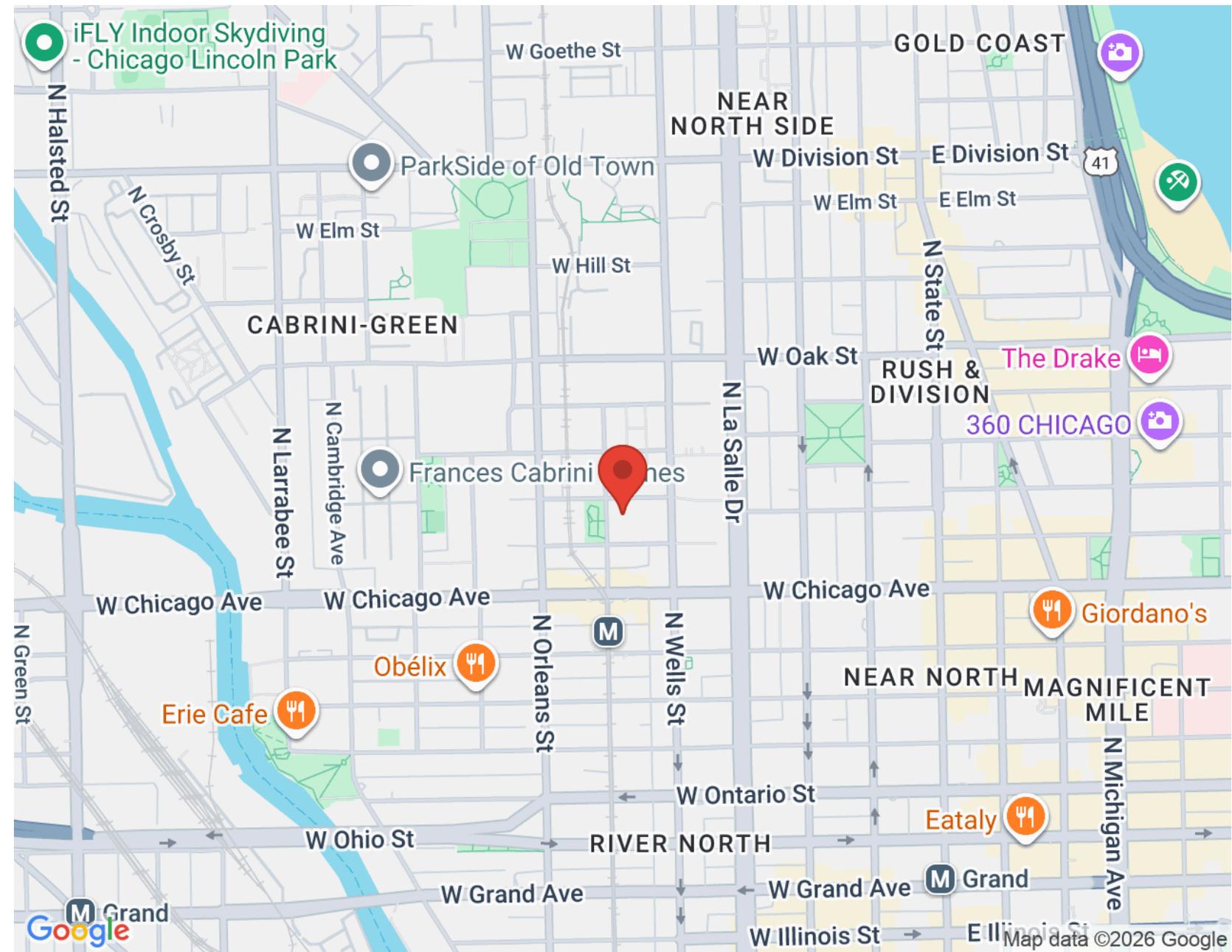








732 sq ft + 49 sq ft BALCONY





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