



EMILY SACHS WONG
LUXURY CHICAGO REAL ESTATE

1555
N. ASTOR
AVENUE, 30W

@properties®



1555 NORTH ASTOR AVENUE, 30W

This is a fabulous opportunity to own a half floor residence, in a full-amenity building, ideally located on picturesque Astor Street. The service-oriented building, with on-site management and an engineer, has an indoor pool, sundeck, tennis court, and a fitness center. Enjoy living steps from Lincoln Park, Lake Michigan beaches, and bike paths.

Spectacular views abound in this four bedroom, three and two half bath home. The living room offers endless views of Lake Michigan and the park. A hidden wet bar connects the living room and formal dining room, and makes entertaining a breeze. Enjoy breathtaking sunset views over the Cardinal's Mansion, from the gracious dining room and kitchen.

An oversized master suite has a large bath with a separate tub, a huge shower, and dual vanities. Large windows showcase southern views of Navy Pier and the dramatic Chicago skyline. A second bedroom suite is perfect for guests. The home has two additional bedrooms that are currently utilized as an office and family room. A true laundry room and great storage complete this residence. Attached valet garage parking available for \$200 per month.



Price: \$1,200,000
Assessments: \$3,260/month
4 Beds | 3.2 Baths
2018 Taxes: \$28,380

[1555nAstorSt30W.info](https://www.realtor.com/recent/sales/details/1555nAstorSt30W.info)









HALLWAY WITH HIDDEN WET BAR :: LIVING ROOM & DINING ROOM



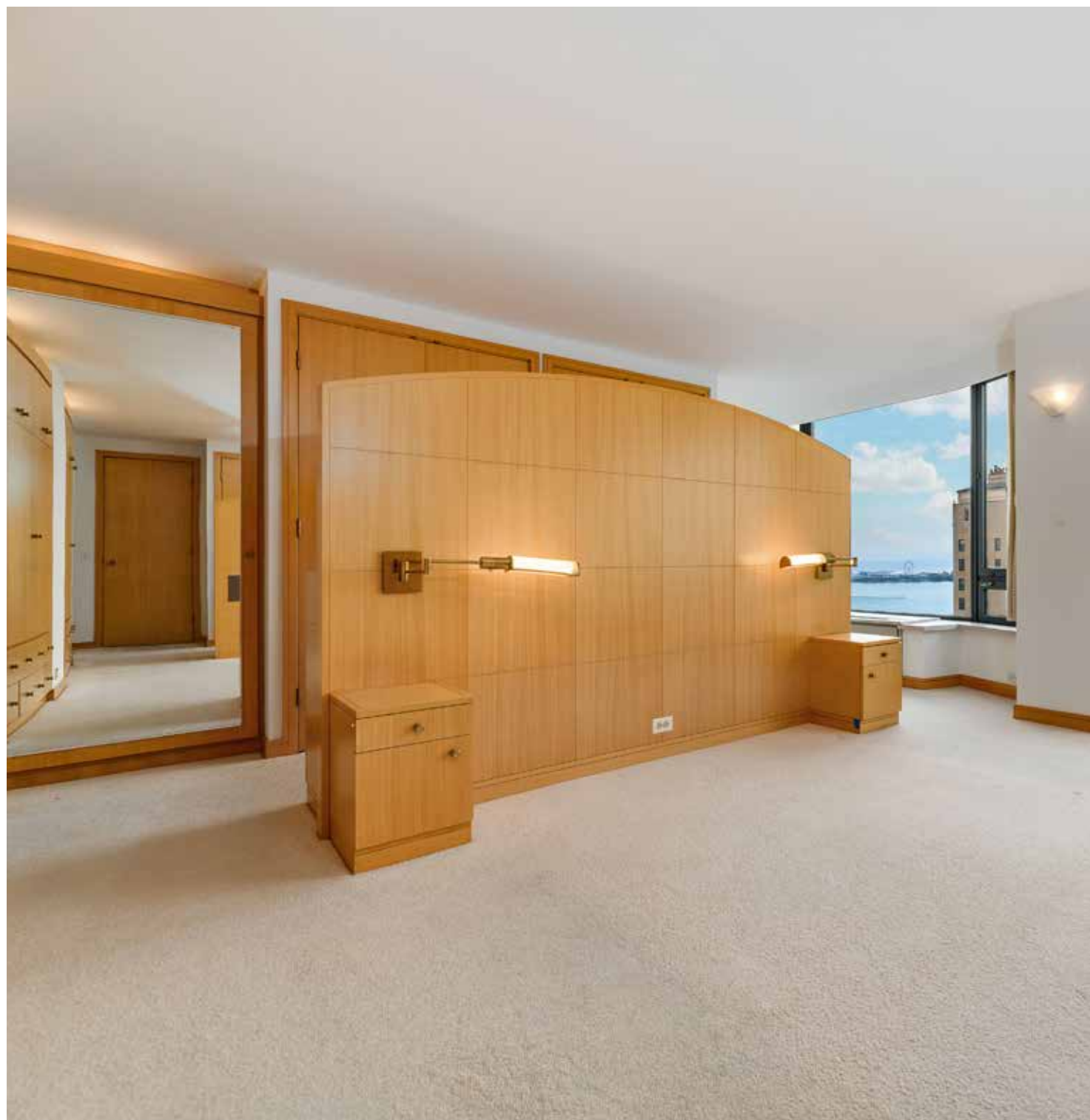


KITCHEN





KITCHEN





MASTER BEDROOM











FAMILY ROOM :: BEDROOM & BEDROOM



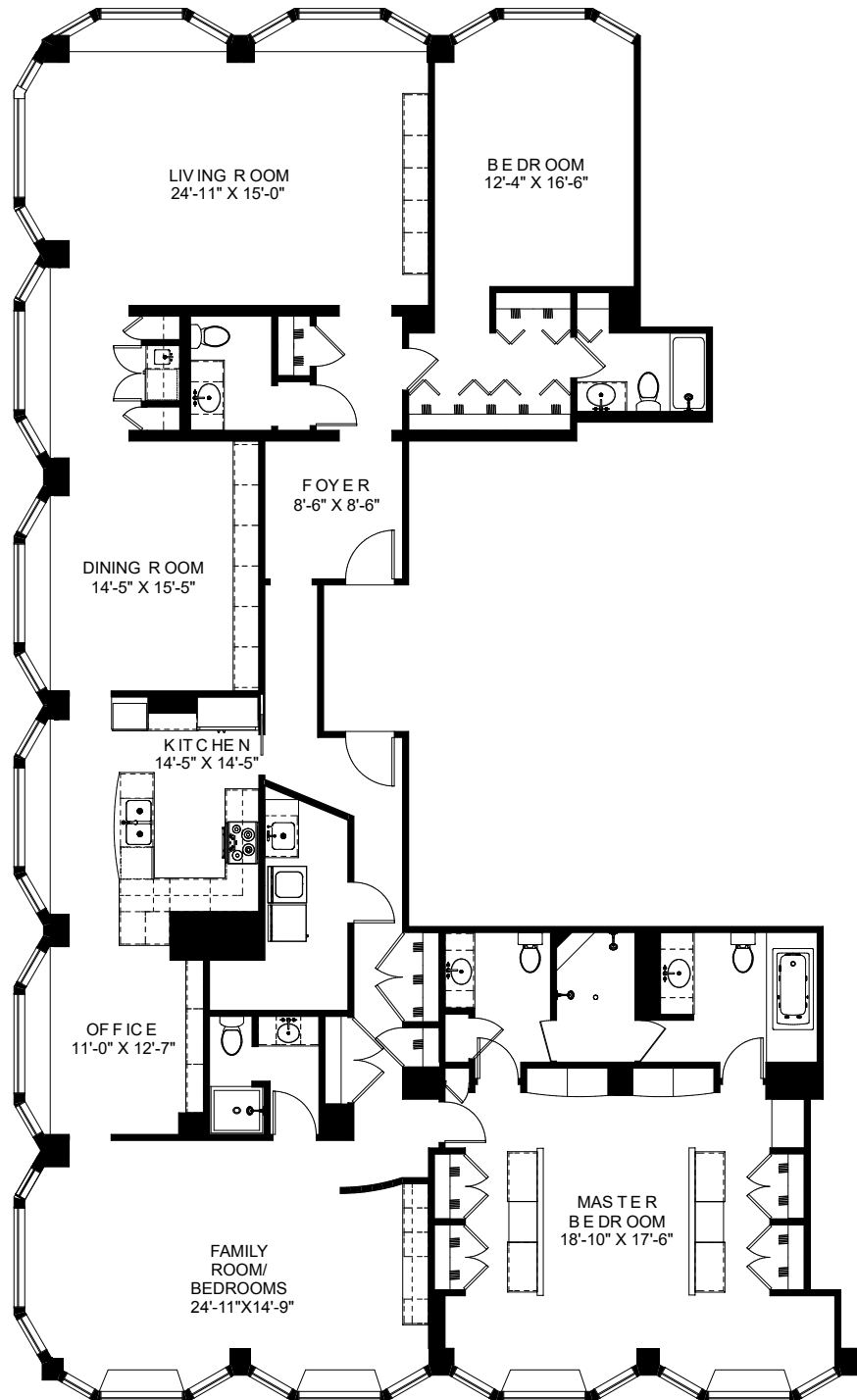












**Attached Single**

Status: **NEW**
Area: **8008**

List Price: **\$1,200,000**
Orig List Price: **\$1,200,000**
Sold Price:
SP Incl.
Parking: **No**

Address: **1555 N Astor St Unit 30W, Chicago, IL 60610**
Directions: **North Ave to Astor, on southeast corner of North and Astor.**

Closed:
Off Mkt:
Year Built: **1974**
Dimensions:
Ownership: **COMMON**
Corp Limits:
Coordinates: **Chicago**
N:1555 E:40

Contract:
Financing:
Blt Before 78: **Yes**
Subdivision:
Township: **North Chicago**

Concessions:
Contingency:
Curr. Leased: **No**

Model:
County: **Cook**
Fireplaces: **1**

Rooms: **7**
Bedrooms: **4**
Basement: **None**

Bathrooms
(Full/Half): **3/2**
Master Bath: **Full**
Bsmnt. Bath: **No**

Parking: **Garage**
Spaces: **Gar:2**

Waterfront: **No**
Total Units: **112**
Stories: **48**

Appx SF: **3116**
Bldg. Assess. SF:
Unit Floor Lvl.: **30**

In Price: **No**
SF Source: **Landlord/Tenant/Seller**
Days for
Bd Apprvl: **30**

% Own. Occ.:
Utility Costs:
Mobility Score: **76 - Good Mobility!**

Fees/Approvals:

Remarks: **Unparalleled, panoramic views of Lake Michigan, Lincoln Park, and the skyline from this coveted home at 1555 Astor! This rare half floor residence offers gracious room sizes and amazing space for entertaining with true formal living and dining rooms, hidden wet bar, and a centrally located kitchen. The west-facing kitchen has spectacular sunset views over the Cardinal's Mansion and offers built-in window seating for informal gathering as well as an adjacent breakfast room. An over-sized master suite with southern views to Navy Pier and the city has great built-in storage and a huge bath with a separate tub and huge shower and dual vanities. There is a second bedroom suite plus space to add two more bedrooms that are currently opened as an office and family room. A true laundry room, third full bath, powder room, and great storage complete this spacious home. 1555 Astor is a service oriented building with a wonderful staff, indoor pool, sundeck with grilling area, tennis court, and gym. There is also on site management and engineer. Attached valet garage parking for \$200/month plus free parking for guests.**

School Data		Assessments		Tax		Pet Information	
Elementary: Ogden (299)	Amount: \$3,260	Frequency: Monthly	Amount: \$28,380.27			Cats OK, Dogs OK, Pet Count Limitation, Pet Weight Limitation	
Junior High: Ogden (299)	Special Assessments: No	Special Service Area: No	PIN: 17031010281095 /				
High School: Lincoln Park (299)	Master Association: No		Mult PINs: No				
			Tax Year: 2018				
			Tax Exmps: Homeowner			Pets Allowed:	
			Coop Tax Deduction:			Max Pet Weight: 80	
			Tax Deduction Year:				

Square Footage Comments:

Room Name	Size	Level	Flooring	Win Trmt	Room Name	Size	Level	Flooring	Win Trmt
Living Room	25X15	Main Level	Carpet		Master Bedroom	19X18	Main Level	Carpet	
Dining Room	15X14	Main Level	Carpet		2nd Bedroom	17X12	Main Level	Carpet	
Kitchen	14X14	Main Level	Other		3rd Bedroom	15X12	Main Level	Carpet	
Family Room		Not Applicable			4th Bedroom	15X12	Main Level	Carpet	
Laundry Room	5X5	Main Level	Other						
Foyer	09X09	Main Level	Carpet		Bar	09X9	Main Level	Carpet	

Interior Property Features: **Bar-Wet, Laundry Hook-Up in Unit, Storage, Built-in Features**

Exterior Property Features:

Age: 41-50 Years, Rehab in 2017	Laundry Features:	Sewer: Sewer-Public, Other
Type: Condo, High Rise (7+ Stories), Penthouse	Garage Ownership: Fee/Leased (\$200)	Water: Lake Michigan
Exposure: N (North), S (South), E (East), W (West), City, Lake/Water, Park	Garage On Site: Yes	Const Opts:
Exterior: Concrete, Other	Garage Type: Attached	General Info: None
Air Cond: Zoned	Garage Details:	Amenities: Bike Room/Bike Trails, Door Person, Elevator, Exercise Room, Storage, On Site Manager/Engineer, Sundeck, Pool-Indoors, Receiving Room, Service Elevator, Steam Room, Tennis Court/s
Heating: Electric	Parking Ownership:	Asmt Incl: Water, Common Insurance, Doorman, TV/Cable, Exercise Facilities, Pool, Lawn Care, Scavenger, Snow Removal, Other
Kitchen:	Parking On Site:	HERS Index Score:
Appliances: Oven/Range, Microwave, Dishwasher, Disposal	Parking Details:	Green Disc:
Dining:	Parking Fee (High/Low): /	Green Rating Source:
Bath Amn: Separate Shower, Double Sink	Driveway:	Green Feats:
Fireplace Details: Wood Burning	Basement Details: None	Sale Terms: Conventional
Fireplace Location: Family Room	Foundation:	Possession: Closing
Electricity:	Exst Bas/Fnd:	Est Occp Date:
Equipment:	Roof:	Management: Manager On-site
Additional Rooms: Foyer, Bar	Disability Access: No	Rural:
Other Structures:	Disability Details:	Addl. Sales Info.: List Broker Must Accompany
	Lot Desc:	Broker Owned/Interest: No
		Relist:
		Zero Lot Line:

Broker: **@properties (85774) / (773) 472-0200**
List Broker: **Emily Sachs Wong (128632) on behalf of Emily Sachs Wong, INC. (T14619) / (312) 286-0800 / esw@atproperties.com**

CoList Broker: More Agent Contact Info:

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NOTICE: Many homes contain recording devices, and buyers should be aware that they may be recorded during a showing.



ABOUT THE NEIGHBORHOOD:

GOLD COAST

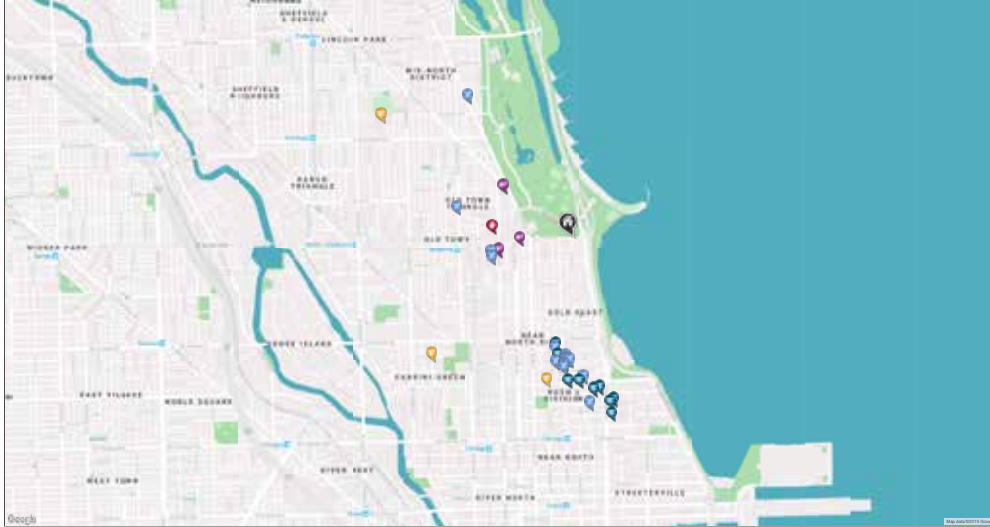
When you reach the Gold Coast, you know you have arrived. In one of the wealthiest neighborhoods in America, you'll find some of the city's most famous residents and the world-class real estate they call home.

Within one square mile, the Gold Coast offers lively beaches, internationally-renowned boutiques, incredible cuisine and vibrant nightlife. It also has a number of top public and private schools, beautiful parks, and cultural attractions.

Residents live just a few steps away from the best the city has to offer – a stroll down Michigan Avenue, a day at the beach, shopping along Oak Street, dinner at an award-winning restaurant or cocktails with a view atop the building formerly known as the Hancock Tower.

From the stately mansions on Astor Street to the magnificent high-rises overlooking the lake, the Gold Coast offers a surprising variety of housing choices. In addition to the historic apartment buildings that line Lake Shore Drive, there are walk-ups, townhomes and a number of contemporary high-rises offering all the modern amenities.

Horse-drawn carriages await those who enjoy traveling in style down Michigan Avenue. For those heading to work downtown, their "commute" is a brisk walk or a quick ride on a CTA bus or train.



RESTAURANTS

Benchmark

1510 NORTH WELLS STREET, 0.4 MI

The Fireplace Inn

1448 NORTH WELLS STREET, 0.4 MI

Lou Malnati's Pizzeria

1120 NORTH STATE STREET, 0.6 MI

Tavern On Rush

1031 NORTH RUSH STREET, 0.6 MI

Carmine's

1043 NORTH RUSH STREET, 0.6 MI

Luxbar

18 EAST BELLEVUE PLACE, 0.6 MI

Twin Anchors Restaurant & Tavern

1655 NORTH SEDGWICK STREET, 0.6 MI

The Original Pancake House

22 EAST BELLEVUE PLACE, 0.6 MI

Gibsons Bar & Steakhouse

1028 NORTH RUSH STREET, 0.7 MI

Morton's The Steakhouse

1050 NORTH STATE STREET, 0.7 MI

Le Colonial Chicago

57 EAST OAK STREET, 0.7 MI

Hugo's Frog Bar & Fish House

1024 NORTH RUSH STREET, 0.7 MI

Chicago Pizza and Oven

Grinder Company
2121 NORTH CLARK STREET, 0.8 MI

Ditka's Restaurant Chicago

100 EAST CHESTNUT STREET, 0.9 MI

COFFEE SHOPS

Starbucks

210 WEST NORTH AVENUE, 0.4 MI

SHOPPING

Barnes & Noble

1130 NORTH STATE STREET, 0.6 MI

Urban Outfitters

1100 NORTH STATE STREET, 0.6 MI

Madewell

932 NORTH RUSH STREET, 0.7 MI

Patagonia Chicago The

Magnificent Mile®
48 EAST WALTON STREET, 0.7 MI

J.Crew

900 MICHIGAN AVENUE, 0.8 MI

Sur La Table

900 MICHIGAN AVENUE, 0.8 MI

Best Buy

875 NORTH MICHIGAN AVENUE, 0.9 MI

The North Face

JOHN HANCOCK CENTER, 0.9 MI

Macy's

835 NORTH MICHIGAN AVENUE STE
100, 0.9 MI

HEALTH CLUBS

CorePower Yoga

108 WEST GERMANIA PLACE, 0.3 MI

Equinox Lincoln Park

1750 NORTH CLARK STREET, 0.4 MI

Orangetheory Fitness

1513 NORTH WELLS STREET, 0.4 MI

SCHOOLS

Ogden Elementary School -

East Campus
24 WEST WALTON ST, 0.8 MI

Ogden Elementary School -

Jenner Campus
1119 N CLEVELAND AVE, 0.9 MI

Lincoln Park High School

2001 NORTH ORCHARD ST, 1.1 MI



Emily Sachs Wong

OFFICE: (773) 472-0200
MOBILE: (312) 286-0800
esw@atproperties.com



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312.286.0800

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