

901 W WRIGHTWOOD AVENUE #1, CHICAGO, IL 60614
LINCOLN PARK





ROOM DIMENSIONS

FOYER : 7' × 8'

LIVING ROOM : 11' × 16'

DINING ROOM : 12' × 15'

KITCHEN : 12' × 19'

PRIMARY BEDROOM : 10' × 13'

BEDROOM 2 : 10' × 9'

BEDROOM 3 : 8' × 9'

3 BEDROOM

1 BATH

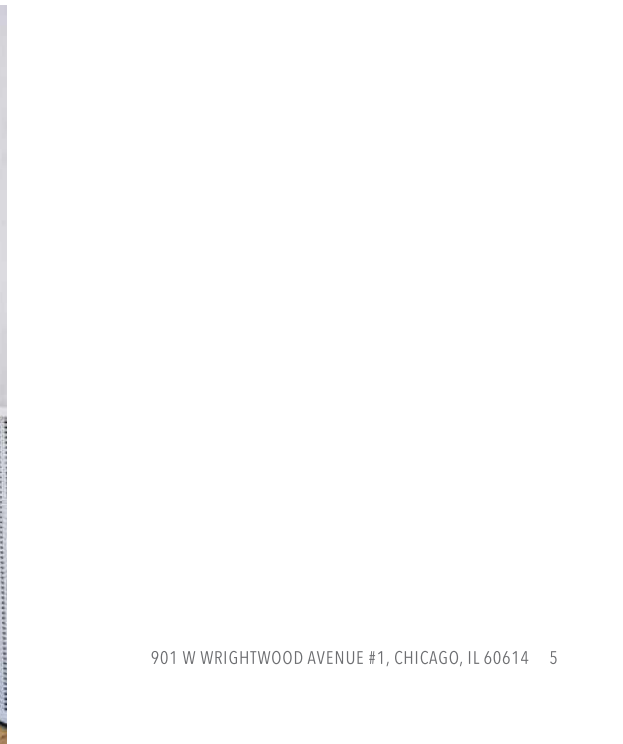
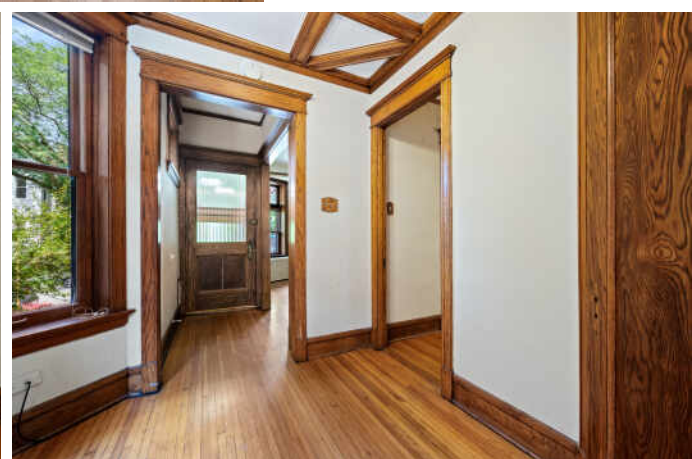
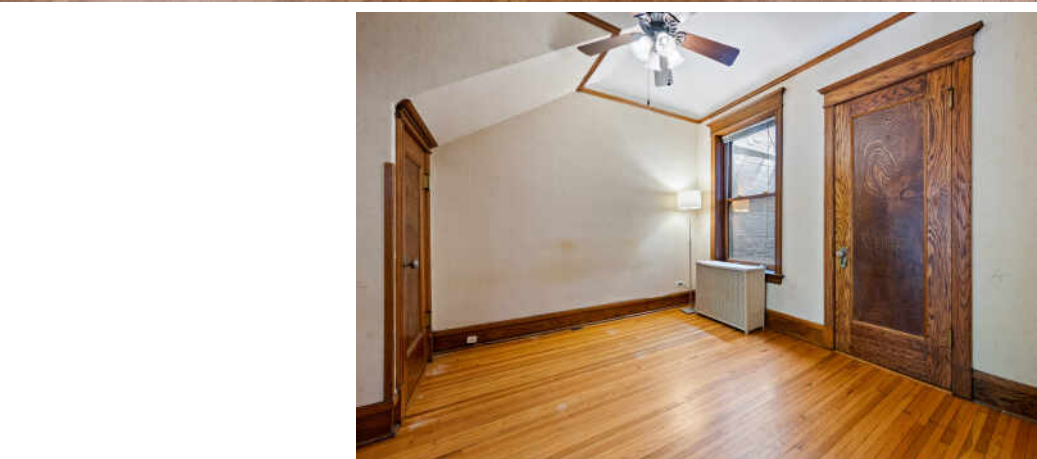
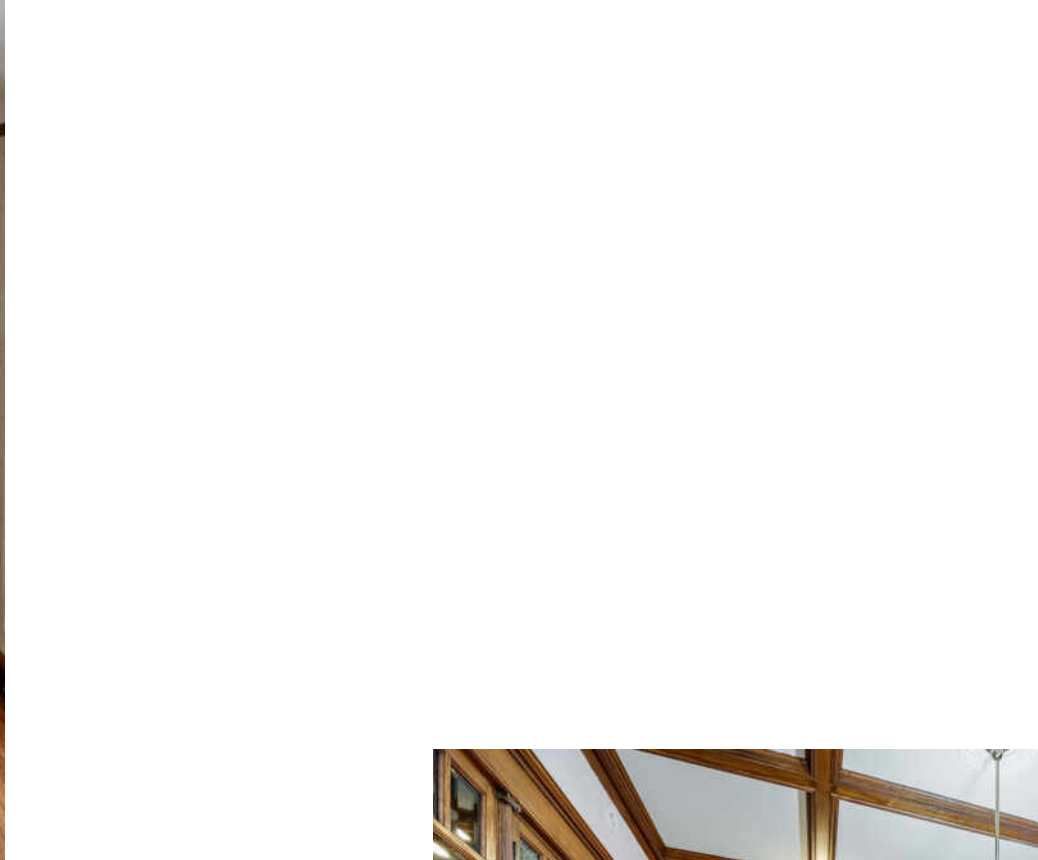
TAXES: 19,199.67 2023

ASSESSMENTS: \$514 (INCLUDES HEAT)

VINTAGE GRAYSTONE IN LINCOLN PARK

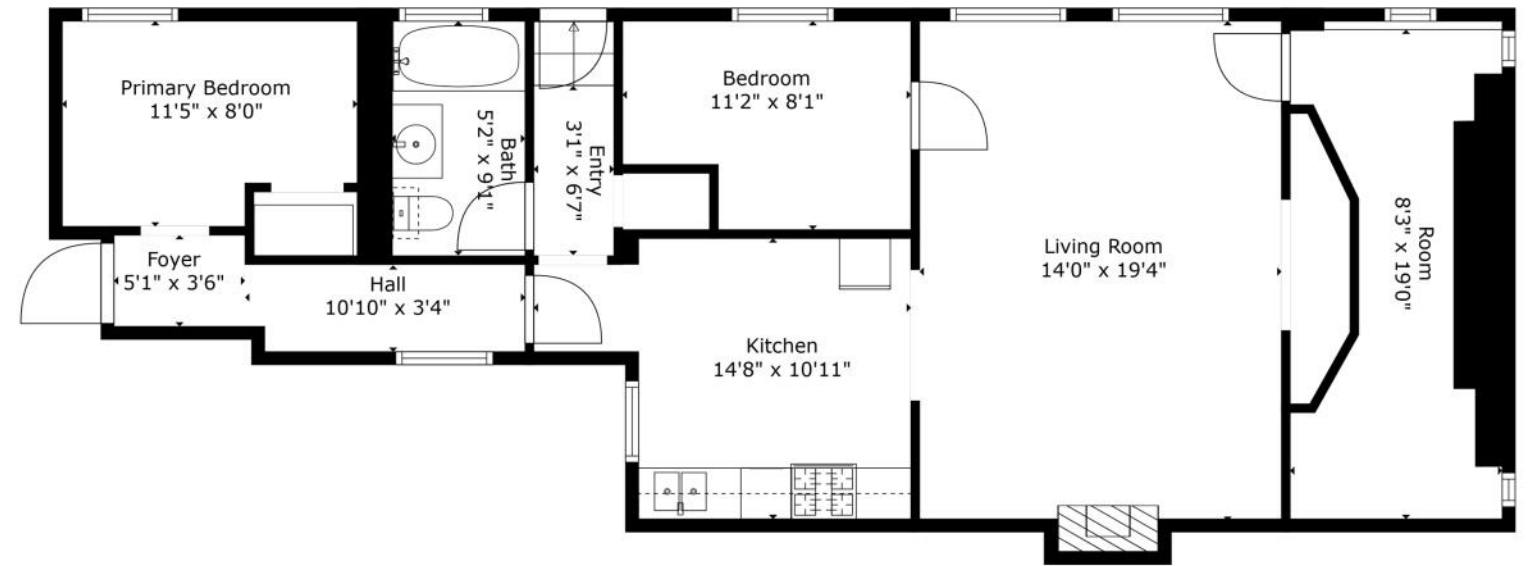
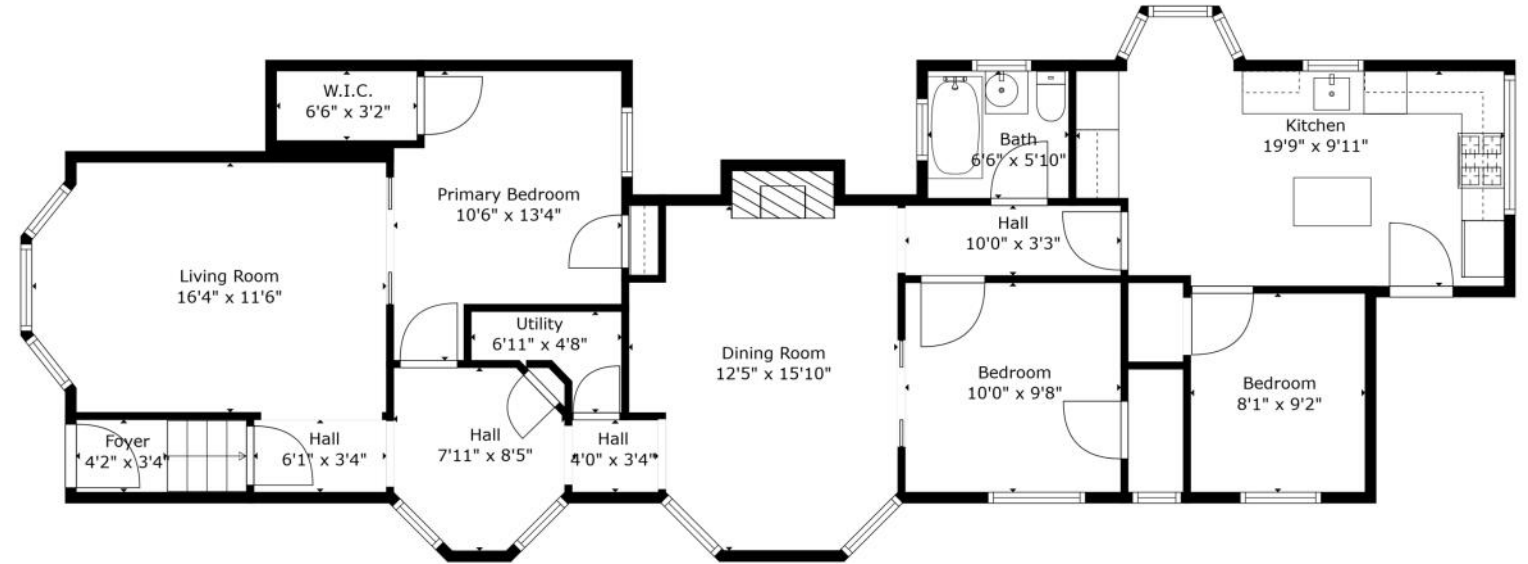
Step into the timeless elegance of this classic Graystone. The high first floor 3-bedroom, 1-bath unit offers historic charm, an abundance of space, character, and untapped potential—all in one of Chicago's most coveted neighborhoods. Whether you're looking to renovate, invest, or live in one of Chicago's most walkable neighborhoods—901 W. Wrightwood is full of possibilities.

- Private Entry with Covered Porch
- Natural Woodwork, Narrow Plank Hardwood Floors, Pocket Doors, Beamed Ceiling Details and Stained Glass Windows
- Separate Dining Room with Built-in Cabinetry and Decorative Fireplace
- Eat-in Kitchen with Wood Cabinetry, Granite Counters, Built-in Desk and KitchenAid Appliances
- Radiator Heat and Space Pac Central Air
- Shared Laundry in Basement (2 machines)
- Bonus 1 Bed + Office Garden Unit could offer Rental Income or be combined with the Main Residence. The Garden Unit needs TLC so bring your ideas
- One real estate PIN for the 2 units. If one unit is rented the other unit must be owner occupied
- Solf AS-IS
- Near Jonquil Park, the Red & Brown Line Trains and Wiggly Field
- Surrounded by Popular Restaurants, Bars and Cafes











LINCOLN PARK RESIDENTS HAVE IT ALL – FROM THE ARTS TO ITS FAMED ZOO – RIGHT IN THEIR BACKYARD.

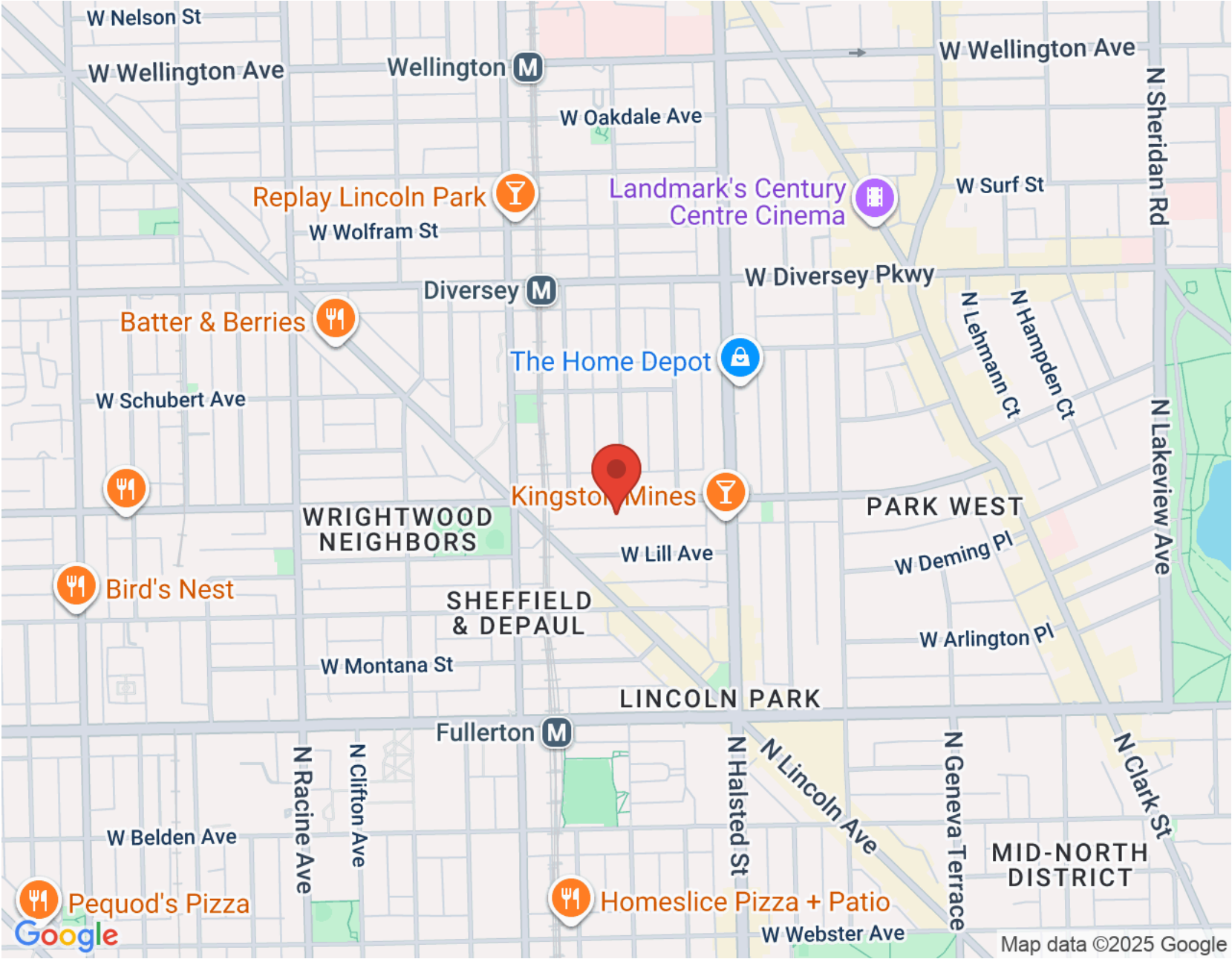
The neighborhood includes quiet tree-lined residential blocks, DePaul University, and two major museums in addition to the Lincoln Park Zoo, one of the country's oldest zoos. There's also a wide array of entertainment, eateries, and hotspots.

An evening in Lincoln Park might include seeing a play at the acclaimed Steppenwolf Theatre and dining at a Michelin-rated restaurant or a quaint neighborhood café. Sports fans will find as many dive bars with the game on as foodies will find fine-dining restaurants with al-fresco seating.

Lincoln Park is just as delightful by day. Residents are close to the lakefront and North Avenue Beach, parks, farmers markets, festivals, and countless shops, ranging from upscale boutiques on Armitage to larger retailers at the Clybourn Corridor.

Housing stock ranges from smaller townhomes and vintage condominiums to rehabs and new construction. Buyers around DePaul University can find loft condominiums in converted factories and warehouses. On its eastern edge, Lincoln Park features beautiful vintage brownstones along with high-rises with breathtaking views of the lake, park, North Pond Nature Sanctuary, and city skyline.

Located just two miles from downtown, Lincoln Park offers residents a quick commute to work. Public transportation abounds, with the CTA's Brown and Red lines serving the neighborhood in addition to several bus routes and Lake Shore Drive.



NOTES _____



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