2225 N MAGNOLIA AVENUE

CHICAGO

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LUXURY PORTFOLIO INTERNATIONAL

2225 N MAGNOLIA AVENUE

ROOM DIMENSIONS

Living Room..... 18' x 17'
Dining Room..... 15' x 14'
Butler's Pantry..... 07' x 05'
Kitchen..... 17' x 17'
Family Room..... 20' x 17'
Patio..... 17' x 12'
Master Bedroom..... 18' x 17'
Second Bedroom..... 17' x 12'
Third Bedroom..... 14' x 11'
Laundry Room..... 08' x 03'
Fourth Bedroom..... 17' x 11'
Den..... 14' x 14'
Roof Deck..... 38' x 17'
Recreation Room..... 31' x 17'
Laundry Room 2..... 09' x 07'
Wine Cellar..... 13' x 04'
Fifth Bedroom..... 20' x 17'

FEATURES

- Beautiful 5 bedroom, 4.1 bath, 5,050 square foot home
- Marvelous wide and open floor plan on quiet residential street
- Very bright with wonderful details
  - Lovely staircase
  - 4 fireplaces
  - Detailed moldings/millwork
  - High ceilings
- Fabulous cook's kitchen with eat-in area, island, butler's pantry, pantry and top of the line appliances
- Adjacent family room with high ceilings leading to charming outside patio
- Four bedrooms upstairs, plus bonus room, and laundry
- Abundant storage, large closets, two laundry rooms and wine room
- Outdoor space: stone patio and huge roof deck with views of the city
- Renowned Oscar Mayer school district
- Developer was George Adamczyk Fine Homes
- Fabulous DePaul neighborhood in the heart of Lincoln Park

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LIVING / DINING ROOM

DINING ROOM

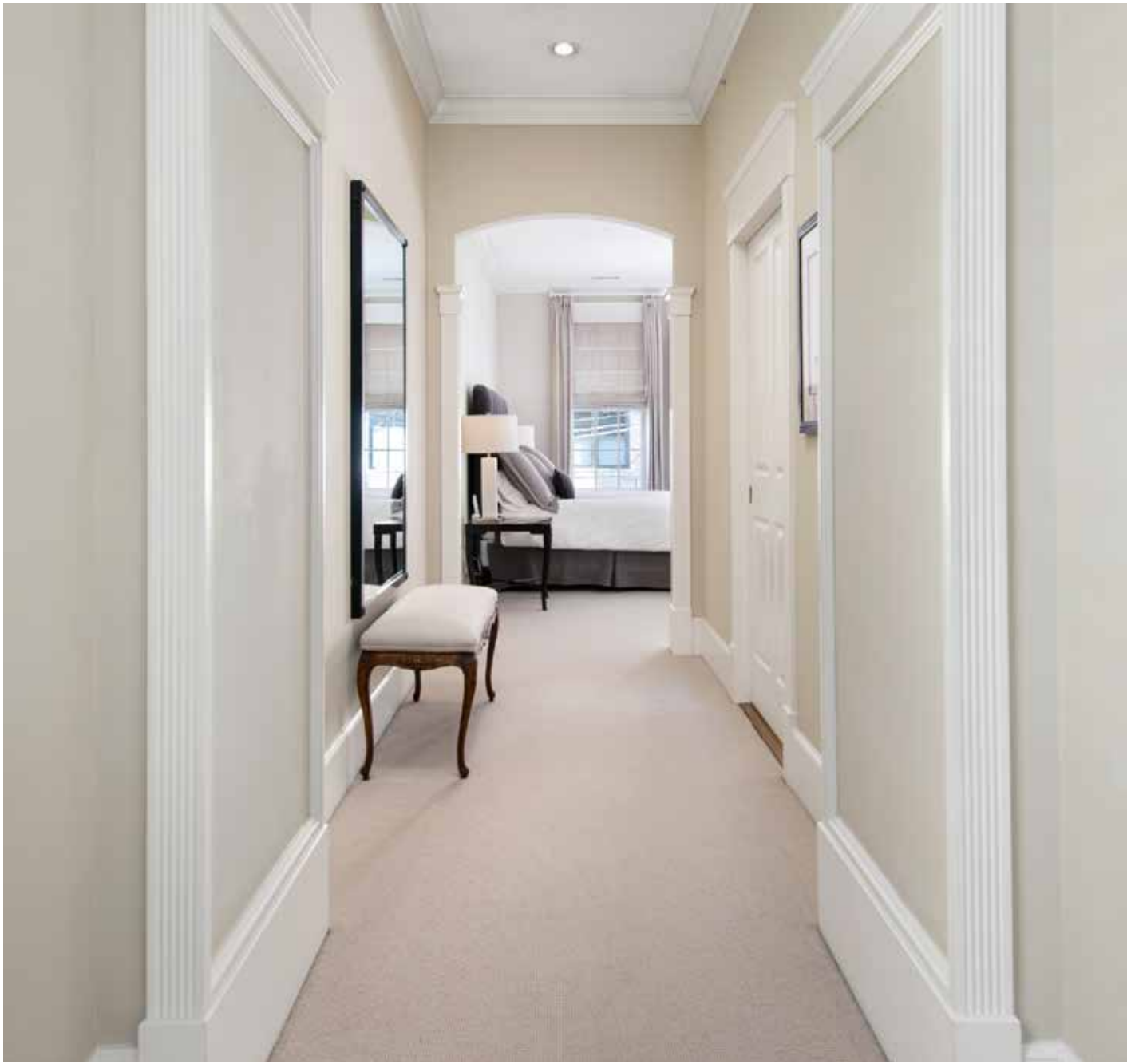
KITCHEN

EAT-IN KITCHEN

BUTLER'S PANTRY

FAMILY ROOM

MASTER BEDROOM



HALLWAY

MASTER BATHROOM

SECOND BEDROOM

SECOND BATHROOM

THIRD BEDROOM

FOURTH BEDROOM

DEN

RECREATION ROOM

RECREATION ROOM

GYM

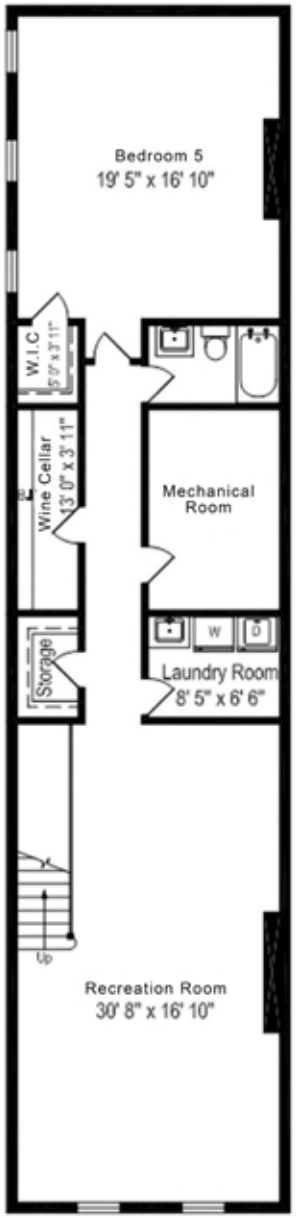
LAUNDRY ROOM

THIRD BATHROOM

ROOF DECK

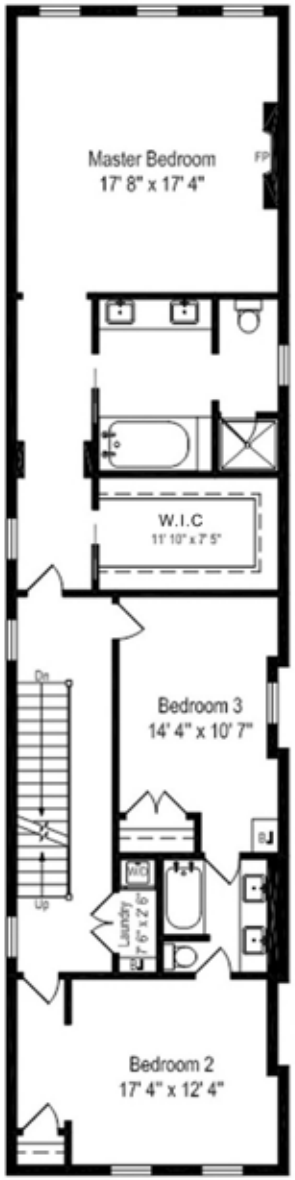
PATIO

LOWER LEVEL

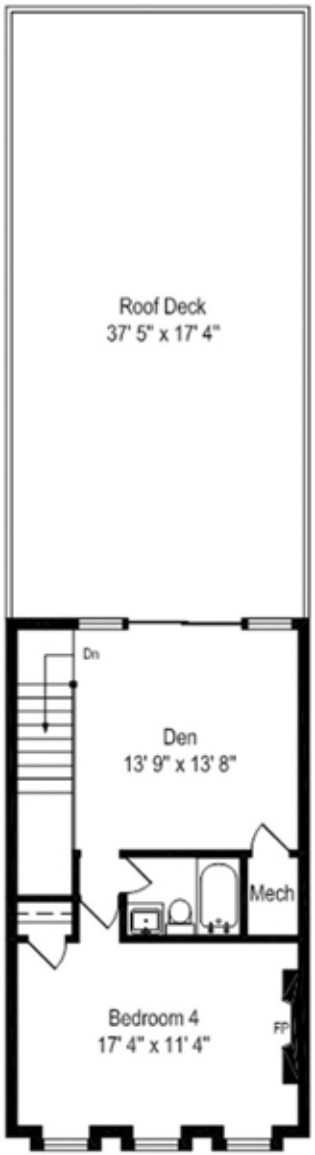


FIRST LEVEL

SECOND LEVEL



THIRD LEVEL



LINCOLN PARK OFFERS AN APPEALING BLEND OF ACTIVE RETAIL STREETS, URBAN COLLEGE CAMPUSES, AND NARROW TREE-LINED RESIDENTIAL BLOCKS.

Just minutes from downtown, Lincoln Park is one of the most desirable and sought-after neighborhoods in Chicago. The area's great natural asset is Lincoln Park itself — 120 acres of playing fields, bike and jogging paths, beaches, lagoons, a boat harbor, a golf course and The Lincoln Park Zoo.

HOUSING

Housing in Lincoln Park is a wonderful and eclectic mix of historic homes, Victorian three-flats, and traditional and contemporary developments. The area has very strong local community groups who work very hard to maintain and enhance the character of the neighborhood.

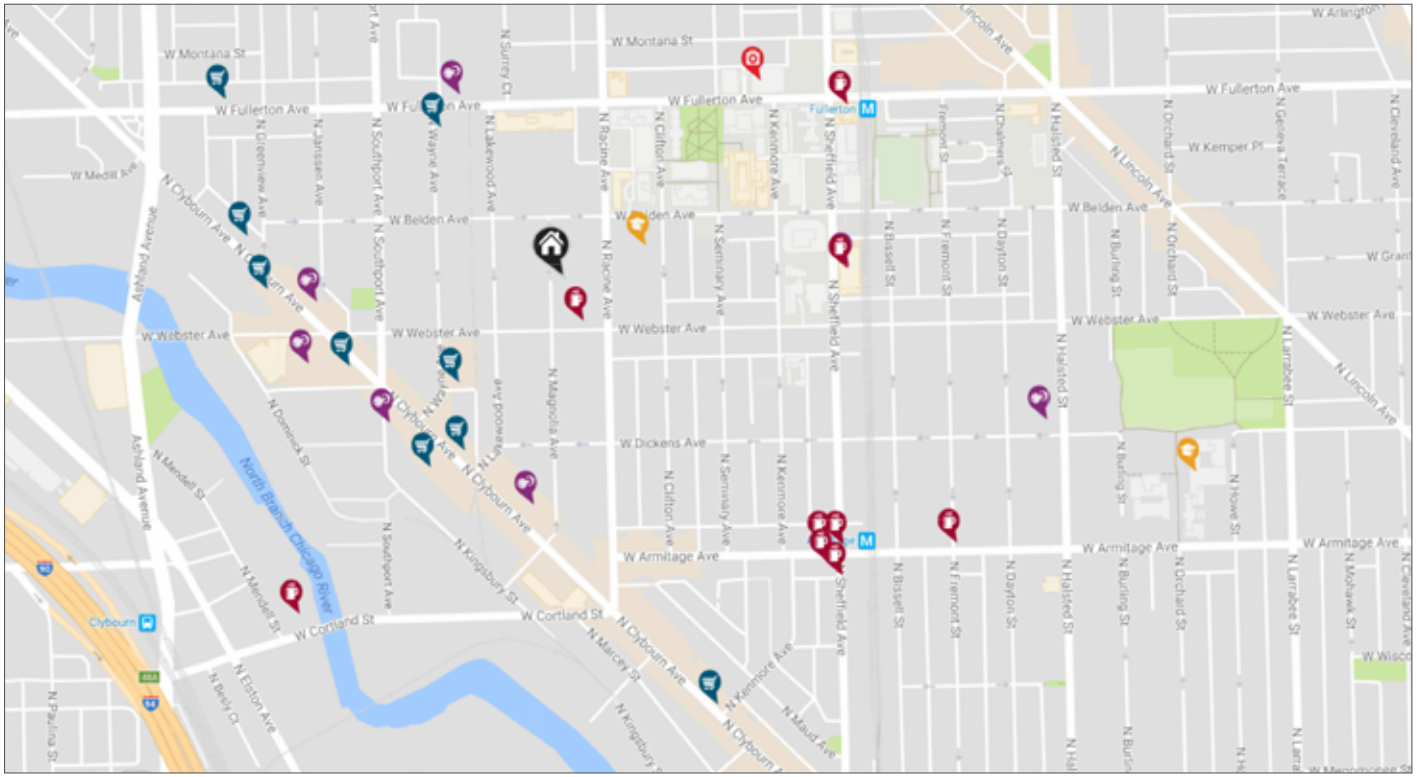
LIFESTYLE

Lincoln Park is known for great theaters, restaurants and museums, including The Chicago Historical Society and The Peggy Notebaert Nature Museum. Residents can enjoy a wide variety of cultural and entertainment opportunities, great shopping and gorgeous parks. There are also excellent schools- public, private, magnet and parochial throughout the community.

TRANSPORTATION

Situated near many transportation options, Lincoln Park has CTA bus routes that run on most major neighborhood streets. The area is also served by the Ravenswood (Brown Line) and Howard/Dan-Ryan (Red line) rapid transit elevated lines. Lake Shore Drive is a few minutes drive east and the Kennedy Expressway (I-90/94) exits are west on North Avenue, and Fullerton.

NEIGHBORHOOD GUIDE MAP



NO REPRESENTATIONS ARE MADE REGARDING THE ACCURACY OF THE INFORMATION PROVIDED.
ALL DATA IS SUBJECT TO CHANGE AND SHOULD BE VERIFIED WITH LOCAL SOURCES.

NEIGHBORHOOD GUIDE

COFFEE SHOPS

Sweet Mandy B's
1208 WEST WEBSTER AVENUE, 0.0 MI

The Bean Caffe
2235 NORTH SHEFFIELD AVENUE, 0.3 MI

Ambrosia Cafe
1963 NORTH SHEFFIELD AVENUE, 0.4 MI

Starbucks
1001 WEST ARMITAGE AVENUE, 0.4 MI

Allegro Coffee Company
959 WEST FULLERTON AVENUE, 0.4 MI

Sugar Fixé Patisserie
958 WEST ARMITAGE AVENUE, 0.4 MI

Le Pain Quotidien | Lincoln Park
1000 WEST ARMITAGE AVENUE, 0.4 MI

Interurban Cafe and Pastry Shop
1438 WEST CORTLAND STREET, 0.5 MI

La Colombe Coffee Roasters
858 W. ARMITAGE AVE., 0.5 MI

SHOPPING

Pottery Barn Kids & PBTeen
2111 NORTH CLYBOURN AVENUE B, 0.2 MI

Treasure Island Foods
2121 NORTH CLYBOURN AVENUE, 0.2 MI

The UPS Store
1341 WEST FULLERTON AVENUE, 0.2 MI

Barnes & Noble
1441 WEST WEBSTER AVENUE, 0.3 MI

Closet Works
2112 NORTH CLYBOURN AVENUE, 0.3 MI

Pooch Hotel Lincoln Park
2228 NORTH CLYBOURN AVENUE, 0.3 MI

Walgreens
1520 W FULLERTON AVE, 0.4 MI

WholeHealth Chicago
2265 NORTH CLYBOURN AVENUE, 0.4 MI

Moosejaw
1901 NORTH CLYBOURN AVENUE, 0.5 MI

HEALTH CLUBS

Lakeshore Sport & Fitness Lincoln Park
1320 WEST FULLERTON AVENUE, 0.2 MI

Club Pilates
2047 NORTH CLYBOURN AVENUE, 0.2 MI

Yoga Six Lincoln Park
2105 NORTH SOUTHPORT AVENUE SUITE 200, 0.2 MI

AIR® Aerial Fitness Lincoln Park
2217 NORTH CLYBOURN AVENUE, 0.3 MI

Webster Place Athletic Club
1455 WEST WEBSTER AVENUE, 0.3 MI

Ray Meyer Fitness and Recreation Center
2235 N SHEFFIELD AVE, 0.3 MI

lululemon
2104 NORTH HALSTED STREET, 0.6 MI

HOSPITALS

Advocate Health Center
LINCOLN PARK, 0.3 MI

SCHOOLS

Mayer Elementary School
2250 NORTH CLIFTON AVE, 0.1 MI

Lincoln Park High School
2001 NORTH ORCHARD ST, 0.7 MI

RESTAURANT GUIDE

RESTAURANTS

Derby Bar & Grill
1224 WEST WEBSTER AVENUE, 0.0 MI

Floriole Cafe & Bakery
1220 WEST WEBSTER AVENUE, 0.0 MI

White Oak Tavern & Inn
1200 WEST WEBSTER AVENUE, 0.1 MI

Range
1119 WEST WEBSTER AVENUE, 0.1 MI

Local Option
1102 WEST WEBSTER AVENUE, 0.2 MI

Rock Wrap & Roll
2187 NORTH CLYBOURN AVENUE, 0.2 MI

Pequod's Pizza
2207 NORTH CLYBOURN AVENUE, 0.3 MI

McGee's Tavern & Grille
950 WEST WEBSTER AVENUE, 0.3 MI

Homeslice
938 WEST WEBSTER AVENUE, 0.3 MI

Devil Dawgs on Sheffield
2147 NORTH SHEFFIELD AVENUE, 0.3 MI

Jam 'n Honey
958 WEST WEBSTER AVENUE, 0.3 MI

Macku Sushi
2239 NORTH CLYBOURN AVENUE, 0.3 MI

Knife & Tine
1417 WEST FULLERTON AVENUE, 0.3 MI

State Restaurant
935 WEST WEBSTER AVENUE, 0.4 MI

Butcher & The Burger
1021 WEST ARMITAGE AVENUE, 0.4 MI

Birds Nest
2500 NORTH SOUTHPORT AVENUE, 0.4 MI

Chicago Bagel Authority - Armitage
953 WEST ARMITAGE AVENUE, 0.4 MI

Sai Café
2010 NORTH SHEFFIELD AVENUE, 0.4 MI

The Monkey's Paw
2524 NORTH SOUTHPORT AVENUE, 0.4 MI

Chez Moi
2100 NORTH HALSTED STREET, 0.6 MI

Gino's East Of Lakeview
2801 NORTH LINCOLN AVENUE, 0.7 MI

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