



EMILY SACHS WONG
LUXURY LIVING

2625
N. WILTON
AVENUE, 3

@properties®



2625 NORTH WILTON AVENUE, 3

Brand new construction 2 bedroom/2 bathroom penthouse with private rooftop in intimate three-unit building. Walk to everything Lincoln Park has to offer including the lake, park, shops, restaurants, and transportation. Solid masonry limestone and brick building, thermal pane Pella windows and doors, a fabulous open floor plan, and highest quality finishes throughout. Features include a custom kitchen with a large island with breakfast bar, quartz countertops, full backsplash, designer lighting, and professional-grade appliances. The open concept kitchen flows into the large living/dining room with gas fireplace. The oversized windows let in abundant natural light and have beautiful views of the tree-lined street. The large primary suite has a generously sized walk-in closet, private balcony, and an ensuite bathroom with a dual vanity, marble mosaic floors, a rain-head shower and separate soaking tub. The hall bathroom has a large soaking tub with marble tile surround. The rooftop deck has sweeping panoramic city views. It is the perfect blank canvas to create your dream outdoor oasis! One garage parking space included.



Price: \$850,000

2 Beds | 2 Baths

[2625NWiltonAve3.info](https://www.2625NWiltonAve3.info)



VIRTUALLY STAGED



KITCHEN



KITCHEN





PRIMARY BEDROOM :: PRIMARY BATHROOM



BEDROOM & BATHROOM :: LAUNDRY



VIRTUALLY STAGED

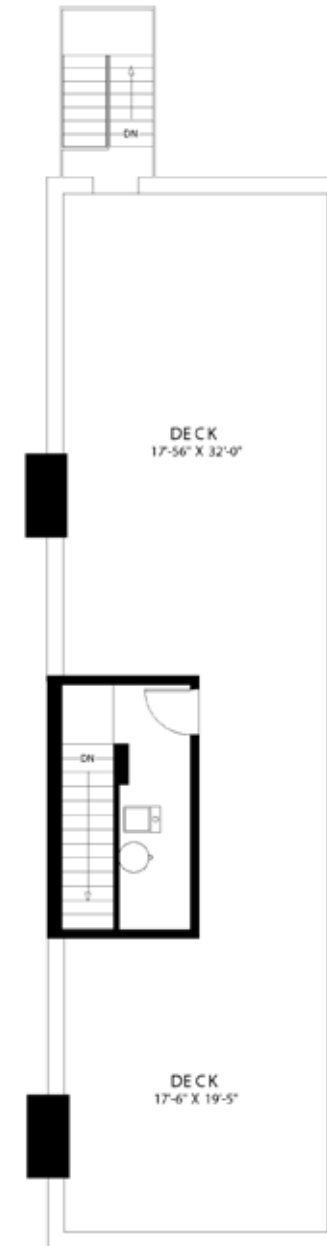


ROOFTOP DECK

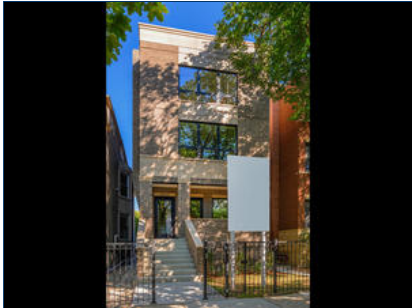




MAIN LEVEL



UPPER LEVEL



Some photos may be virtually staged

Attached Single

Status: **NEW**

Area: **8007**

List Price: **\$850,000**

Orig List Price: **\$850,000**

Sold Price:

SP Incl: **Yes**

Parking:

Address: **2625 N Wilton Ave Unit 3, Chicago, IL 60614**

Directions: **Wrightwood between Halsted and Sheffield. North on Wilton.**

Closed:

Off Mkt:

Year Built: **2021**

Dimensions: **COMMON**

Ownership: **Condo**

Corp Limits: **Chicago**

Coordinates: **N:2625 W:900**

Rooms: **5**

Contract:

Financing:

Blt Before 78: **No**

Subdivision:

Township: **Lake View**

Bathrooms: **2/0**
(Full/Half):

Master Bath: **Full, Double Sink, Tub & Separate Shwr**

Bsmnt. Bath: **No**

Appx SF: **1328**

Bldg. Assess. SF:

Unit Floor Lvl.: **3**

% Cmn. Own.:

Concessions:

Contingency:

Curr. Leased: **No**

Model:

County: **Cook**

Fireplaces: **1**

Parking: **Garage**

Spaces: **Gar:1**

Parking Incl. **Yes**

In Price:

SF Source: **Plans**

Days for Bd Apprvl: **0**

Fees/Approvals:

Basement: **None**

Waterfront: **No**

Total Units: **3**

Stories: **3**

% Own. Occ.:

Utility Costs:

Check FHA Eligibility

Mobility Score: **83 - Excellent Mobility!** ?

Remarks: **Brand new construction 2 bed/2 bath penthouse with private rooftop in intimate 3-unit building. Walk to everything Lincoln Park has to offer including the lake, park, shops, restaurants and transportation Solid masonry limestone and brick building, thermal pane Pella windows and doors, a fabulous open floor plan and highest quality finishes throughout. Features include a custom kitchen with a large island with breakfast bar, quartz counter tops, full backsplash, designer lighting, and professional grade appliances. The open concept kitchen flows into the large living/dining room with gas fireplace. The oversized windows let in abundant natural light and have beautiful views of the tree-lined street. The large primary suite has a generously sized walk-in closet, private balcony and an ensuite bathroom with a dual vanity, marble mosaic floors, a rainhead shower and separate soaking tub. The hall bathroom has a large soaking tub with marble tile surround. The rooftop deck has sweeping panoramic city views. It is the perfect blank canvas to create your dream outdoor oasis! One garage parking spot included.**

School Data		Assessments	Tax	Pet Information
Elementary:	Alcott (299)	Amount:	Amount: NEW	Pets Allowed: Cats OK, Dogs OK
Junior High:	Alcott (299)	Frequency: Monthly	PIN: 14294120120000 /	Max Pet Weight: 999
High School:	Lincoln Park (299)	Special Assessments: No	Mult PINs: No	
		Special Service Area: No	Tax Year: 2020	
		Master Association:	Tax Exmps:	
		Master Assc. Freq.: Not Required	Coop Tax Deduction:	
			Tax Deduction Year:	

Square Footage Comments:							
Room Name	Size	Level	Flooring	Win Trmt	Room Name	Size	Level
Living Room	18X18	Main Level	Hardwood	ENERGY STAR Qualified Windows	Master Bedroom	13X11	Main Level
Dining Room	COMBO	Main Level	Hardwood	ENERGY STAR Qualified Windows	2nd Bedroom	10X10	Main Level
Kitchen	14X10	Main Level	Hardwood	ENERGY STAR Qualified Windows	3rd Bedroom		Not Applicable
Family Room		Not Applicable			4th Bedroom		Not Applicable
Laundry Room					Walk In Closet	7X6	Main Level
Balcony	10X6	Main Level	Other	None			Hardwood
							None

Interior Property Features:	Hardwood Floors, Walk-In Closet(s), Open Floorplan	
Exterior Property Features:	Balcony, Roof Deck	
Age: NEW Ready for Occupancy	Laundry Features: In Unit	Sewer: Sewer-Public
Type: Condo, Low Rise (1-3 Stories), Penthouse	Garage Ownership: Owned	Water: Lake Michigan
Exposure: S (South), E (East), W (West)	Garage On Site: Yes	Const Opt: Central Air, Fireplace, Garage
Exterior: Brick, Limestone	Garage Type: Detached	General Info: None
Air Cond: Central Air	Garage Details: Garage Door Opener(s)	Amenities: None
Heating: Gas	Parking Ownership:	Asmt Incl: None
Kitchen: Eating Area-Breakfast Bar, Island, Custom Cabinetry, Updated Kitchen	Parking On Site:	HERS Index Score:
Appliances: Oven/Range, Microwave, Dishwasher, Refrigerator, High End Refrigerator, Freezer, Washer, Dryer, Range Hood, Gas Cooktop, Intercom, Range Hood	Parking Details:	Green Disc:
Dining: Combined w/ LivRm	Parking Fee (High/Low): /	Green Rating Source:
Bath Amn:	Driveway:	Green Feats:
Fireplace Details: Gas Logs, Gas Starter	Basement Details: None	Sale Terms:
Fireplace Location: Living Room	Foundation: Concrete	Possession: Closing
Electricity: 100 Amp Service	Exst Bas/Fnd:	Est Occp Date: 09/01/2021
Equipment:	Roof:	Management: Self-Management
Additional Rooms: Walk In Closet, Balcony	Disability Access: No	Rural: No
Other Structures:	Disability Details:	Addl. Sales Info.: None
Door Features: Panel Door(s)	Lot Desc:	Broker Owned/Interest: No
Window Features: ENERGY STAR Qualified Windows	Lot Size Source:	Relist:
Gas Supplier: Other		Zero Lot Line: No
Electric Supplier: Commonwealth Edison		

Broker: **@properties (17665) / (312) 682-8500**
List Broker: **Maureen Mobarak (888619) / (773) 294-1144 / mmobarak@atproperties.com**
CoList Broker: **Lisa Madonia (135177) / (773) 807-1933** More Agent Contact Info:

ABOUT THE NEIGHBORHOOD:

LINCOLN PARK

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, top-rated schools, 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 just a walk, jog or bike ride away from 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.

Smaller townhomes and vintage condominiums offer homebuyers a more affordable entry into Lincoln Park, while prices rapidly escalate for 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.

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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