EMILY SACHS WONG

LUXURY LIVING

199 E. LAKE SHORE DRIVE, 10-11E

@properties®

199 EAST LAKE SHORE DRIVE, 10-11E

Absolute elegance throughout! 199 E Lakeshore Drive is one of the premiere luxury buildings on the magnificent East Lake Shore Drive. This property was originally designed by Benjamin Marshall and reimagined in recent years as a fabulous co-op building. This is a true opportunity to have a uniquely special home within the city.

Price: $7,990,000
4 Beds | 3.4 Baths
Assessments: $21,390
2019 Taxes: Coop

199eLakeShoreDr10-11E.info

This unbelievable penthouse combines the east side of both the 10th and the 11th floors, and exudes true luxury. The combined two-story home begins with a grand foyer opening up to a large curved staircase and gallery, perfect for entertaining.

This home is flooded with light and wonderful lake views on both levels, the first floor living room spans the width of the home and feels as though you are in your own private oasis away from the hustle and bustle of the city with a tranquil lakefront view.

LIVING ROOM

LIVING ROOM

WEST LIVING ROOM

A lakefront library with a wet bar and access to a lakefront terrace adds to the entertaining room of the living space.

LAKEFRONT LIBRARY

The spacious formal dining room accommodates gatherings of 20+ people, additionally there is a south facing breakfast or sunroom.

DINING ROOM :: BREAKFAST ROOM/SUN ROOM

The wonderfully sunny, south-facing white kitchen features a wood burning oven, butler's pantry, large island with bar seating, and all top end appliances. There is also a built-in banquette for informal dining.

KITCHEN

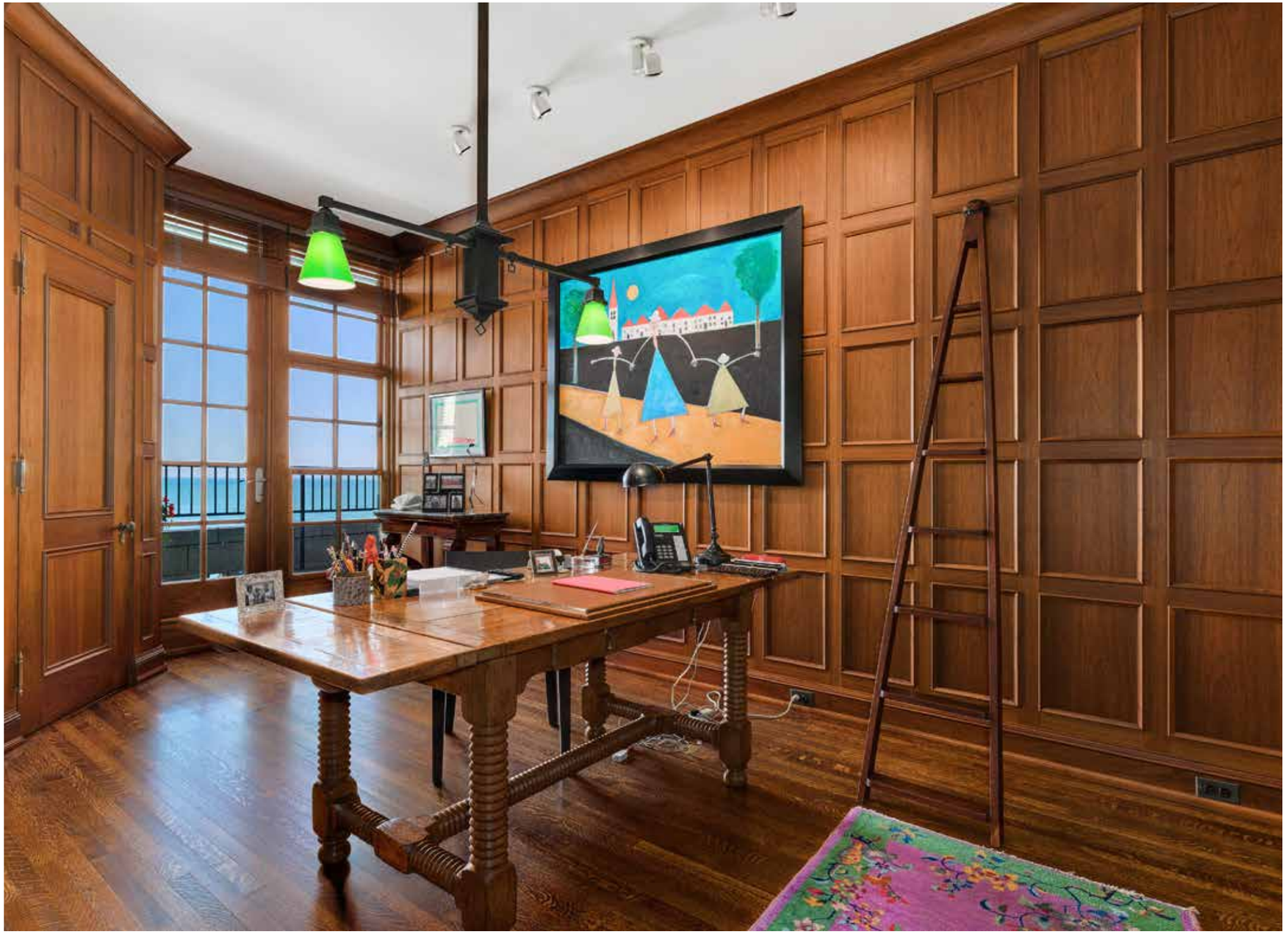
KITCHEN :: KITCHEN & BANQUETTE

The owner's suite is also found on the main level and is quite large, including a separate sitting area, fireplace, dual dressing rooms, dual water closets, and double vanities. There is also a makeup vanity, separate shower, and a fabulous soaking tub overlooking the terrace with lake views. This level also features a handsome office with an attached powder room.

OWNER'S SUITE

OWNER'S SUITE BATHROOM

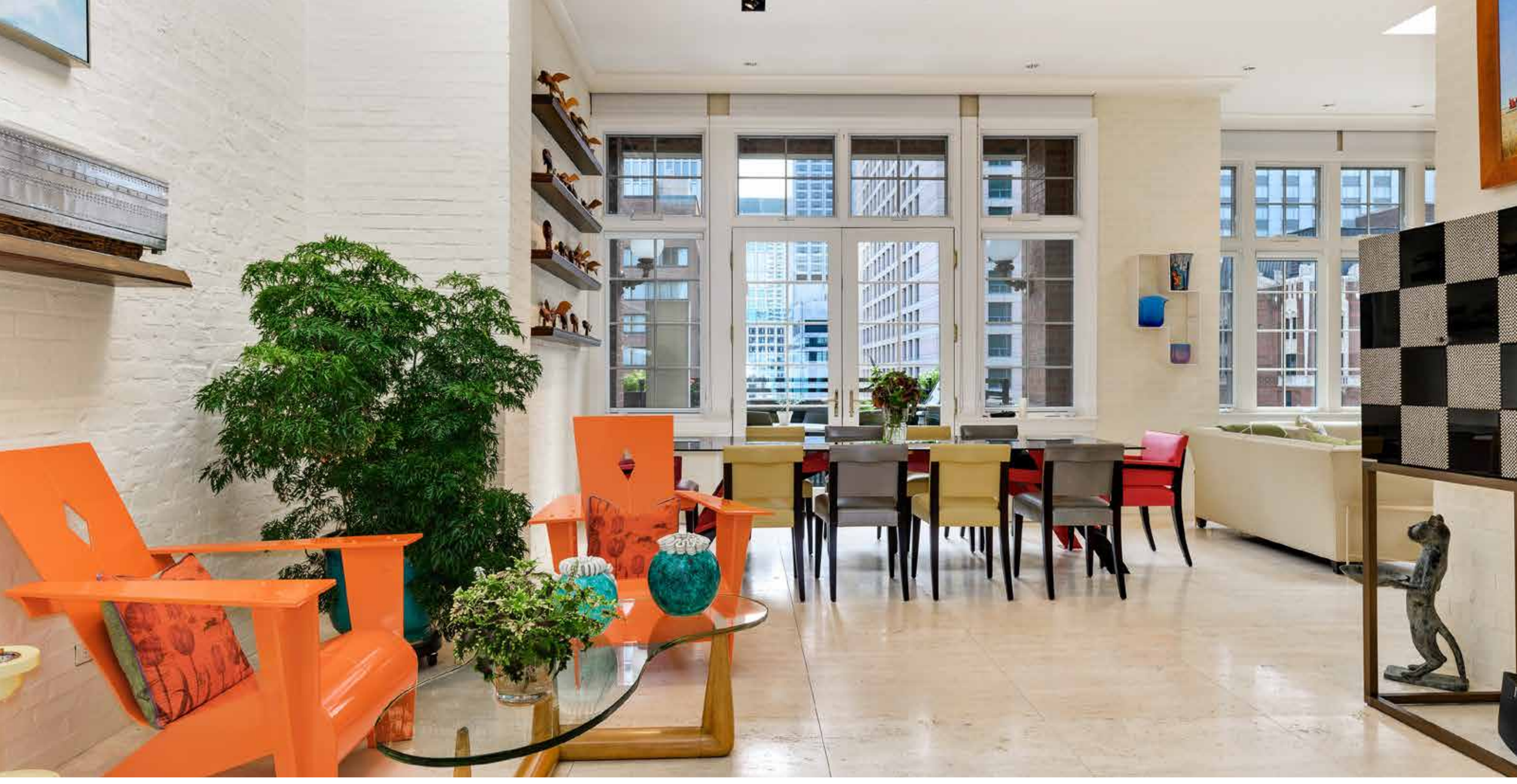
OWNER'S SUITE BATHROOM & CLOSET



OFFICE & POWDER ROOM

The second floor of the home currently features two bedroom suites, one with a fabulous steam room. There are two large lake front rooms that could be used for additional dining, lounging, or billiards and a fabulous sun-soaked conservatory with access to a large south-facing terrace with city views.

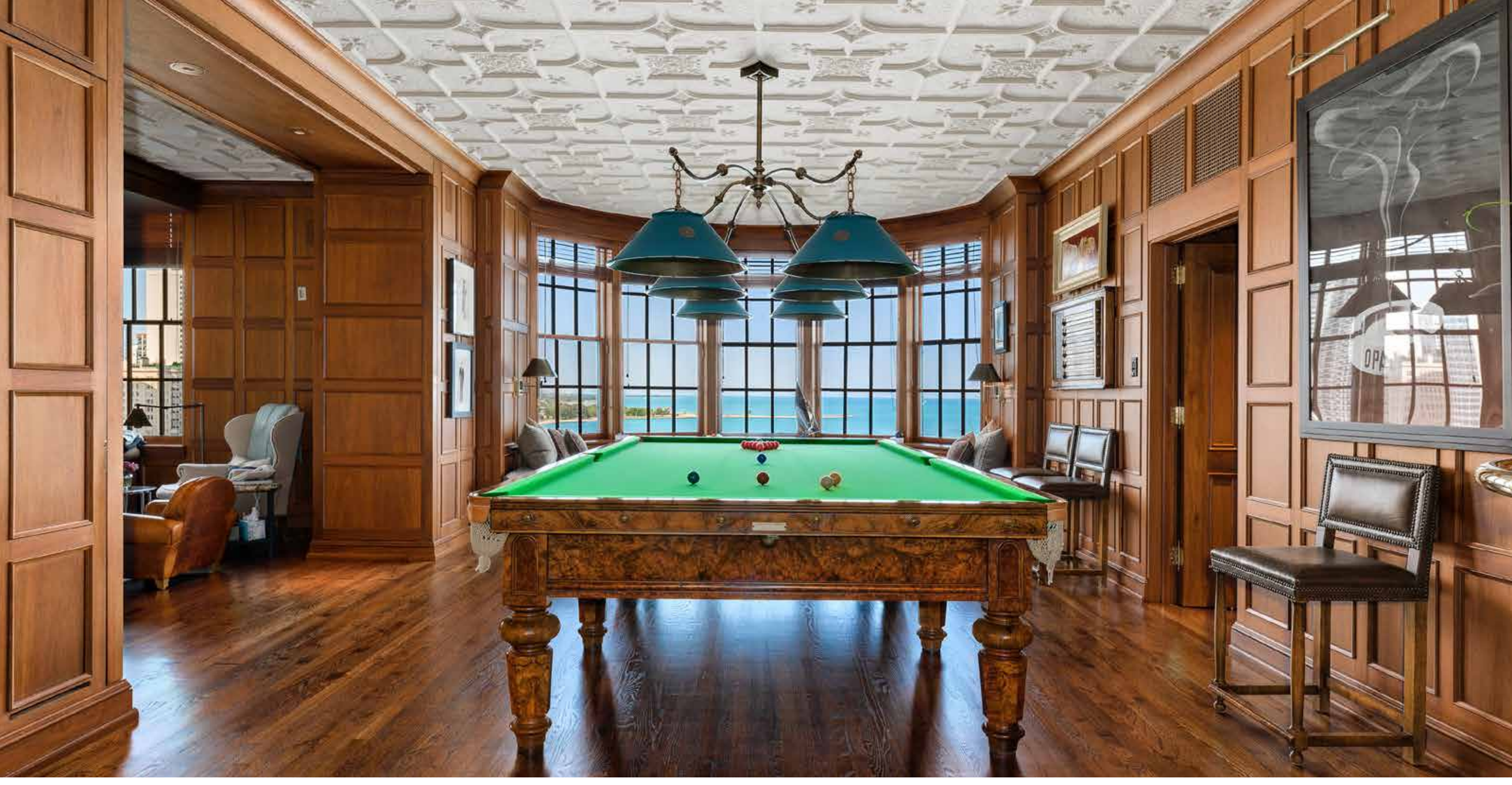
SECOND LEVEL LOUNGE



SECOND LEVEL CONSERVATORY

SECOND LEVEL CONSERVATORY

SECOND LEVEL CONSERVATORY & TERRACE



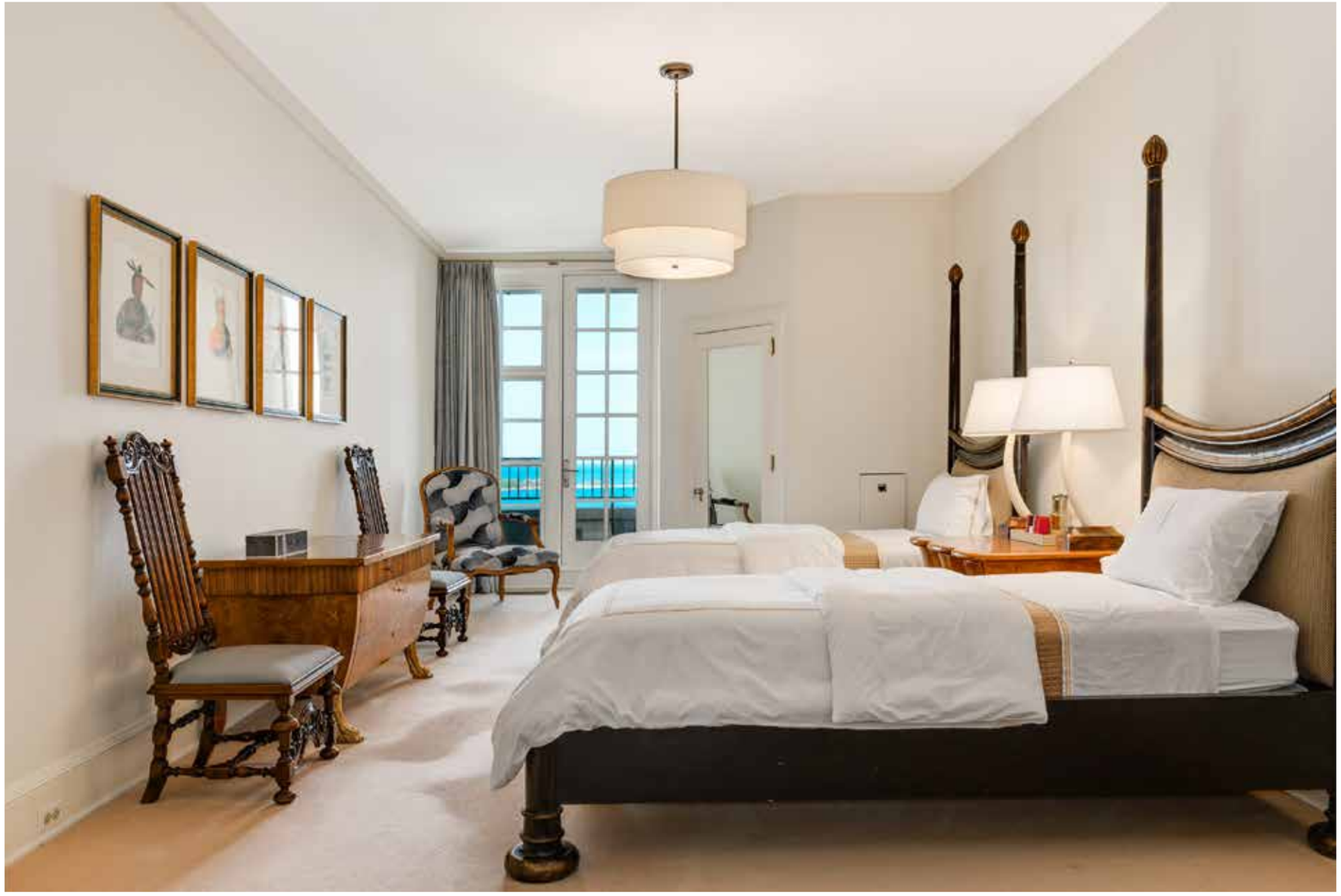
BILLARDS ROOM

BILLARDS ROOM

LIBRARY

BILLARDS ROOM :: LOUNGE

BEDROOM SUITE & BATHROOM WTIH STEAM SHOWER



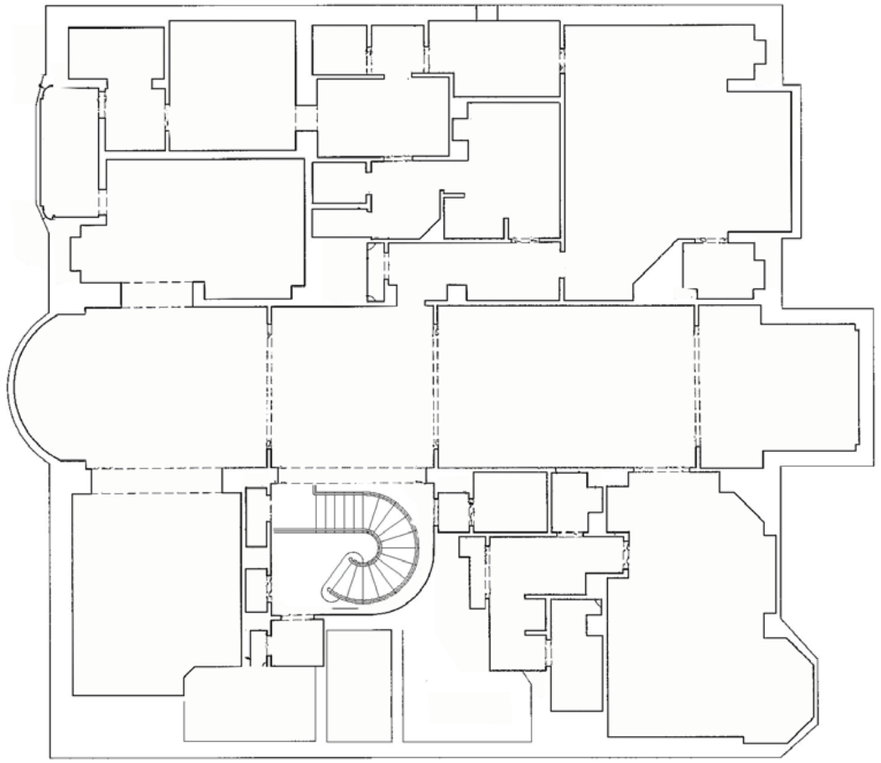
BEDROOM SUITE

There is a second office, kitchenette, and a true laundry room. The incredible ceiling detail and walnut paneled walls are a reminder of the historic significance of this fabulous early 1900's building.

KITCHENETTE & LAUNDRY ROOM

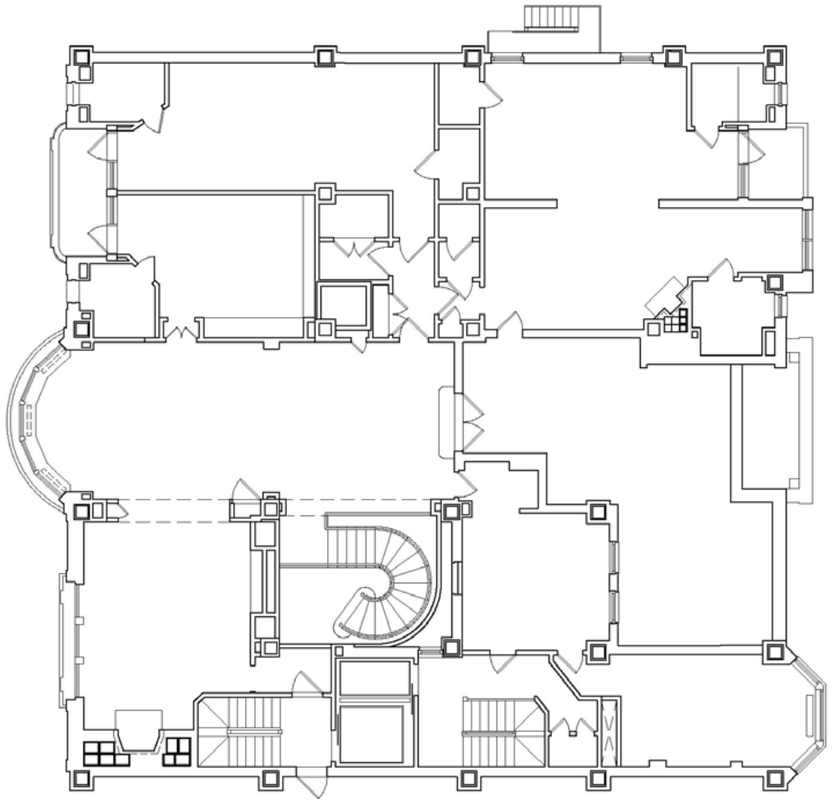
This exceptional home also includes roof rights which could easily be one of the most magnificent roof decks on the drive. Five parking spaces and two storage rooms complete this wonderful city home. Walk to the beach and all of the shopping and dining that Michigan Avenue has to offer!

TERRACE :: LAKE VIEWS

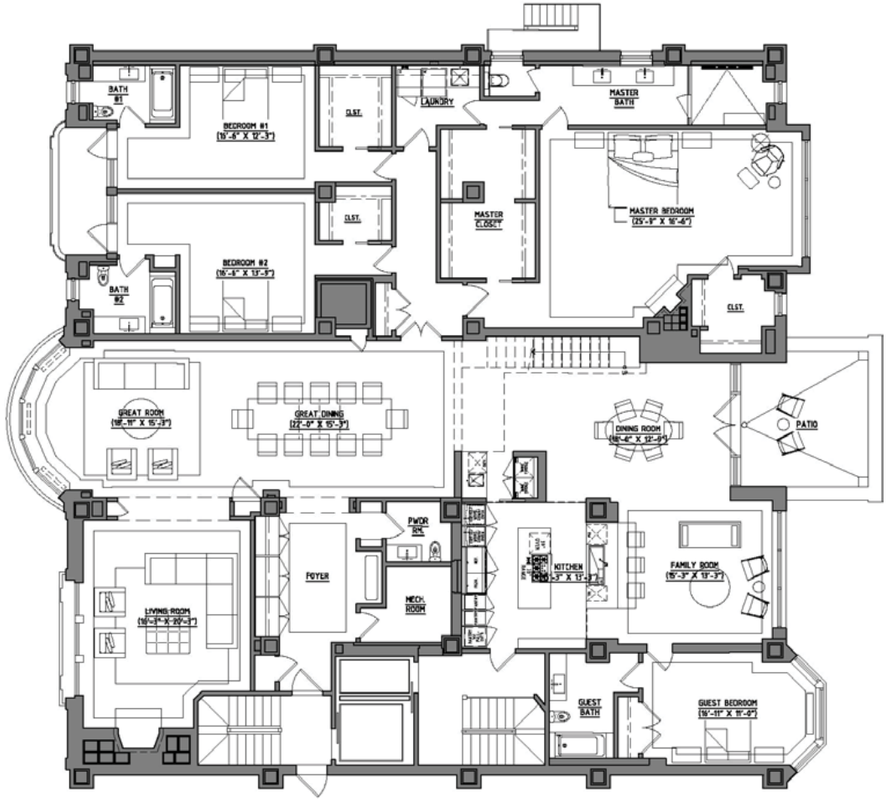


MAIN LEVEL FLOORPLAN "AS IS"

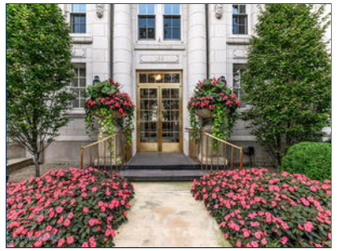
MAIN LEVEL FLOORPLAN "REMODLED"



SECOND LEVEL FLOORPLAN "AS IS"



SECOND LEVEL FLOORPLAN "REMODLED"



Attached Single
Status: **NEW**
Area: **8008**

List Price: **$7,990,000**
Orig List Price: **$7,990,000**
Sold Price:
SP Incl. Parking: **Yes**

Address: **199 E Lake Shore Dr Unit 10-11E, Chicago, IL 60611**
Directions: **East Lake Shore Drive, east of Michigan Ave.**
Sold by:
Closed:
Off Mkt:
Year Built: **1913**
Dimensions: **COMMON**
Ownership: **Co-op**
Corp Limits: **Chicago**
Coordinates: **N:980 E:199**
Rooms: **18**

Bedrooms: **4**
Basement: **None**

Waterfront: **Yes**
Total Units: **13**
Stories: **11**
% Own. Occ.: **100**

Contract:
Financing:
Blt Before 78: **Yes**

Subdivision:
Township: **North Chicago**

Bathrooms (Full/Half): **3/4**
Master Bath: **Full**
Bsmnt. Bath: **No**

Appx SF: **9672**
Bldg. Assess. SF:
Unit Floor Lvl.: **10**
% Cmn. Own.:

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

Model:
County: **Cook**
Fireplaces: **5**
Parking: **Garage**

Spaces: **Gar:5**
Parking Incl. In Price: **Yes**
SF Source: **Estimated**
Days for Bd Apprvl: **30**
Fees/Approvals: **Interview Req Bd Date, Letters of Reference**

Utility Costs: **Elec. - $2857.93/yr,$238.16/mo; Gas - Not Applicable**
Mobility Score: **81 - Excellent Mobility!**

Remarks: **Absolute elegance throughout! 199 E Lakeshore Drive is one of the premiere luxury buildings on the magnificent East Lake Shore Drive, originally designed by Benjamin Marshall and reimagined as a fabulous co op building. This unbelievable penthouse combines the east side of both the 10th and the 11th floors, and exudes true luxury. The combined two-story home begins with a grand foyer opening up to a large curved staircase and gallery, perfect for entertaining. Flooded with light and wonderful lake views on both levels as well as in the living room that spans nearly the width of the home. You feel as though you are in your own private oasis away from the hustle and bustle of the city with a tranquil lakefront view. Designed originally as a 7 bedroom home, the home has been configured to offer more public space. A lakefront library with a wet bar and access to a lake front terrace adds to the entertaining access of the living space. The spacious formal dining room accommodates gatherings of 20+ people plus there is a south facing breakfast or sunroom. The wonderfully sunny, south-facing white kitchen features a wood burning oven, butler's pantry, large island with bar seating, and all top end appliances. There is a built-in banquette for informal dining. The owner's suite is also found on the main level and is quite large, including a separate sitting area, fireplace, dual dressing rooms, dual water closets, and double vanities. There is also a makeup vanity, separate shower, and a fabulous soaking tub overlooking the terrace with lake views. The second floor of the home currently features two bedroom suites, one with a fabulous steam room, and a handsome office with an attached powder room. There are two large lake front rooms that could be used for additional dining, lounging, or billiards and a fabulous sun-soaked conservatory with access to a large south-facing terrace with city views. There is a second office/additional bedroom, kitchenette, and a true laundry room. The incredible ceiling detail and walnut paneled walls are a reminder of the historic significance of this fabulous early 1900's building. This home also has roof rights which could easily be one of the most magnificent roof decks on the drive. Five parking spaces and two storage rooms complete this wonderful city home. Walk to the beach and all of the shopping and dining that Michigan Avenue has to offer!**

School Data
Elementary: **Ogden (299)**
Junior High: **Ogden (299)**
High School: **Lincoln Park (299)**

Assessments
Amount: **$21,390**
Frequency: **Monthly**
Special Assessments: **No**
Special Service Area: **No**
Master Association: **No**
Master Assc. Freq.: **Not Required**

Tax
Amount: **CO-OP**
PIN: **17032080250000 / Mult PINs:**
Tax Year: **2019**
Tax Exmps:
Coop Tax Deduction:
Tax Deduction Year:

Pet Information
Pets Allowed: **Cats OK, Dogs OK**
Max Pet Weight: **999**

Square Footage Comments:

Room Name	Size	Level	Flooring	Win Trmt
Living Room	**24X16**	**Main Level**	**Hardwood**	
Dining Room	**25X16**	**Main Level**	**Hardwood**	
Kitchen	**25X14**	**Main Level**	**Other**	
Family Room	**17X17**	**2nd Level**	**Hardwood**	
Laundry Room	**12X7**	**2nd Level**	**Hardwood**	
2nd Kitchen	**6X18**	**2nd Level**	**Hardwood**	
Library	**23X16**	**2nd Level**	**Hardwood**	
Den	**23X12**	**Main Level**	**Hardwood**	
Great Room	**20X16**	**Main Level**	**Hardwood**	
Foyer	**29X15**	**Main Level**	**Hardwood**	

Room Name	Size	Level	Flooring	Win Trmt
Master Bedroom	**26X22**	**Main Level**	**Carpet**	
2nd Bedroom	**25X13**	**2nd Level**	**Carpet**	
3rd Bedroom	**31X13**	**2nd Level**	**Carpet**	
4th Bedroom	**15X11**	**2nd Level**	**Carpet**	
Sitting Room	**31X12**	**2nd Level**	**Carpet**	
Game Room	**25X15**	**2nd Level**	**Hardwood**	
Breakfast Room	**16X15**	**Main Level**	**Stone**	
Office	**18X13**	**2nd Level**	**Hardwood**	
Sun/Florida Room Heated	**30X27**	**2nd Level**	**Stone**	

Interior Property Features: **Vaulted/Cathedral Ceilings, Bar-Wet, Elevator, Hardwood Floors, Laundry Hook-Up in Unit, Storage**
Exterior Property Features: **Balcony, Deck**

Age: **100+ Years**
Type: **Vintage, Penthouse**
Exposure: **N (North), S (South), E (East), City, Lake/Water**
Exterior: **Brick, Stone, Limestone**
Air Cond: **Central Air, Zoned, 2 Separate Systems**
Heating: **Hot Water/Steam, Zoned**
Kitchen: **Eating Area-Table Space, Island**
Appliances: **Oven-Double, Microwave, Dishwasher, High End Refrigerator, Washer, Dryer, Disposal, Range Hood, Other (Appliances)**
Dining: **Separate**
Bath Amn: **Separate Shower, Double Sink, Bidet, Soaking Tub**
Fireplace Details: **Wood Burning, Gas Starter**
Fireplace Location: **Living Room, Master Bedroom, Other**
Electricity: **Circuit Breakers**
Equipment:
Additional Rooms: **2nd Kitchen, Breakfast Room, Den, Foyer, Game Room, Great Room, Library, Maid's Room, Office, Sitting Room, Sun/Florida Room Heated**
Other Structures:
Door Features:
Window Features:
Gas Supplier: **Other**
Electric Supplier: **Commonwealth Edison**

Laundry Features: **In Unit**
Garage Ownership: **Owned**
Garage On Site: **Yes**
Garage Type: **Attached**
Garage Details: **Heated**
Parking Ownership:
Parking On Site:
Parking Details:
Parking Fee (High/Low): **/**
Driveway:
Basement Details: **None**
Foundation:
Exst Bas/Fnd:
Roof:
Disability Access: **No**
Disability Details:
Lot Desc:
Lot Size Source:

Sewer: **Other**
Water: **Lake Michigan**
Const Opts:
General Info: **None**
Amenities: **Bike Room/Bike Trails, Door Person, Elevator, Exercise Room, Storage, On Site Manager/Engineer**
Asmt Incl: **Heat, Water, Gas, Parking, Tax, Common Insurance, Doorman, TV/Cable, Exterior Maintenance, Lawn Care, Scavenger, Snow Removal**
HERS Index Score:
Green Disc:
Green Rating Source:
Green Feats:
Sale Terms:
Possession: **Closing**
Est Occp Date:
Management: **Manager Off-site**
Rural:
Vacant:
Relist:
Zero Lot Line:

Broker Private Remarks: **If you wish to schedule an in-person showing, you and any clients that will be present are requested to sign a Covid Disclosure. Thank you for understanding.**

Internet Listing: **Yes**
VOW AVM: **No**
Listing Type: **Exclusive Right to Sell**
Showing Inst: **Email ESWshowings@atproperties.com**
Mgmnt. Co: **199 E Lake Shore Drive**
Owner: **Owner of Record**
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:

Remarks on Internet?: **Yes**
VOW Comments/Reviews: **No**
Holds Earnest Money: **Yes**
Additional Sales Information: **List Broker Must Accompany**
Cont. to Show?:
Contact Name: **Gracie Maratea**
Ph #:

Addr on Internet?: **Yes**
Lock Box: **None**
Special Comp Info: **None**
Broker Notices:
Phone: **(815) 341-8344**
Broker Owned/Interest: **No**
More Agent Contact Info:
Owner Can Rent: **No**

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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

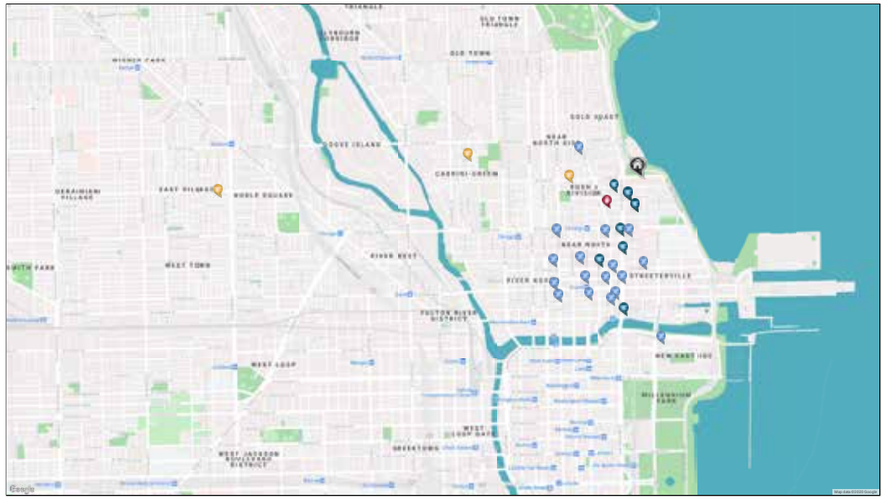
When you reach the Gold Coast, you know you have arrived. In one of the wealthiest neighborhoods in America, you'll find some of the city's most famous residents and the world-class real estate they call home.

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

The Cheesecake Factory
875 NORTH MICHIGAN AVENUE, 0.1 MI

Gino's East
162 EAST SUPERIOR STREET, 0.3 MI

Giordano's
730 NORTH RUSH STREET, 0.4 MI

Lou Malnati's Pizzeria
1120 NORTH STATE STREET, 0.4 MI

The Ivy Hotel
233 EAST ONTARIO STREET, 0.5 MI

Bandera
535 NORTH MICHIGAN AVENUE, 0.6 MI

Quartino Ristorante
626 NORTH STATE STREET, 0.6 MI

Joe's Seafood, Prime Steak & Stone Crab
60 EAST GRAND AVENUE, 0.6 MI

Grand Lux Cafe
600 NORTH MICHIGAN AVENUE, 0.6 MI

ZED451
739 NORTH CLARK STREET, 0.6 MI

The Purple Pig Restaurant
444 MICHIGAN AVENUE, 0.7 MI

Weber Grill Restaurant
539 NORTH STATE STREET, 0.7 MI

Star of Siam
11 EAST ILLINOIS STREET #1, 0.7 MI

Billy Goat Tavern (The Original)
LOWER, 0.7 MI

Portillo's Hot Dogs
100 WEST ONTARIO STREET, 0.7 MI

Frontera Grill
445 NORTH CLARK STREET, 0.8 MI

Maggiano's Little Italy
516 NORTH CLARK STREET, 0.8 MI

Swissotel Chicago
323 EAST WACKER DRIVE, 0.9 MI

COFFEE SHOPS

Starbucks
111 EAST CHESTNUT, 0.2 MI

SHOPPING

The North Face Chicago
875 NORTH MICHIGAN AVENUE #104, 0.1 MI

900 North Michigan Shops
900 MICHIGAN AVENUE, 0.2 MI

Macy's
835 NORTH MICHIGAN AVENUE STE 100, 0.2 MI

Lacoste
835 NORTH MICHIGAN AVENUE SUITE 317A, 0.2 MI

Neiman Marcus
737 NORTH MICHIGAN AVENUE, 0.3 MI

Nike Chicago
669 NORTH MICHIGAN AVENUE, 0.4 MI

Trader Joe's
44 EAST ONTARIO STREET, 0.5 MI

Apple Michigan Avenue
401 NORTH MICHIGAN AVENUE, 0.8 MI

SCHOOLS

Ogden Elementary School - East Campus
24 WEST WALTON ST, 0.4 MI

Ogden Elementary School - Jenner Campus
1119 N CLEVELAND AVE, 1.0 MI

Wells Community Academy High School
936 NORTH ASHLAND AVE, 2.4 MI

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NOTES

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