



EMILY SACHS WONG
LUXURY LIVING

2625
N. WILTON
AVENUE, 1

@properties®



2625 NORTH WILTON AVENUE, 1

Brand new construction 4 bedroom/2.1 bathroom duplex home in intimate three-unit building. Walk to everything Lincoln Park has to offer including the lake, park, shops, restaurants, and transportation. All masonry/limestone building, Pella windows and doors, extra insulation between units, a fabulous open floor plan with perfect indoor/outdoor entertaining, and highest quality finishes throughout. Unique separate front entry for this unit and private front porch. Features include a custom kitchen with quartz countertops and full backsplash, designer lighting, pantry, coffee bar, and professional-grade appliances. A pocket door separates the living/dining space from the kitchen. A large great room adjacent to the kitchen leads to a huge deck and steps to a second private deck over the garage. A powder room completes the main level of the home. The lower level offers four spacious bedrooms and a full laundry room with sink. The large primary suite has two generously sized walk-in closets and a bath with a dual vanity and extra-large steam shower featuring rain and handheld showers. The secondary bedrooms share a bath with a custom tile, large soaking tub, and dual vanity. The fourth bedroom is perfect for a guest room, playroom or home office. Garage parking included.



Price: \$1,080,000
4 Beds | 2.1 Baths

2625NWiltonAve1.info





KITCHEN





KITCHEN





FAMILY ROOM :: POWDER ROOM



MAUREEN MOBARAK & LISA MADONIA | 2625 N WILTON AVENUE, 1 | 12



VIRTUALLY STAGED

TERRACE





PRIMARY BEDROOM



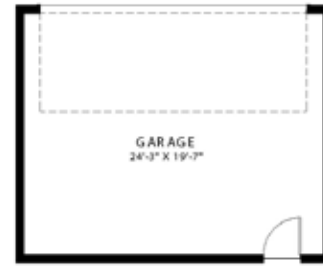


PRIMARY BATHROOM



SECOND BEDROOM :: THIRD BEDROOM & BATHROOM





MAIN LEVEL



LOWER LEVEL



Some photos may be virtually staged

Attached Single

Status: **NEW**

Area: **8007**

List Price: **\$1,080,000**

Orig List Price: **\$1,080,000**

Sold Price:

SP Incl: **Yes**

Parking:

Address: **2625 N Wilton Ave Unit 1, 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**

Contract:

Financing:

Blt Before 78: **No**

Subdivision:

Township: **Lake View**

Model:

County: **Cook**

Fireplaces: **1**

Concessions:

Contingency:

Curr. Leased:

Parking: **Garage**

Spaces: **Gar:1**

Parking Incl: **Yes**

In Price:

SF Source: **Plans**

Days for Bd Apprvl: **0**

Fees/Approvals:

Rooms: **8**

Bathrooms **2/1**
(Full/Half):

Master Bath: **Full,Double Sink**

Bsmnt. Bath: **Yes**

Waterfront: **No**

Total Units: **3**

Stories: **3**

% Own, Occ.:

Utility Costs:

Appx SF: **2329**

Bldg. Assess. SF:

Unit Floor Lvl.: **1**

% Cmn. Own.:

[Check FHA Eligibility](#)

Mobility Score: **81 - Excellent Mobility!** [?](#)

Remarks: **Brand new construction 4 bedroom/2.1 bath duplex home in intimate 3-unit building. Walk to everything Lincoln Park has to offer including the lake, park, shops, restaurants and transportation. All masonry/limestone building, Pella windows and doors, extra insulation between units, a fabulous open floor plan with perfect indoor/outdoor entertaining, and highest quality finishes throughout. Unique separate front entry for this unit and private front porch. Features include a custom kitchen with quartz counter tops and full backsplash, designer lighting, pantry, coffee bar, and professional grade appliances. A pocket door separates the living /dining space from the kitchen. A large great room adjacent to the kitchen leads to a huge deck and steps to a second private deck over the garage. A powder room completes the main level of the home. The lower level offers 4 spacious bedrooms and a full laundry room with sink. The large primary suite suite has two generously sized walk-in closets and a bath with a dual vanity and extra large steam shower featuring rain and handheld showers. The secondary bedrooms share a bath with a custom tile, large soaking tub and dual vanity. The fourth bedroom is perfect for a guest room, play room or home office. Garage parking 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:	
	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	16X14	Main Level			Master Bedroom	18X12	Lower
Dining Room	COMBO	Main Level			2nd Bedroom	10X10	Lower
Kitchen	14X11	Main Level			3rd Bedroom	10X10	Lower
Family Room	19X18	Main Level			4th Bedroom	11X9	Lower
Laundry Room					Terrace	18X12	Main Level

Interior Property Features: Hardwood Floors, Walk-In Closet(s), Coffered Ceiling(s)		
Exterior Property Features: Deck, Patio, Porch, Roof Deck, Private Entrance		
Age: NEW Ready for Occupancy	Laundry Features: In Unit, Sink	Sewer: Sewer-Public
Type: 1/2 Duplex, Condo-Duplex	Garage Ownership: Owned	Water: Lake Michigan
Exposure: S (South), E (East), W (West)	Garage On Site: Yes	Const Opts: Deck/Patio/Screened Porch, Fireplace, Basement, Garage
Exterior: Brick, Limestone	Garage Type: Detached	General Info: None
Air Cond: Central Air	Garage Details: Garage Door Opener(s)	Amenities:
Heating: Gas	Parking Ownership:	Asmt Incl: None
Kitchen:	Parking On Site:	HERS Index Score:
Appliances:	Parking Details:	Green Disc:
Dining:	Parking Fee (High/Low): /	Green Rating Source:
Bath Amn: Separate Shower, Steam Shower, Double Sink	Driveway:	Green Feats:
Fireplace Details: Gas Starter	Basement Details: Finished	Sale Terms:
Fireplace Location: Family Room	Foundation:	Possession: Closing
Electricity:	Exst Bas/Fnd:	Est Occp Date: 09/01/2021
Equipment:	Roof:	Management:
Additional Rooms: Terrace	Disability Access: No	Rural:
Other Structures:	Disability Details:	Addl. Sales Info.: None
Door Features:	Lot Desc:	Broker Owned/Interest: No
Window Features:	Lot Size Source:	Relist:
		Zero Lot Line:

Broker: **@properties (85774) / (773) 472-0200**
List Broker: **Lisa Madonia (135177) / (773) 807-1933 / lisamadonia@atproperties.com**
Colist Broker: **Maureen Mobarak (888619) / (773) 294-1144** 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:

LINCOLN PARK

Lincoln Park residents have it all – from the arts to its famed zoo – right in their backyard.

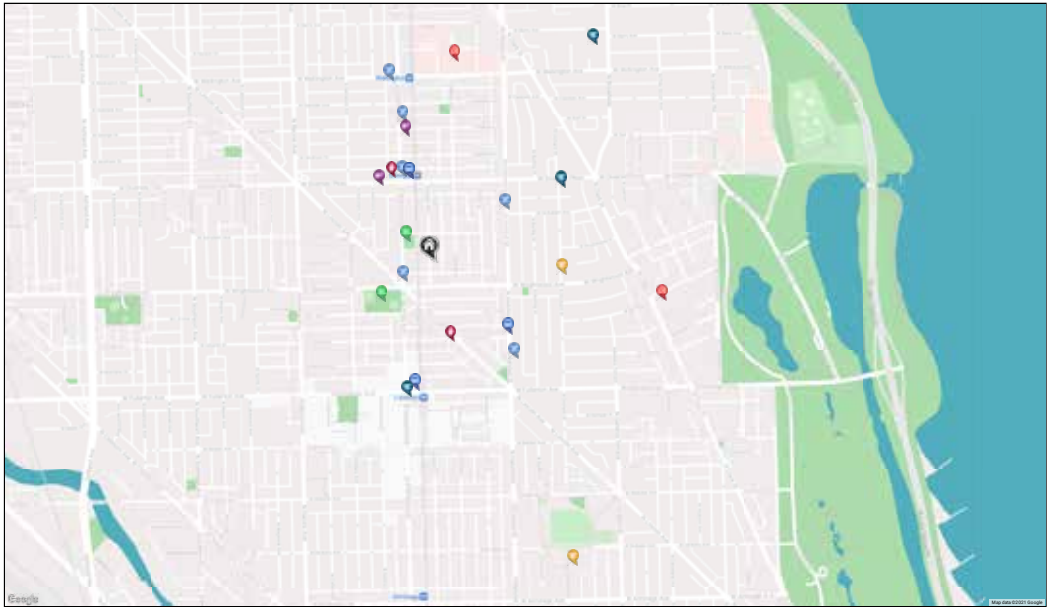
The neighborhood includes quiet tree-lined residential blocks, top-rated schools, DePaul University and two major museums in addition to the Lincoln Park Zoo, one of the country’s oldest zoos. There’s also a wide array of entertainment, eateries and hotspots.

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.



RESTAURANTS

Lou Malnati's Pizzeria
958 WEST WRIGHTWOOD AVENUE,
0.1 MI

Sapori Trattoria
2701 NORTH HALSTED STREET, 0.2 MI

Nori Sushi Chicago
954 WEST DIVERSEY PARKWAY, 0.2 MI

Barcocina
2901 N SHEFFIELD AVE, 0.3 MI

Parson's Chicken & Fish
2435 N HALSTED ST, 0.3 MI

Fish Bar
2956 NORTH SHEFFIELD AVENUE,
0.4 MI



COFFEE SHOPS

Starbucks
1000-1002 W DIVERSEY PKWY #102,
0.2 MI

Printer's Row Coffee Co.
2482 N LINCOLN AVE, 0.2 MI



SHOPPING

Whole Foods Market
959 W FULLERTON AVE, 0.3 MI

Trader Joe's
667 WEST DIVERSEY PARKWAY, 0.4 MI

Mariano's
3030 N BROADWAY SUITE 100, 0.6 MI



HEALTH CLUBS

Lincoln Park Athletic Club
1019 WEST DIVERSEY PARKWAY, 0.2 MI

CorePower Yoga
945 WEST GEORGE STREET, 0.3 MI



HOSPITALS

Advocate Illinois Masonic
Medical Center
836 WEST WELLINGTON AVENUE,
0.5 MI

Ann & Robert H. Lurie
Children's Hospital of Chicago
Outpatient Center
2515 N CLARK ST, 0.6 MI



SCHOOLS

Alcott Elementary School
2625 NORTH ORCHARD ST, 0.3 MI

Lincoln Park High School
2001 NORTH ORCHARD ST, 0.8 MI



ENTERTAINMENT

Wiggly Field Dog Park
2645 N SHEFFIELD AVE, 0.1 MI

Jonquil Park
1001 W WRIGHTWOOD AVE, 0.2 MI



TRANSIT

Diversey
CTA - BROWN LINE, 0.2 MI

Diversey
CTA - PURPLE LINE, 0.2 MI

Halsted & Altgeld
CHICAGO, 0.2 MI

Fullerton
CTA - RED LINE, 0.3 MI



Maureen Mobarak

MOBILE: (773) 294-1144
Mmobarak@atproperties.com
maureenmobarak.com



Lisa Madonia

MOBILE: (773) 807-1933
lisamadonia@atproperties.com



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NOTES

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EMILY SACHS WONG

LUXURY LIVING

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MAUREEN MOBARAK

mmobarak@atproperties.com

773-294-1144

LISA MADONIA

lisamadonia@atproperties.com

773-807-1933

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