

JUST LISTED!



1448 N. LAKE SHORE DR. #16AB

1448 N. LAKE SHORE DR. #16AB 1448LAKESHORE16AB.INFO

5	3.1	\$3,950,000
Bed	Bath	List Price

- Smashing two units combined to make stunning 5000+ square foot home in elegant Gold Coast co-op.
- Extraordinary style and decor. Published in LuxeHome. No detail was overlooked.
- Grand formal rooms, plus library, office, family room, and breakfast room. 60+ feet of lake views.
- Valet parking available right next door at 1440 N. Lake Shore Drive for \$385.
- Assessment: \$6,686 includes real estate taxes and capital reserve fund.

@properties®

548 W. Webster Ave. Chicago IL 60614



SUZANNE GIGNILLIAT
TOTAL SERVICE | RESULTS DRIVEN



773.394.4717

Suzannegignilliat.com

Suzanne@suzannegignilliat.com

If your property is currently listed with another broker, this mailer is not a solicitation for business.  

OPEN HOUSE

SATURDAY SEPTEMBER 28TH | 12:00 PM TO 3:00 PM



2631 N. WAYNE AVE
\$2,250,000
5 BED | 4.1 BATH

CLASSICALLY CUSTOM DESIGNED
HOME ON UNCONGESTED QUIET,
TREE-LINED LINCOLN PARK ST.
5,200+ SQFT. ELEGANT AND
TIMELESS.



SUZANNE GIGNILLIAT
REAL ESTATE
TOTAL SERVICE | RESULTS DRIVEN



773.394.4717
Suzannegignilliat.com
Suzanneg@atproperties.com



2055 N. ORLEANS STREET LINCOLN PARK



2055 N. ORLEANS STREET
LINCOLN PARK

2055ORLEANS.INFO

@properties®

LP LUXURY
PORTFOLIO
INTERNATIONAL®



SUZANNE GIGNILLIAT BROKER

773.394.4717 office
suzanneg@atproperties.com
suzannegignilliat.com

SUZANNE GIGNILLIAT
TOTAL SERVICE | RESULTS DRIVEN

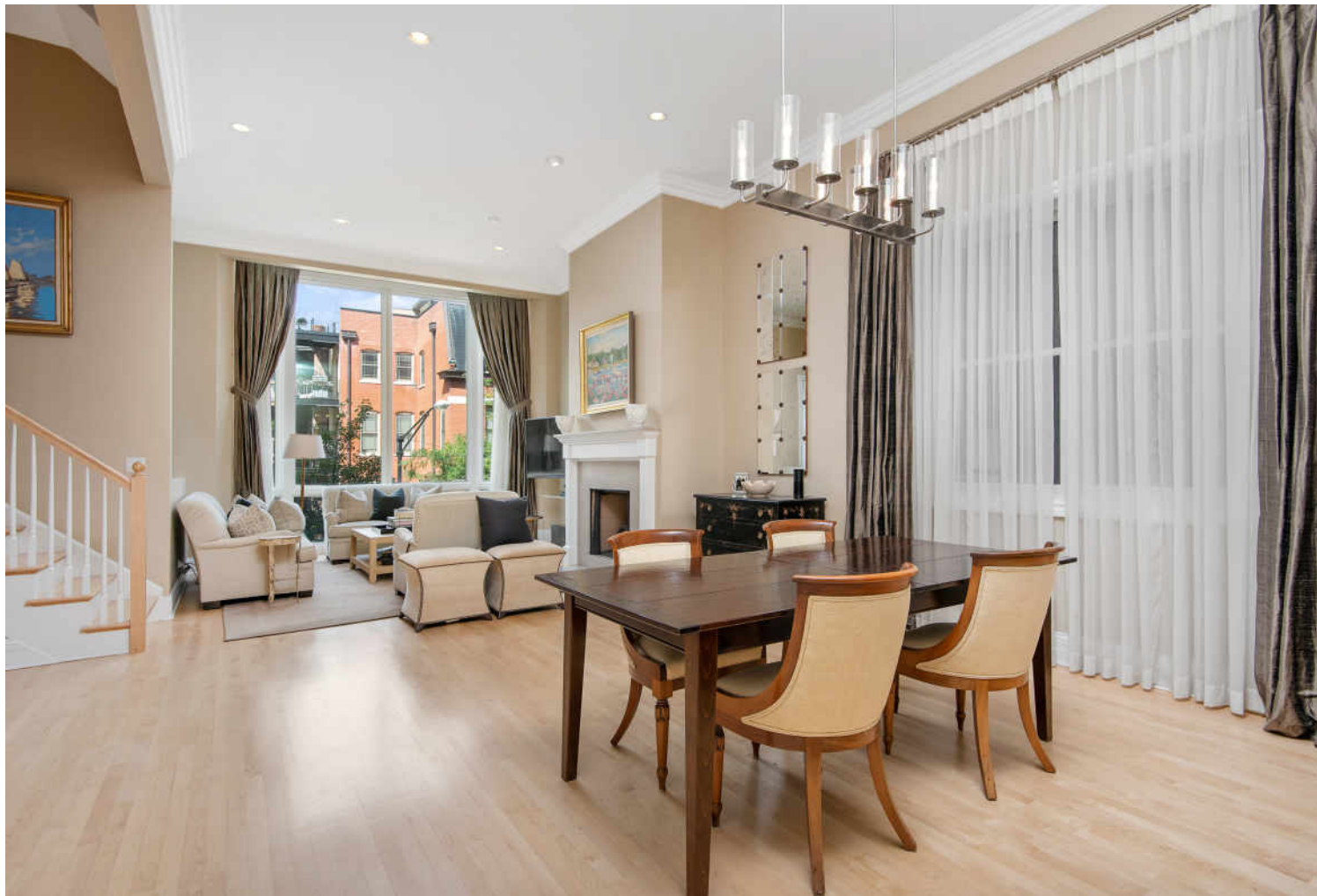


2055 N. ORLEANS STREET
LINCOLN PARK

2055ORLEANS.INFO

@properties®

LP LUXURY
PORTFOLIO
INTERNATIONAL®



2055 N ORLEANS STREET

ROOM DIMENSIONS

Family Room	17'x15'
Living/Dining Room	33'x15'
Kitchen	16'x10'
Master Bedroom	16'x15'
Second Bedroom	12'x12'
Third Bedroom	11'x15'
Fourth Bedroom	15'x11'
Fifth Bedroom/Office	12'x12'

FEATURES

THE COMPLEX: CITY HOMES OF ORLEANS

Located in the heart of East Lincoln Park, The City Homes of Orleans are a condo development built in 2007 comprised of four semi-attached row homes. The complex starts on Clark Street, faces Dickens as well and then wraps to Orleans. These homes are designed to offer the best of both worlds – the privacy and space of a single-family with the convenience of a small home owner’s association. Assessments include common insurance, exterior maintenance, water, snow removal, landscaping, and common utilities.

THE RESIDENCE

2055 Orleans is a stunning 5000+ square foot plus corner rowhome that lives and feels like a single-family home. Nestled at the back of the 4-unit complex on a quiet tree-lined street, the home faces west and is bathed in light.



SUZANNE GIGNILLIAT BROKER

773.394.4717 office

suzanneg@atproperties.com
suzannegignilliat.com



FEATURES (CONTINUED)

The floorplan is wonderful: open, wide (21 feet) and almost loft-like. On the first level is a family room with a fireplace, mudroom, and attached drywalled 2 car heated garage. On the second level is a very dramatic living room, dining room, and eat-in kitchen with an adjacent terrace. The ceilings soar to 13 feet, and the rooms are flooded with sun from the huge floor to ceiling west facing bay windows with lovely custom drapes. The décor is clean, modern and transitional.

The third floor has an amazing master suite with two huge walk-in custom-designed closets and a large luxury master bath. On this level is a large bedroom with another bath ensuite and a laundry room. The top floor has three large bedrooms and two marble baths. A top floor skylight brings sun and light through the whole home via the gracious open and beautiful staircase. The attached finished heated garage has custom epoxy membrane seal floor. The building has a heated driveway.



LIVING/DINING ROOM



LIVING ROOM



DINING ROOM



KITCHEN



KITCHEN



STAIRS



FAMILY ROOM



MASTER BEDROOM



MASTER BEDROOM



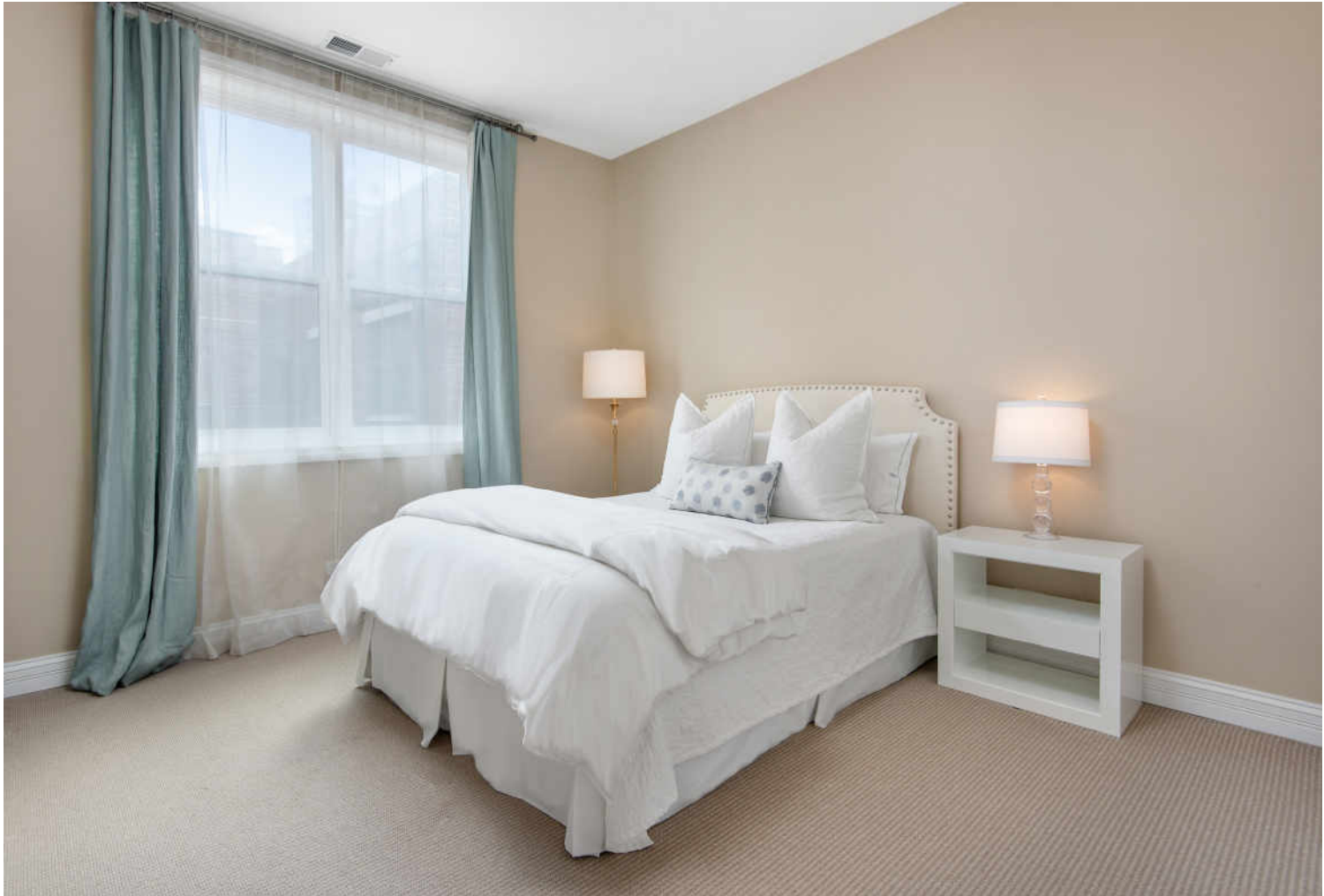
MASTER BATHROOM



MASTER BATHROOM



SECOND BEDROOM



THIRD BEDROOM



FOURTH BEDROOM



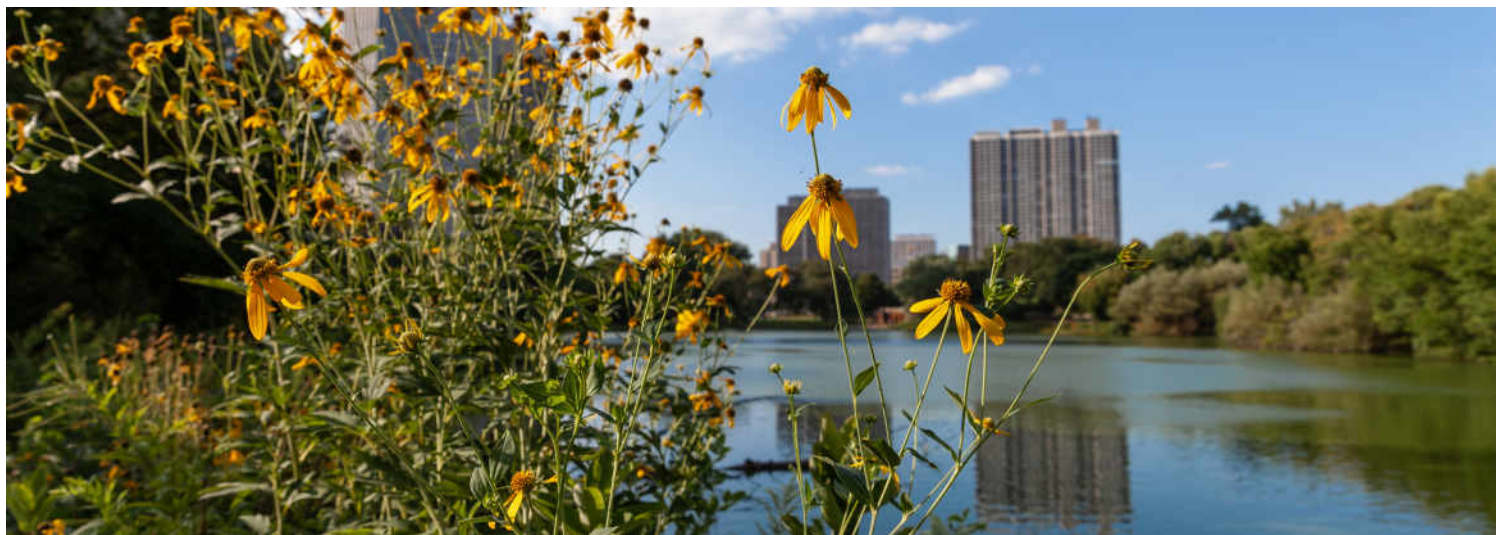
THIRD BATHROOM



OFFICE/FIFTH BEDROOM



POWDER ROOM



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

Locals love the many parks, shops, restaurants and tree-lined streets. The lakefront is another highlight where residents enjoy a variety of leisure activities at North Avenue Beach.

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.

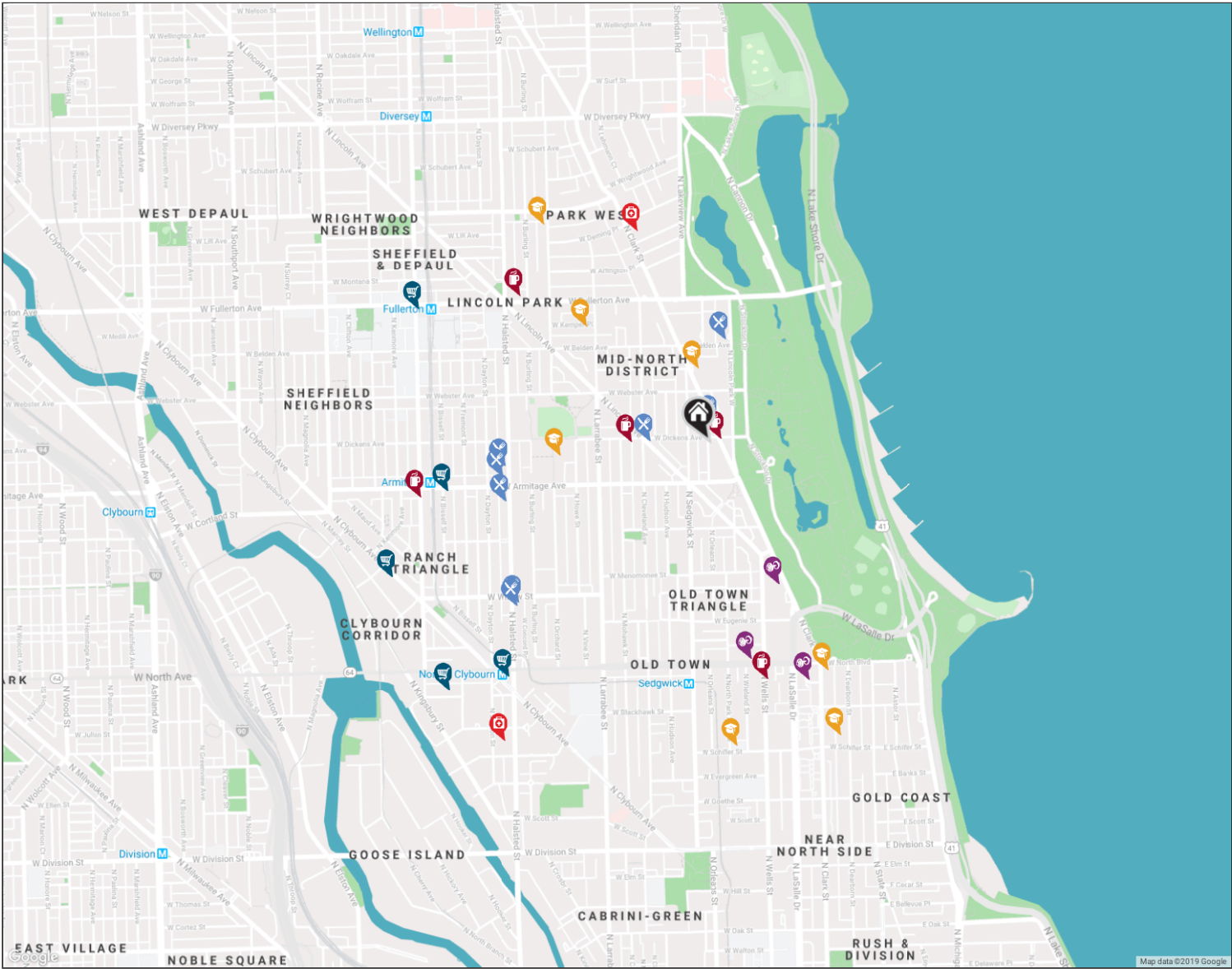
Smaller townhomes and vintage condominiums offer homebuyers a more affordable entry into Lincoln Park, while prices rapidly escalate for rehabs and new construction. Buyers around DePaul University can find loft condominiums in converted factories and warehouses. On its eastern edge, Lincoln Park features 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.

NEIGHBORHOOD GUIDE MAP

2055 N. ORLEANS STREET

24



NEIGHBORHOOD GUIDE



RESTAURANTS

Riccardo Trattoria
2119 N CLARK ST, 0.1 MI

GEMINI
2075 N LINCOLN AVE, 0.2 MI

Mon Ami Gabi
2300 NORTH LINCOLN PARK WEST,
0.3 MI

Summer House Santa Monica
1954 N HALSTED ST, 0.6 MI

Blue Door Farm Stand
2010 N HALSTED ST, 0.6 MI

Cafe Ba-Ba-Reeba!
2024 NORTH HALSTED STREET, 0.6 MI

Boka
1729 N HALSTED ST, 0.7 MI

Alinea
1723 N HALSTED ST, 0.7 MI



COFFEE SHOPS

Starbucks
2063 N CLARK ST, 0.0 MI

CityGrounds coffee bar
507 WEST DICKENS AVENUE, 0.2 MI

Bourgeois Pig Cafe
738 WEST FULLERTON AVENUE, 0.7 MI

La Fournette
1547 NORTH WELLS STREET, 0.7 MI

Ambrosia Cafe
1963 NORTH SHEFFIELD AVENUE, 0.8 MI



SHOPPING

Paper Source
919 WEST ARMITAGE AVENUE, 0.7 MI

Apple Lincoln Park
801 W NORTH AVE, 0.9 MI

Whole Foods Market
959 W FULLERTON AVE, 0.9 MI

Trader Joe's

1840 NORTH CLYBOURN AVENUE, 1.0 MI

Anthropologie
1548 N FREMONT ST, 1.0 MI



HEALTH CLUBS

Equinox Lincoln Park
1750 NORTH CLARK STREET, 0.4 MI

XSport Fitness
230 WEST NORTH AVENUE, 0.6 MI

CorePower Yoga
108 WEST GERMANIA PLACE, 0.7 MI



HOSPITALS

Ann & Robert H. Lurie
Children's Hospital of Chicago
2515 NORTH CLARK STREET 8TH FLOOR,
0.6 MI

Northwestern Medicine SoNo
1460 NORTH HALSTED STREET, 1.0 MI



SCHOOLS

Francis W. Parker School
330 W WEBSTER AVE, 0.2 MI

Lincoln Park High School
2001 NORTH ORCHARD ST, 0.4 MI

Lincoln Elementary School
615 WEST KEMPER PLACE, 0.5 MI

Latin School of Chicago
59 W NORTH BLVD, 0.7 MI

The Catherine Cook School
226 W SCHILLER ST, 0.8 MI

Saint Clement School
2524 N ORCHARD ST, 0.8 MI

St Chrysostom's Day School
1424 N DEARBORN ST, 0.9 MI

@properties®

Leading REAL ESTATE
COMPANIES
OF THE WORLD®

LP
LUXURY
PORTFOLIO
INTERNATIONAL®

