



**Attached Single**  
 Status: **CLSD**  
 Area: **8006**

MLS #: **10801736**  
 List Date: **08/26/2020**  
 List Dt Rec: **08/26/2020**

List Price: **\$1,175,000**  
 Orig List Price: **\$1,175,000**  
 Sold Price: **\$1,150,000**  
 SP Incl. Parking: **Yes**

Address: **1346 W Addison St Unit 3E, Chicago, IL 60613**  
 Directions: **Just East of Southport on North Side of Street**  
 Sold by: **Elizabeth Lothamer (102587) on behalf of Lothamer & Company (T14577) / @properties (84025)**

Mkt. Time (Lst./Tot.): **1/1**

Closed: **10/05/2020**  
 Off Mkt: **08/26/2020**  
 Year Built: **2007**

Contract: **08/26/2020**  
 Financing: **Conventional**  
 Blt Before 78: **No**

Concessions:  
 Contingency:  
 Curr. Leased:

Dimensions: **COMMON**  
 Ownership: **Condo**  
 Corp Limits: **Chicago**  
 Coordinates: **N:3600 W:1346**

Subdivision:  
 Township: **North Chicago**

Model:  
 County: **Cook**  
 # Fireplaces: **2**  
 Parking: **Garage, Exterior Space(s)**  
 # Spaces: **Gar:1 Ext:1**

Bedrooms: **3**  
 Basement: **None**  
 Waterfront: **No**  
 Total Units: **6**  
 # Stories: **3**  
 % Own. Occ.:  
 Utility Costs:

Bathrooms **3/1**  
 (Full/Half):  
 Master Bath: **Full**  
 Bsmnt. Bath:  
 Appx SF: **2800**  
 Bldg. Assess. SF:  
 Unit Floor Lvl.: **3**  
 % Cmn. Own.:  
 Parking Incl. In Price: **Yes**  
 SF Source: **Estimated**  
 # Days for Bd Apprvl: **0**  
 Fees/Approvals:

Mobility Score: **72 - Good Mobility!**

Remarks: **This is a one-of-a-kind penthouse that is sure to impress and has to be seen to truly appreciate! Located in the heart of the Southport Corridor, you will enjoy all this Lakeview neighborhood has to offer, as well as stunning skyline views of our beautiful city from both the large picture window on the second floor and sprawling rooftop deck. Unique to where one can walk to Wrigley Field, eat at trendy restaurants, shop on Southport and be a short distance from the el, this home is in a prime location. In addition, it is in the coveted Blaine Elementary school district. As you walk-in, your jaw will drop with the 20-foot atrium flooding the home with light. This spacious duplex penthouse has two main living areas, one on each floor. The kitchen is large, has dressy cabinets, Viking appliances and ample counter space. There are master suites on both floors, including custom walk-in closets and attached bathrooms. The master suite bathroom on the first floor has a steam shower with rain heads, heated floors and a Jacuzzi tub. The third bedroom is good in size with custom closets and a full bath across the hall. There are five total outdoor spaces, including a rooftop deck with a hot tub, outdoor TV, living area, turf for play and sweeping skyline views of Chicago.**

**School Data**

Elementary: **Blaine (299)**  
 Junior High: **(299)**  
 High School: **(299)**

**Assessments**

Amount: **\$391**  
 Frequency: **Monthly**  
 Special Assessments: **No**  
 Special Service Area: **No**  
 Master Association: **No**  
 Master Assc. Freq.: **Not Required**

**Tax**

Amount: **\$14,017.98**  
 PIN: **14201230511005 /**  
**Mult PINs:**  
 Tax Year: **2019**  
 Tax Exmp:  
 Coop Tax Deduction:  
 Tax Deduction Year:

**Pet Information**

Pets Allowed: **Cats OK, Dogs OK**  
 Max Pet Weight: **NO**

**Square Footage Comments:**

Room Name	Size	Level	Flooring	Win Trmt	Room Name	Size	Level	Flooring	Win Trmt
Living Room	26X16	Main Level	Hardwood	Drapes	Master Bedroom	16X13	Main Level	Hardwood	Blinds
Dining Room	COMBO	Main Level	Hardwood	Drapes	2nd Bedroom	13X10	Main Level	Hardwood	Blinds
Kitchen	13X11	Main Level	Hardwood	None	3rd Bedroom	16X16	2nd Level	Hardwood	Blinds
Family Room	21X16	2nd Level	Hardwood	Drapes	4th Bedroom		Not Applicable		
Laundry Room									

Interior Property Features: **Bar-Wet, Hardwood Floors, Heated Floors, 1st Floor Laundry**

Exterior Property Features: **Balcony, Deck, Hot Tub, Roof Deck**

Age: **11-15 Years**  
 Type: **1/2 Duplex, Condo-Duplex, Penthouse**  
 Exposure: **N (North), S (South), City**  
 Exterior: **Brick**  
 Air Cond: **Central Air**  
 Heating: **Gas, Forced Air**  
 Kitchen:  
 Appliances: **Oven/Range, Microwave, Dishwasher, Refrigerator, Refrigerator-Bar, Washer, Dryer, Disposal**  
 Dining: **Combined w/ LivRm**  
 Bath Amn: **Whirlpool, Separate Shower, Steam Shower, Double Sink, Full Body Spray Shower, Double Shower**  
 Fireplace Details: **Gas Logs**  
 Fireplace Location: **Family Room, Living Room**  
 Electricity:  
 Equipment:  
 Additional Rooms: **No additional rooms**  
 Other Structures:  
 Door Features:  
 Window Features:

Laundry Features:  
 Garage Ownership: **Owned**  
 Garage On Site: **Yes**  
 Garage Type: **Attached**  
 Garage Details: **Garage Door Opener(s)**  
 Parking Ownership:  
 Parking On Site: **Yes**  
 Parking Details: **Assigned Spaces**  
 Parking Fee (High/Low): /  
 Driveway: **Concrete**  
 Basement Details: **None**  
 Foundation:  
 Exst Bas/Fnd:  
 Roof:  
 Disability Access: **No**  
 Disability Details:  
 Lot Desc:  
 Lot Size Source:

Sewer: **Sewer-Public**  
 Water: **Lake Michigan**  
 Const Opts:  
 General Info: **None**  
 Amenities:  
 Asmt Incl: **Water, Common Insurance, Scavenger**  
 HERS Index Score:  
 Green Disc:  
 Green Rating Source:  
 Green Feats:  
 Sale Terms:  
 Possession: **Closing**  
 Est Occp Date:  
 Management: **Self-Management**  
 Rural:  
 Vacant:  
 Relist:  
 Zero Lot Line:

Broker Private Remarks: **This place is awesome! See www.1346addison.com for floor plans, more photos, and videos. Recently redone, this home shows very well. Roof deck is fantastic. Total of 5 outdoor spaces. Approximately 2,800 sq ft. 2 separate family rooms. All 3 bedrooms are good size. 2 are en-suite. 3 and 1/2 baths total. Heart of Southport Corridor and in Blaine elementary school. 1 garage parking space and 1 exterior space.**

Internet Listing: **Yes**  
 VOW AVM: **Yes**  
 Listing Type: **Exclusive Right to Sell**  
 Coop Comp: **2.5% - \$350 (on Net SP)**  
 Showing Inst: **Call/text Steve Cell 773 580-2907**  
 Mgmt. Co: **Self Managed**  
 Owner: **OOR**  
 Broker: **312 Estates LLC (86201) / (312) 599-1300**  
 List Broker: **Steven Jurgens (113405) / (773) 580-2907 / steve@312estates.com**  
 CoList Broker:

Remarks on Internet?: **Yes**  
 VOW Comments/Reviews: **Yes**  
 Holds Earnest Money: **Yes**  
 Additional Sales Information: **List Broker Must Accompany**  
 Cont. to Show?:  
 Contact Name: **owner**  
 Ph #:

Addr on Internet?: **Yes**  
 Lock Box:  
 Special Comp Info: **None**  
 Broker Notices:  
 Expiration Date: **12/31/2020**  
 Phone: **(000) 000-0000**  
 Broker Owned/Interest: **No**

More Agent Contact Info:  
 Owner Can Rent:

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