



***1211 S Prairie unit 5302 - \$1,199,000***

***Finely renovated, unrivaled lake/city views***

**BILL WENTHEN, BROKER OWNER**

**312-663-6035**

**WDWPROPERTIES.COM**





### ***Pristine condition & finely upgraded. Fantastic city and lake views***

Stunning luxury hi-rise with panoramic lake & city views spanning north and south to the horizon. Views include the north & south shorelines, Soldier Field, Museum Campus and Grant Park. This luxuriously just renovated east facing 53rd floor 3 bedroom/3 bath home is truly magnificent.

All kitchen cabinetry has been replaced with contemporary top-of-line white shaker 42' cabinetry. All new quartz countertops and backsplash in kitchen with new undermount sink and Grohe faucet. Breakfast bar kickboard just installed nicely matches new flooring. SS GE Monogram appliances, double convection ovens w/oversize SS hood & 5 burner gas cooktop.

Home has been remodeled using highest quality material and workmanship. All flooring in unit has been replaced with engineered wood flooring, expertly installed.

Expansive open floor plan living/dining area with floor-to-ceiling windows thru-out, very sunny home.

Master bath has been upgraded with new lighting, fixtures and full-size dual mirrors. Master suite features limestone & marble tiles, jacuzzi tub, marble surround shower, double vanity and more.

2<sup>nd</sup> master suite also includes limestone & marble tiles and luxury marble surround shower. 3<sup>rd</sup> full bathroom with marble shower is adjacent to living/dining area.

Unit 5302 is one of three units total on floor 53, large storage locker also on 53<sup>rd</sup> floor.

Tandem parking in climate controlled garage is included in price. In building car wash, dog run, bike room, onsite maintenance.

Grand building amenities include indoor/outdoor pools, huge sundeck with outdoor grills and dining, state-of-the-art exercise facility, saunas, locker rooms, impressive lobby, 24 hour door staff and more!

Elegant Club room facility spanning the entire south portion of 5th floor features home theatre, pool table, restaurant caliber kitchen, living room & party room. With unparalleled views of Grant Park, Burnham Harbor, Museum campus & Lakefront this location is unique in Chicago. 18.5-mile lake shore drive bike path access just across Columbus Drive.





***Chef's Kitchen with awesome city/lake views, SS appliances, breakfast bar. Sunny & spacious.***



***Open living & dining spaces offer unparalleled views of Lake Michigan and Museum Campus***



***Incredible views of city and lake from Sun drenched bedrooms. Two master bedroom suites.***





*Three master suite bathrooms, all luxuriously appointed with marble & granite finishes*



*Indoor and Outdoor pools, heated with secluded, luxurious ambience*



*Amenities are amongst the finest in the City of Chicago, including state-of-art fitness center.*





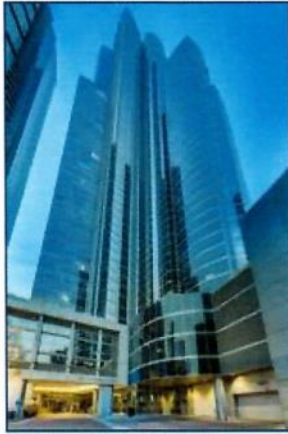
***Views of city and lake are best in class. Enjoy all the lakefront activity and city events!***



***Entire 5th floor is amenities. Multiple club rooms, exercise facility and various entertainment options***






[Virtual Tour](#) [Other Media](#)

**Attached Single**  
Status: **NEW**  
Area: **8033**

MLS #: **10946179**  
List Date: **12/03/2020**  
List Dt Rec: **12/03/2020**

List Price: **\$1,199,000**  
Orig List Price: **\$1,199,000**  
Sold Price:  
SP Incl: **Yes**  
Parking:

Address: **1211 S Prairie Ave Unit 5302, Chicago, IL 60605**  
Directions: **LSD SOUTH TO ROOSEVELT (1200S) WEST TO INDIANA TO SITE**

Closed:  
Off Mkt:  
Year Built: **2008**  
Dimensions: **COMMON**  
Ownership: **Condo**  
Corp Limits: **Chicago**  
Coordinates: **S:1211 E:300**  
Rooms: **6**

Contract:  
Financing:  
Blt Before 78: **No**  
Subdivision:  
Township: **South Chicago**

Lst. Mkt. Time: **3**  
Concessions:  
Contingency:  
Curr. Leased: **No**

Bedrooms: **3**

Bathrooms: **3/0**  
(Full/Half):  
Master Bath: **Full, Double Sink, Lever/Easy to use faucets, Tub & Separate Shwr**

Model:  
County: **Cook**  
# Fireplaces: **0**  
Parking: **Garage**

Basement: **None**

Bsmnt. Bath: **No**

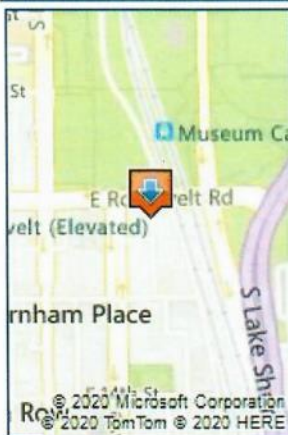
# Spaces: **Gar:2**

Waterfront: **Yes**  
Total Units: **286**  
# Stories: **62**  
% Own. Occ.: **77**  
Utility Costs:

Appx SF: **1900**  
Bldg. Assess. SF:  
Unit Floor Lvl.: **53**  
% Cmn. Own.:

Parking Incl. **Yes**  
In Price:  
SF Source: **Builder**  
# Days for  
Bd Apprvl: **0**  
Fees/Approvals:

Mobility Score: **94 - Excellent Mobility!**



Remarks: **Stunning luxury hi-rise with panoramic lake & city views spanning north and south to the horizon. Views include the north & south shorelines, Soldier Field, Museum Campus and Grant Park. This luxuriously just renovated east facing 53rd floor 3 bedroom/3 bath home is truly magnificent. All kitchen cabinetry has been replaced with contemporary top-of-line white shaker 42" cabinetry. All new quartz countertops and backsplash in kitchen with new undermount sink and Grohe faucet. Breakfast bar kickboard just installed nicely matches new flooring. SS GE Monogram appliances, double convection ovens w/oversize SS hood & 5 burner gas cooktop. Home has been remodeled using highest quality material and workmanship. All flooring in unit has been replaced with engineered wood flooring, expertly installed. Expansive open floor plan living/dining area with floor-to-ceiling windows thru-out, very sunny home. Master bath has been upgraded with new lighting, fixtures and full-size dual mirrors. Master suite features limestone & marble tiles, jacuzzi tub, marble surround shower, double vanity and more. 2nd master suite also includes limestone & marble tiles and luxury marble surround shower. 3rd full bathroom with marble shower is adjacent to living/dining area. Unit 5302 is one of three units total on floor 53, large storage locker also on 53rd floor. Tandem parking in climate controlled garage is included in price. In building car wash, dog run, bike room, onsite maintenance. Grand building amenities include indoor/outdoor pools, huge sundeck with outdoor grills and dining, state-of-the-art exercise facility, saunas, locker rooms, impressive lobby, 24 hour door staff and more! Elegant Club room facility spanning the entire south portion of 5th floor features home theatre, pool table, restaurant caliber kitchen, living room & party room. With unparalleled views of Grant Park, Burnham Harbor, Museum campus & Lakefront this location is unique in Chicago. 18.5-mile lake shore drive bike path access just across Columbus Drive.**

#### School Data

Elementary: **South Loop (299)**  
Junior High: **(299)**  
High School: **Jones College Prep (299)**

#### Assessments

Amount: **\$1,173**  
Frequency: **Monthly**  
Special Assessments: **No**  
Special Service Area: **No**  
Master Association: **No**  
Master Assc. Freq.: **Not Required**

#### Tax

Amount: **\$18,782.48**  
PIN: **17221101351261 /**  
Mult PINs: **Yes**  
Tax Year: **2019**  
Tax Exmps: **None**  
Coop Tax Deduction: **0**  
Tax Deduction Year:

#### Pet Information

Pets Allowed: **Cats OK, Dogs OK**  
Max Pet Weight: **99**

#### Square Footage Comments:

Room Name	Size	Level	Flooring	Win Trmt	Room Name	Size	Level	Flooring	Win Trmt
Living Room	28X18	Main Level	Hardwood		Master Bedroom	16X13	Main Level	Hardwood	
Dining Room	COMBO	Main Level	Hardwood		2nd Bedroom	12X10	Main Level	Hardwood	
Kitchen	16X14	Main Level	Hardwood		3rd Bedroom	12X10	Main Level	Hardwood	
Family Room		Not Applicable			4th Bedroom		Not Applicable		
Laundry Room									

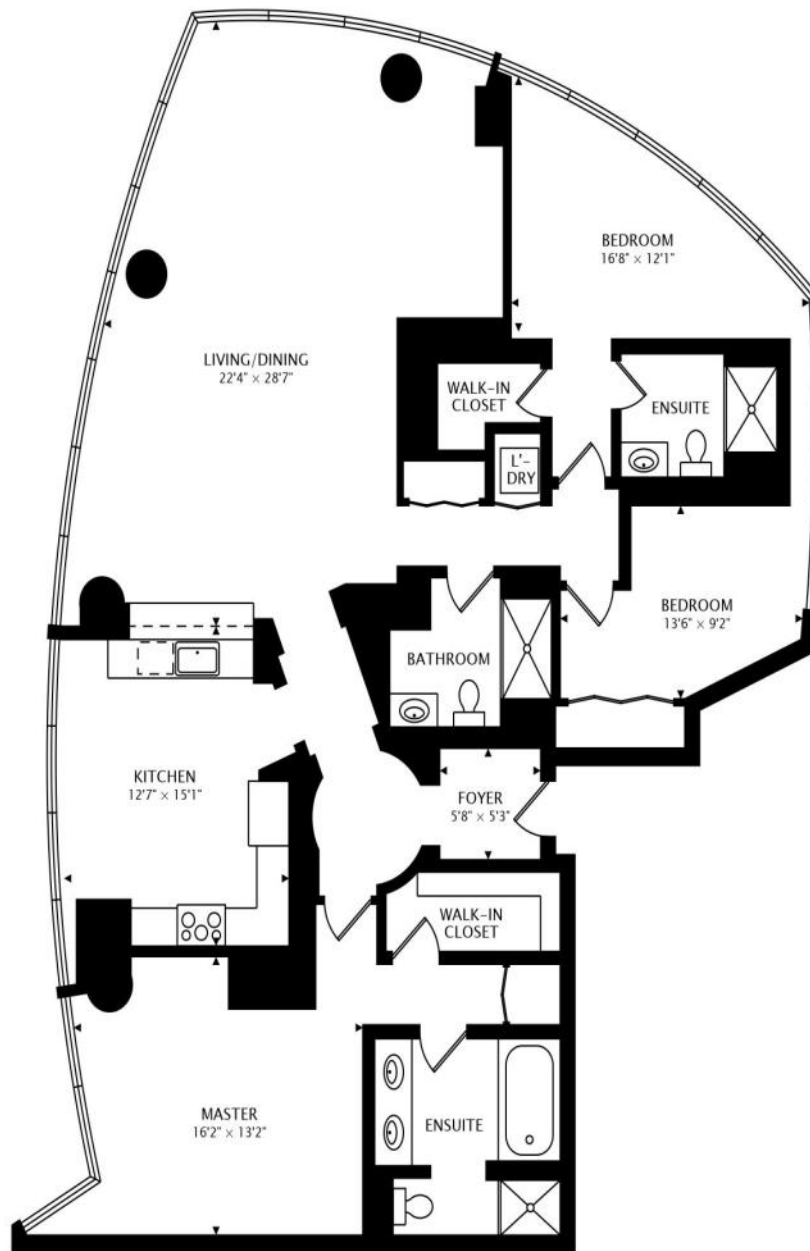
Interior Property Features: **Elevator, Hardwood Floors, Laundry Hook-Up in Unit, Storage**

Exterior Property Features: **Private Entrance, End Unit**

Age: **11-15 Years, Rehab in 2020**  
Type: **Condo, High Rise (7+ Stories)**  
Exposure: **E (East), Lake/Water**  
Exterior: **Steel Siding, Glass**  
Air Cond: **Central Air**  
Heating: **Gas, Forced Air**  
Kitchen: **Eating Area-Breakfast Bar, Eating Area-Table Space, Custom Cabinetry, Updated Kitchen**  
Appliances: **Oven-Double, Microwave, Dishwasher, Refrigerator, Freezer, Washer, Dryer, Disposal, All Stainless Steel Kitchen Appliances, Range Hood, Gas Cooktop**  
Dining: **Combined w/ LivRm**  
Bath Amn: **Separate Shower, Double Sink**  
Fireplace Details:  
Fireplace Location:  
Electricity: **Circuit Breakers, 200+ Amp Service**  
Equipment: **TV-Cable, CO Detectors**  
Additional Rooms: **No additional rooms**  
Other Structures:  
Door Features:  
Window Features: **Window Treatments**

Laundry Features: **In Unit**  
Garage Ownership: **Owned**  
Garage On Site: **Yes**  
Garage Type: **Attached**  
Garage Details:  
Parking Ownership:  
Parking On Site:  
Parking Details:  
Parking Fee (High/Low): **/**  
Driveway: **Concrete**  
Basement Details: **None**  
Foundation: **Concrete**  
Exst Bas/Fnd:  
Roof: **Other**  
Disability Access: **No**  
Disability Details:  
Lot Desc: **Lake Front, Park Adjacent, Water View**  
Lot Size Source:

Sewer: **Sewer-Public**  
Water: **Lake Michigan**  
Const Opts:  
General Info: **None**  
Amenities: **Bike Room/Bike Trails, Door Person, Elevator, Exercise Room, Storage, On Site Manager/Engineer, Party Room, Sundeck, Pool-Indoors, Pool-Outdoors, Sauna, Service Elevator, Steam Room, Other, Clubhouse, Private Indoor Pool, Private Inground Pool**  
Asmt Incl: **Heat, Air Conditioning, Water, Gas, Parking, Common Insurance, Doorman, TV/Cable, Clubhouse, Exercise Facilities, Pool, Exterior Maintenance, Scavenger, Snow Removal, Internet Access**  
HERS Index Score:  
Green Disc:  
Green Rating Source:  
Green Feats:  
Sale Terms:  
Possession: **Closing**  
Est Occp Date:  
Management: **Manager On-site**  
Rural:



1950 sq ft