

3150 N. LAKE SHORE DRIVE



Amenities

3150 combines proximity to downtown with the amenities of the Lakeview neighborhood and unsurpassed accessibility to Lincoln Park and Chicago's stretch of parks, harbors and beaches. 3150 offers something for every taste and activity level, from boating, biking, golfing, walking and running to restaurants, theaters and Wrigley Field. Just a short commute from 3150 on Lake Shore Drive is the Gold Coast for shopping and entertainment and the Loop for business and cultural events.

- Desk Staff 24/7
- Air Conditioning / Heating
- Bicycle Storage
- Cable TV and Building Information Channel
- Fitness Room
- Floor Plans - 1,650SF 2-bedroom and 2,200SF 3-bedroom units
- Garage / Resident and Guest Parking
- Hospitality Room / Children's Play Room
- Internet Access
- Laundry Facilities
- Library
- Location
- Lobby
- On-Site Property Management
- Outdoor Pool with Gas Grill
- Receiving Room
- Resident Engineer
- Sun Deck with Gas Grill
- Security
- Storage Lockers

3150 N. Lake Shore Drive



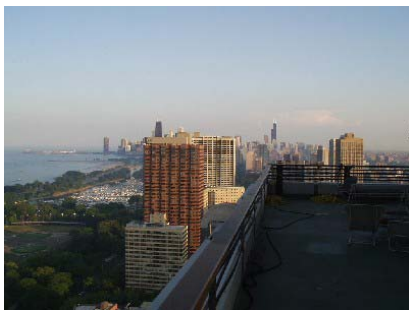
Garage and Parking

- Valet parking around the clock
- Weekly car wash & vacuum
- Ground level entrance and exit
- Free guest parking during daytime hours
- Need your car? Call the front desk, they will radio the hikers
- Car scheduling board for irregular morning schedules
- 4-story structure with hiker elevator
- One of the lowest monthly rates in the neighborhood
- Rental available for up to two cars per unit
- Motorcycles are also parked in our garage



Lakeview Neighborhood

- Chicago Park District, Lakefront Bike Path
- Belmont Harbor & Chicago Yacht Club
- Lincoln Park Zoo
- Wrigley Field
- Diversey Driving Range
- Sydney R. Marovitz (Waveland) Golf Course
- Arthur Telcser Memorial Playground
- Lakeview shopping, restaurants and taverns
- Our Lady of Mt. Carmel Church
- Anshe Emet Synagogue



3150 N. Lake Shore Drive

BROKER – LENDER - APPRAISER INFORMATION SHEET

FUNDAMENTALS

- Property address: 3150 N. Lake Shore Drive, Chicago IL 60657
- Date built: 1963
- Architect: Shaw Metz & Associates
- Construction: Steel and brick. East wall is curtain wall.
- Date of conversion: 1974
- Number of units: 204 (some combined)
- Number of units per floor: 6
- Number of residential floors: 34
- Owner occupied: Only 1 unit leased

POLICIES

- Pet policy: No pets
- Rental policy: Two years of rental allowed during ownership. No exceptions.
- Board approval required for sales and rentals?: Yes. New owners/tenants meet with two board members at a mutually convenient time. Board is polled by phone and poll is ratified at board meeting held 3rd Tuesday of each month.
- Building right of first refusal: Yes
- Credit report fee for new owners/tenants: Required, indicating assets and income. Fee is paid directly to credit bureau.
- Move-in hours: Monday through Saturday, 8 AM to 4 PM.
- Move-in fee: None, but if moves extend past 4 PM, a charge of \$25 per hour will be levied for a security attendant, to be paid to the Association by party moving in.

CONTACT US

3150 Condominium Association

On Site Property Manager: 773-929-3150
hours Mondays, Wednesdays-Fridays 9-5, and Tuesdays 10-6

You may also contact us through our Management Company
Lieberman Management Services
355 W. Dundee Road Suite 110
Buffalo Grove, IL 60089
847-459-0000

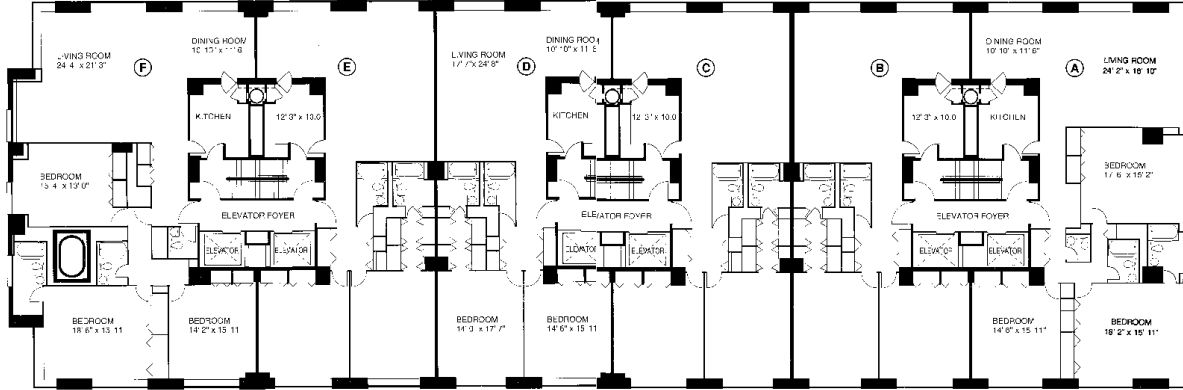
Our Web Site

www.3150nlsd.com



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FLOORPLANS



The building has a unique floorplan, with six (6) units on each floor, named “A” through “F”. There are six passenger elevators, in three pairs, serving A-B, C-D and E-F units. Thus, the elevator lobbies on each floor are relatively small.

Each unit has a South and North facing view. In addition, the 3BR units, A and F, have a East and West facing view, respectively.



West Face (F Units)



East Face (A Units)



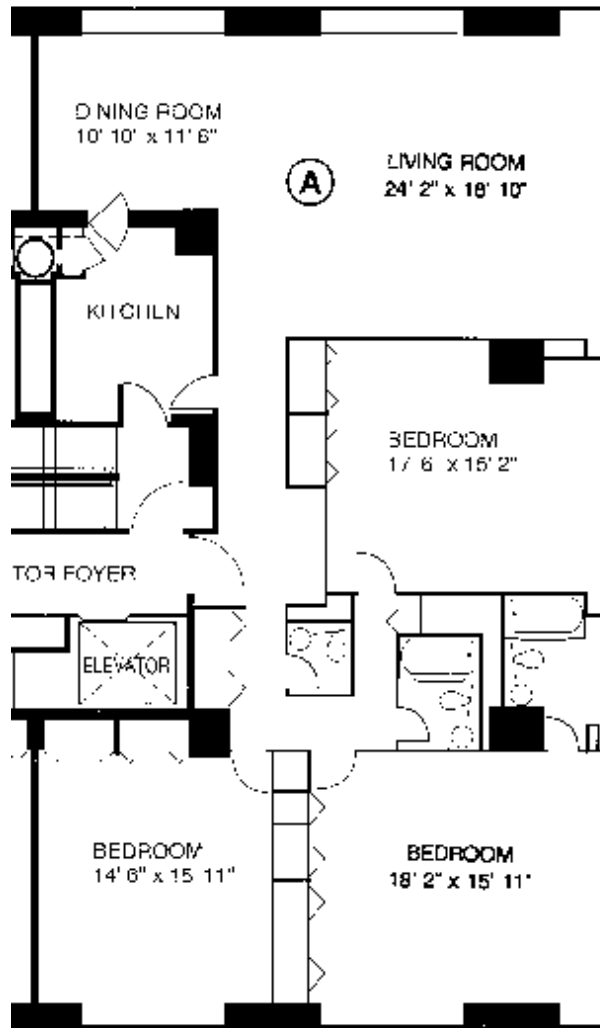
North Face, viewed from the Bike Path



South East view, from the Bike Path



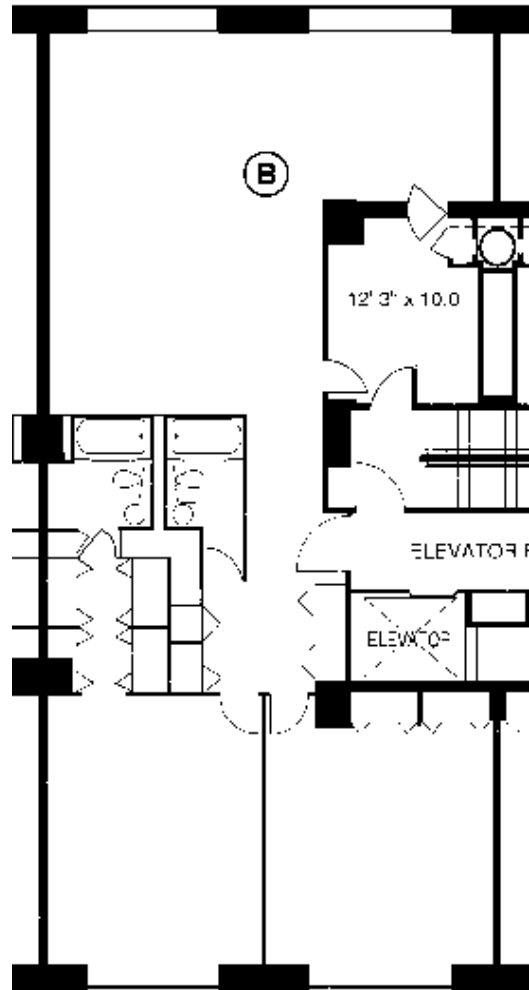
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Floorplan A
3BR 2.5BA
2,200 SF



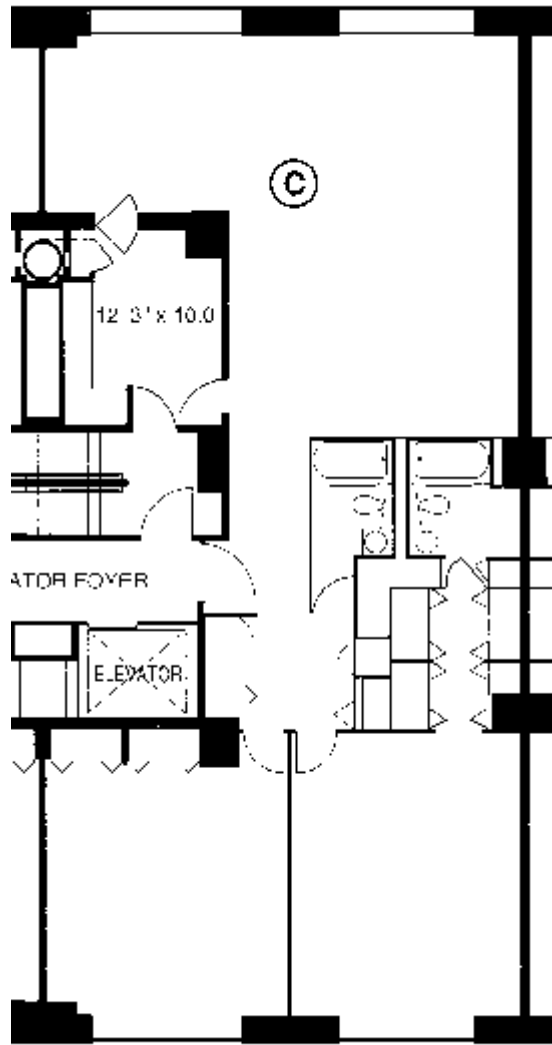
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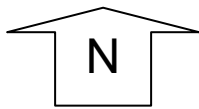
Floorplan B
2 BR 2BA
1,650 SF



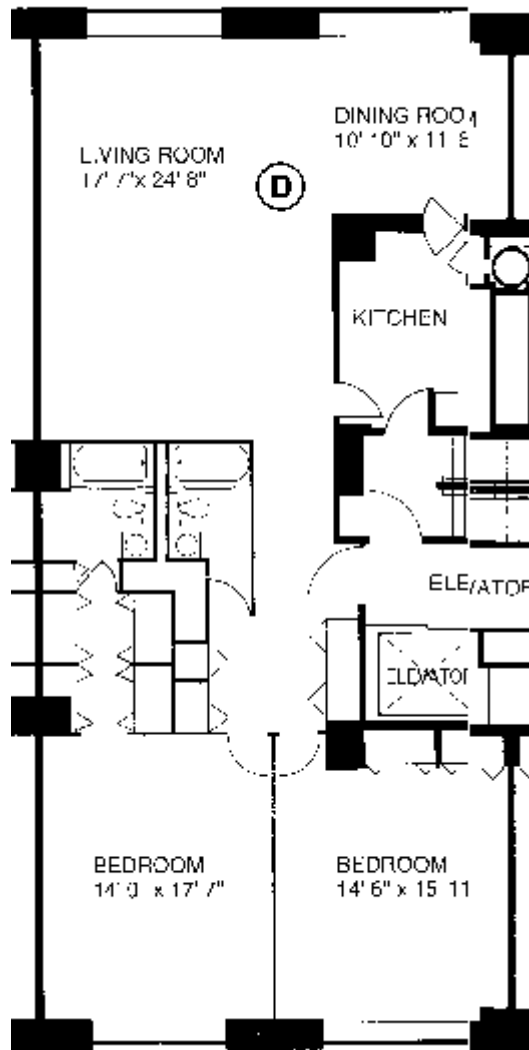
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Floorplan C
2 BR 2BA
1,650 SF



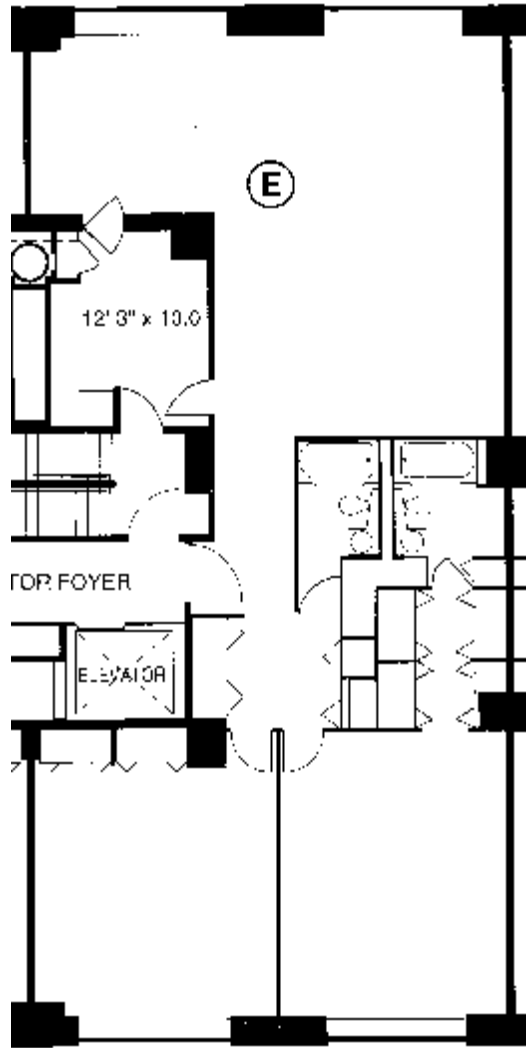
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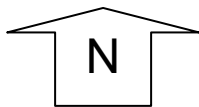
Floorplan D
2 BR 2BA
1,650 SF



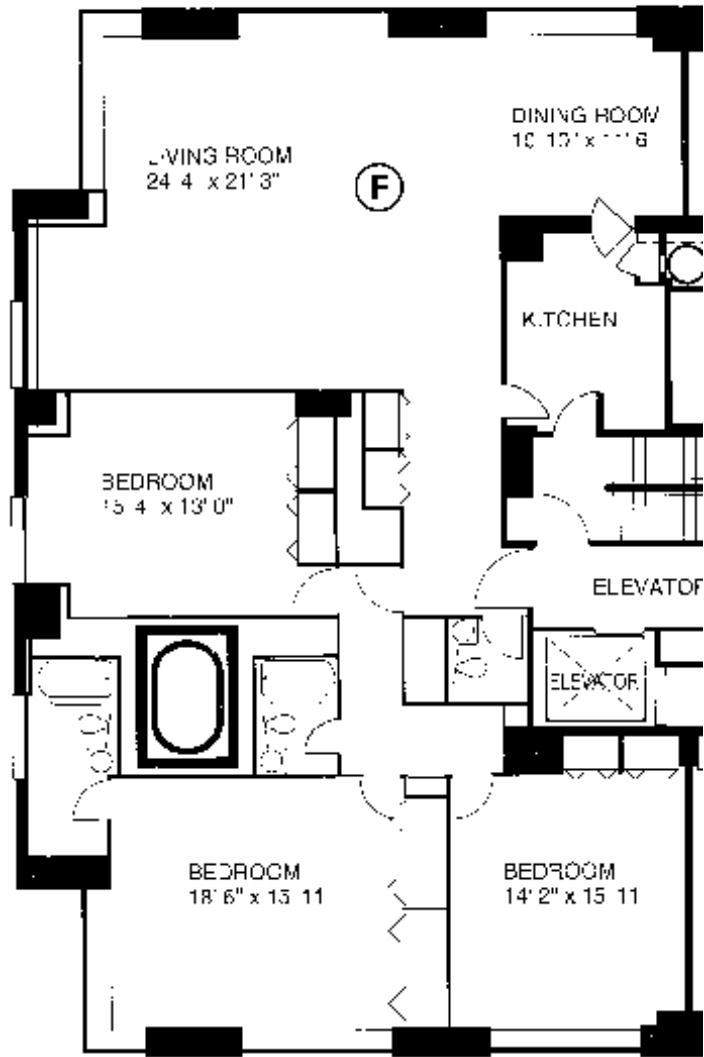
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Floorplan E
2BR, 2BA
1,650 SF



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Floorplan F
3BR, 2.5BA
2,200 SF

