1037 N WINCHESTER AVENUE #3

EAST UKRAINIAN VILLAGE







3 BEDROOM 3 BATH

TAXES: \$7,982

ASSESSMENTS: \$187 / MONTH

Discover the epitome of modern living in this luxurious extra-wide 3-bedroom, 3bathroom penthouse in the heart of Wicker Park/East Village. This expansive home offers a third bedroom currently utilized as a top-floor office and den with a full bath. Enjoy breathtaking city views from the custom deck with lighting on the top floor, as well as an additional 12x12 deck off the master bedroom on the first floor. The interior is fully wired for sound throughout and features top of the line stainless seal JennAir kitchen appliances, granite countertops, custom lighting, and hardwood floors. This home boasts over \$15K in custom window treatments, including plantation shutters in the master bedroom and bath, and bedroom blackout shades and curtains. Modern amenities include a cozy fireplace, in-unit washer and dryer, a one-car garage, and ample storage space. Recent upgrades include a 2022 complete re-caulking, re-sealing, and waterproofing investment of \$23k. The home also comes with a furnace and A/C system that is brand new(2024) and will last for many years to come! Situated in a prime location, this penthouse is steps from Division Street and top-rated restaurants, coffee shops, nightlife, parks, and excellent schools. Nearby dining options include Via Carducci, The Perch, Smokedaddy, Parlour Pizza, Vinny's, Milk+Honey, and the new "Original Rainbow Cone". The property is close to a Mariano's grocery store, two Blue Line stops (Division and Damen), bus route 66, and highly rated schools like LaSalle Magnet School and Pritzker (Damen). The community vibe is fantastic, with a quiet street and friendly neighbors, perfect for families and individuals. This meticulously maintained home offers luxury, comfort, and convenience. Don't miss the chance to make this incredible penthouse your new residence. Schedule a viewing today!

- HVAC new in 2024
- Custom window treatments Over \$15K in value
- Jonathan Adler Light fixture in dining room Over \$1500 in value
- Chrome Whirlpool Front Load Washer / Dryer \$3000
- Luxury JennAlr Professional Kitchen Stove \$5099
- CounterDepth French Door Refrigerator w/black interior, \$5799
- Fully integrated dishwasher, quietest on market \$1499



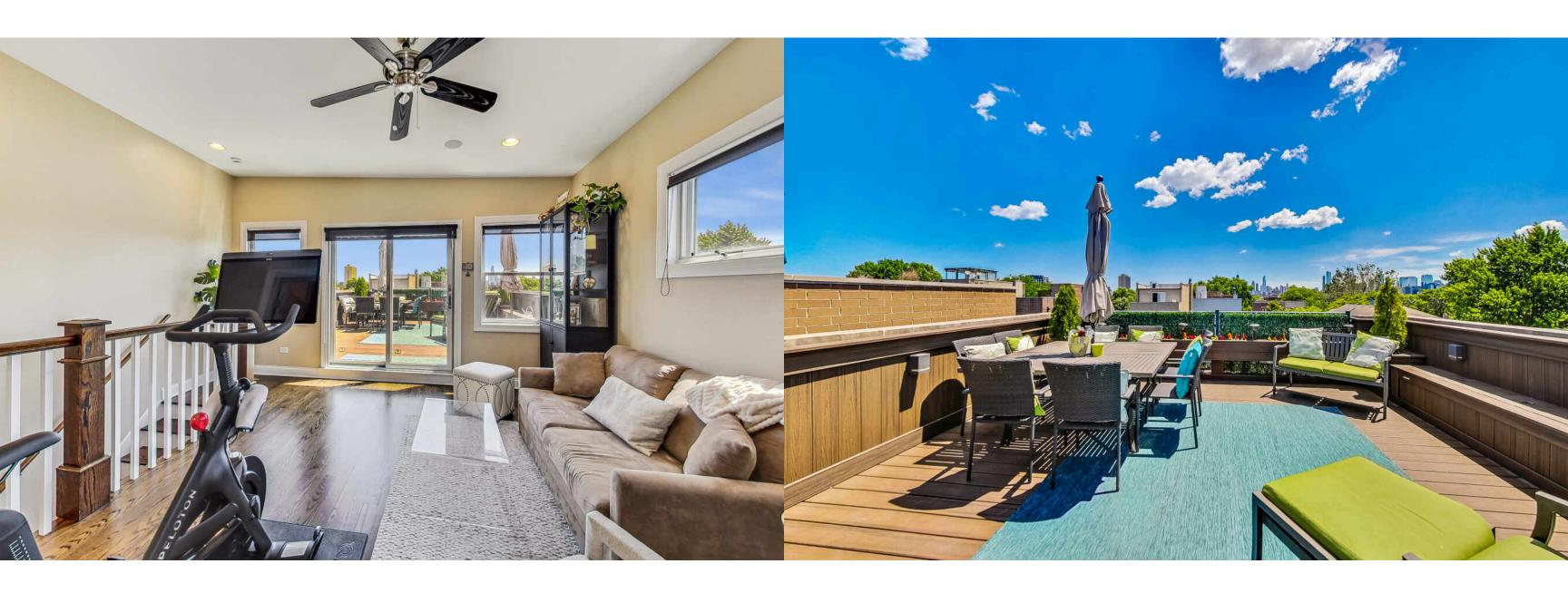








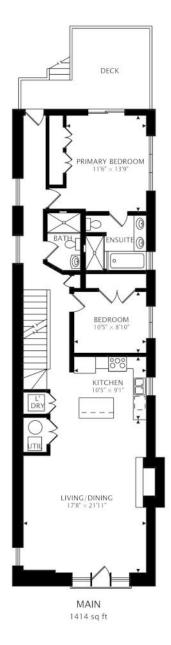




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SECOND 347 sq ft



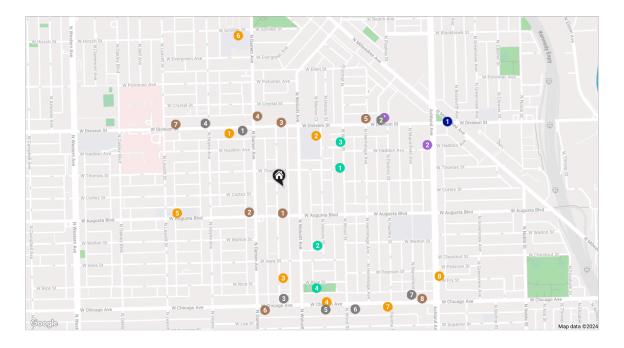
YOU KNOW A NEIGHBORHOOD HAS
REACHED A CERTAIN LEVEL OF COOL
WHEN IT ADOPTS A NEW NAME. SUCH IS
THE CASE WITH **EAST VILLAGE**, THE
NEIGHBORHOOD FORMALLY KNOWN AS
EAST UKRAINIAN VILLAGE.

Just 10 minutes from The Loop and a few blocks from Wicker Park, the East Village is enjoying a rebirth, attracting Chicagoans seeking homes that are in close proximity to everything they love about the city.

The mostly residential neighborhood is surrounded by a lively commercial area with a variety of eateries, bars and shops.

Housing options include single-family homes, condominiums, two- and three-flat greystones as well as small cottages. To preserve the neighborhood's character, the blocks bounded by Division, Chicago, Hermitage and Damen have been designated a Chicago Landmark District and placed on the National Register of Historic places.

A new wave of transit-oriented developments (TOD) is underway, including a historic art deco church that was saved from demolition and converted into apartments with rooftop decks and amazing views. Locals can take advantage of the bike lanes along Milwaukee Avenue as well as the multiple CTA bus routes and nearby Blue Line stop on Division. They can also hop on the expressway for easy traveling to The Loop or suburbs.



RESTAURANTS_

- Takito Kitchen 2013 WEST DIVISION STREET, 0.2 MI
- Bangers & Lace Wicker Park 1670 WEST DIVISION STREET, 0.3 MI
- Roots Handmade Pizza 1924 WEST CHICAGO AVENUE, 0.3 MI
- Folklore | Argentine Restaurant 2100 WEST DIVISION STREET, 0.3 MI
- 6 Arami 1829 WEST CHICAGO AVENUE, 0.4 MI
- Yuzu Sushi & Robata Grill 1751 WEST CHICAGO AVENUE, 0.4 MI
- Carbon Live Fire Mexican Grill 810 NORTH MARSHFIELD AVENUE, 0.5 MI

Q COFFEE_

- Kasama 1001 NORTH WINCHESTER AVENUE,
- Plenty Goods Cafe 1000 NORTH DAMEN AVENUE FLOOR 1, 0.1 MI
- Milk & Honey Cafe 1920 WEST DIVISION STREET, 0.2 MI
- Colectivo Wicker Park
- Tous Les Jours
- 6 Nettare
- Letizia's Natural Bakery 2144 WEST DIVISION STREET, 0.4 MI
- 8 Hoosier Mama Pie Company 1618 WEST CHICAGO AVENUE, 0.5 MI

₹ GROCERY.

♀ schools_

1 Target Grocery
1664 WEST DIVISION STREET, 0.3 MI

1 L&L Academy and Preschool

(Infant Center)- Wicker Park

1148 NORTH HONORE STREET, 0.2 MI

2033 WEST DIVISION STREET, 0.2 MI

- 2 Garden Gourmet Market 1130 NORTH ASHLAND AVENUE, 0.4 MI
- 1211 NORTH DAMEN AVENUE, 0.2 MI
- 1726 WEST DIVISION STREET, 0.3 MI
- Preschool 1953 WEST CHICAGO AVENUE, 0.3 MI 837 NORTH WINCHESTER AVENUE #1,
 - Children's Learning Place 1826 WEST CHICAGO AVENUE, 0.3 MI

LaSalle II School

6 Christopher Columbus School 1003 NORTH LEAVITT STREET, 0.3 MI

- 6 A N Pritzker Public School 2009 WEST SCHILLER STREET, 0.4 MI
- caterpillar care ® 1701 WEST CHICAGO AVENUE, 0.4 MI
- 8 Montessori Magpie 835 NORTH ASHLAND AVENUE, 0.5 MI

TRANSIT_

 Division CTA - BLUE LINE, 0.5 MI

PARKS_

- GreenHouse Garden 1100 NORTH WOOD STREET, 0.2 MI
- 2 Honore Palmer (Bertha) Park 935 NORTH HONORE STREET, 0.2 MI
- 3 Frankie Machine Garden CHICAGO, 0.2 MI
- Commercial Club Park 1845 WEST RICE STREET, 0.3 MI

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