



**1112 N MOZART STREET #1E**  
EAST HUMBOLDT PARK

**@properties®**





#### ROOM DIMENSIONS

KITCHEN : 13' × 13'

LIVING ROOM : 14' × 13'

DINING ROOM : 14' × 7'

PRIMARY BEDROOM : 13' × 19'

SECOND BEDROOM : 10' × 12'

THIRD BEDROOM : 13' × 10'

DECK : 13' × 8'

3 BEDROOM

3 BATH

TAXES: \$11,876.36

ASSESSMENTS: \$280

## OUTSTANDING NEWER CONSTRUCTION 3 BEDROOM/3 BATHROOM DUPLEX-DOWN

This extra-wide condo features impeccable style and design elements that you will love! Large kitchen with plenty of storage includes generous island with seating for 4, stainless steel Bosch appliances, beverage/wine fridge, in-cabinet microwave, quartz counter tops, custom tile backsplash and chic lighting. Open floorplan connects dining room and living room for optimal entertaining. The first floor has expansive floor to ceiling windows with smart, motorized blinds for convenient privacy. Private entrance and front unit in the building allows for excellent natural light and the look & feel of single-family home living with views of the front landscaping and street. First floor is complete with the 3rd bedroom/home office option and full bathroom. Lower level includes an impressive primary suite with extra large walk-in closet and luxury en-suite bathroom with radiant heated floors, double vanity, steam shower and linen closet. The lower level has the second bedroom with walk-in closet and another full bathroom. This duplex-down floorplan is unique in that it allows the 2nd bedroom to be on the same level as primary bedroom. All bedroom closets professionally organized with plenty of storage. Two outdoor spaces include a balcony off the living space as well as a private, large rooftop deck over the garage. In-unit LG washer & dryer and 1 garage parking space included. Home equipped with smart features such as smart lock, Nest thermostat & smoke/CO2 detectors. Half block to Humboldt Park where you can enjoy picnics, walking/running, tennis, playgrounds, the lagoon and kid's water feature. Steps to restaurants, coffee shops and boutiques along the California/Augusta corridors and a short trip to Wicker Park and Logan Square neighborhoods. Check out the virtual tour! Call this amazing home yours today!

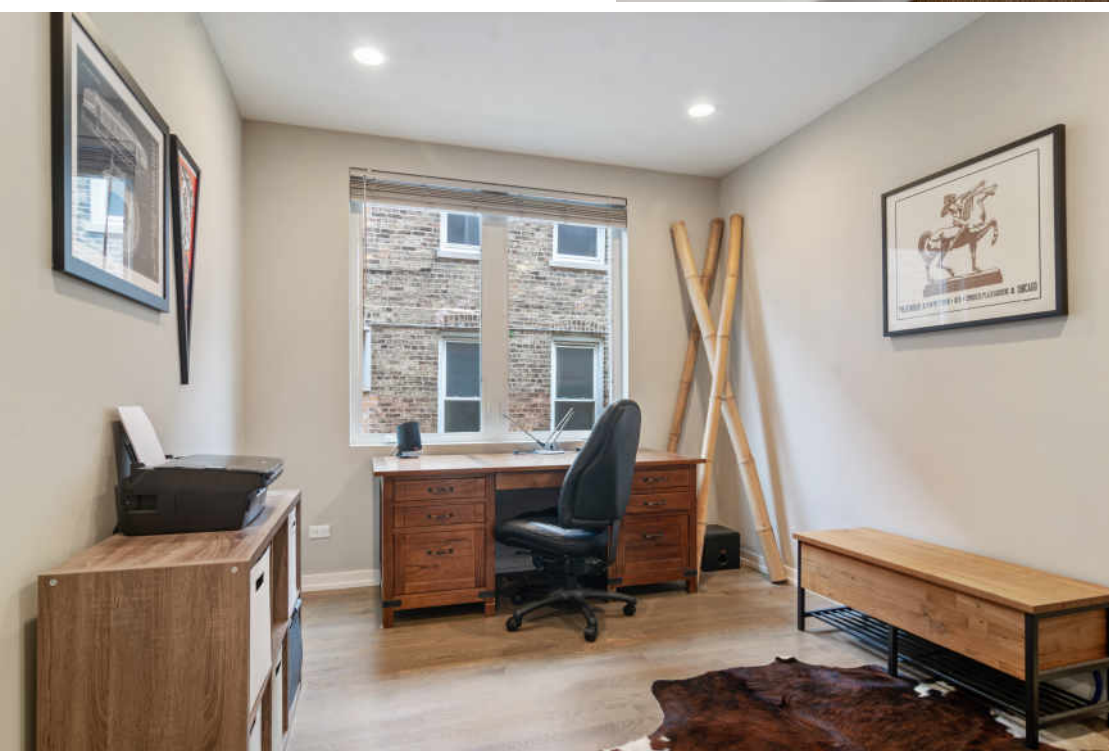
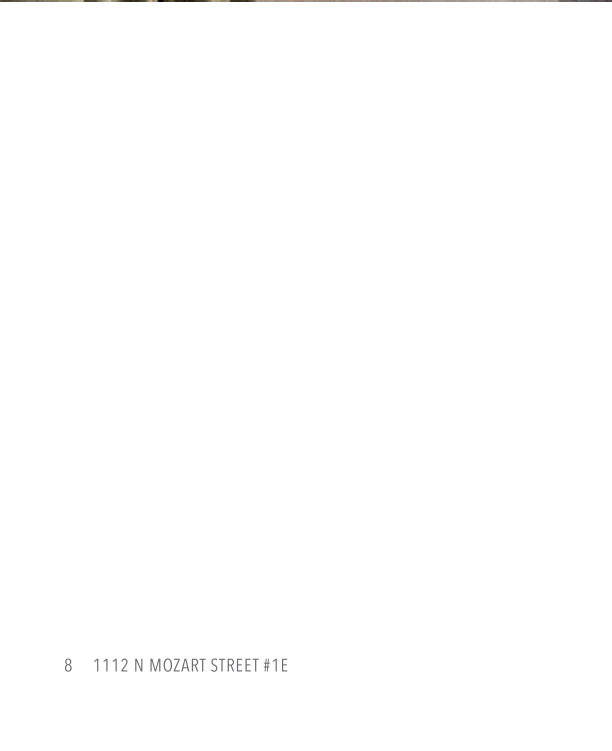








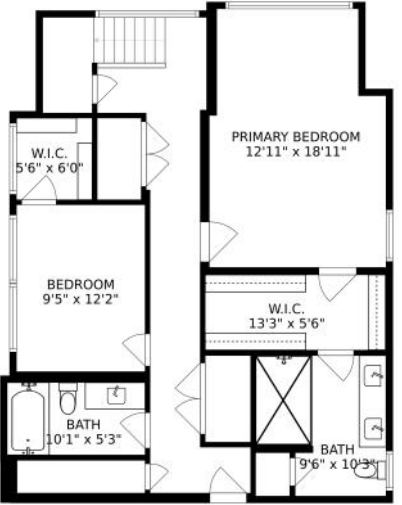






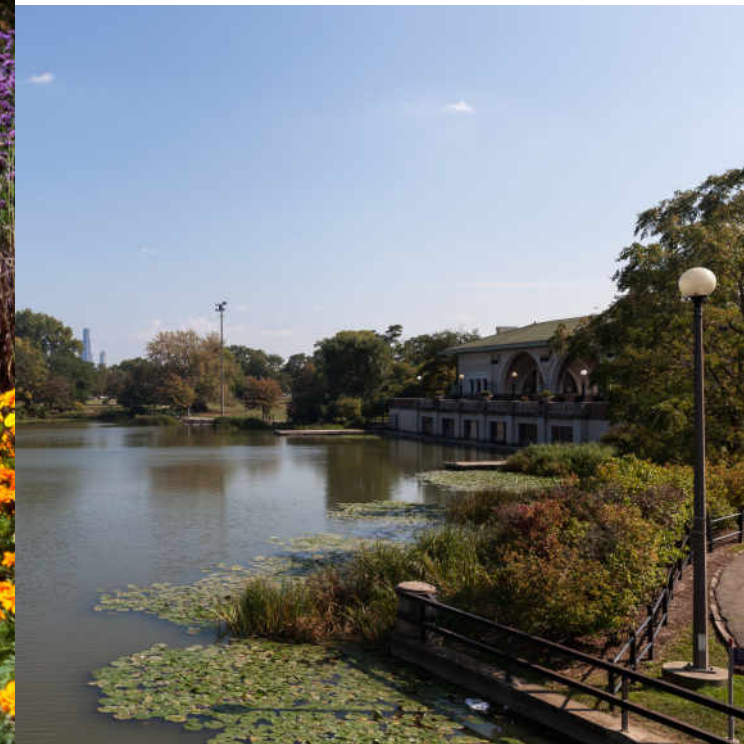
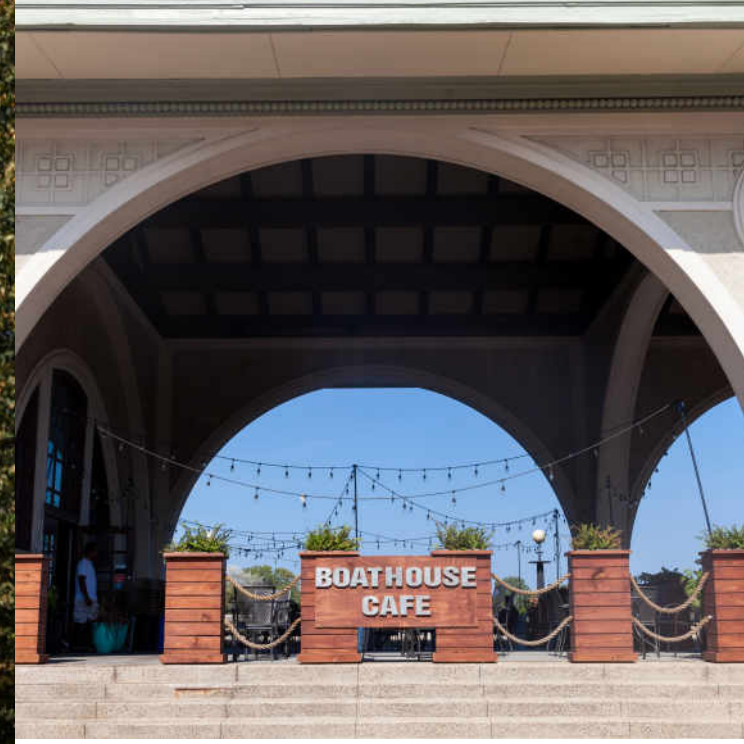


SIZES AND DIMENSIONS ARE APPROXIMATE; ACTUAL MAY VARY.



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## THE 207-ACRE **HUMBOLDT PARK** IS ONE OF CHICAGO'S GREATEST OUTDOOR TREASURES.

A prominent jewel in the city's "Emerald Necklace," a series of lush boulevards, and park spaces planned out for what was at one point the city's western edge, the park is a bustling sanctuary filled with local flora and outdoor attractions such as the historic Humboldt Park Boathouse and grand Stables and Receptory building.

Today, ornamental limestone-clad multifamily buildings can be seen brushing shoulders with contemporary new construction along the leafy boulevards, signaling the evolution of this coveted West Side community. The popular 606 elevated trail has been credited with contributing to increased demand for new, upscale housing, yet Humboldt Park's vast inventory of aging flats and worker cottages present affordable and accessible options for first-time homebuyers or those looking to put in sweat equity.

Neighboring Logan Square, Wicker Park, and Ukrainian Village means that trendy cocktail bars and boutique shopping are always close by. But Humboldt Park also boasts its own thriving small business scene, complete with delicious eats, brunch spots, and fabulous vintage furniture shops. And to help get around, major bus lines include routes following Division, North, California, and Western avenues.









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