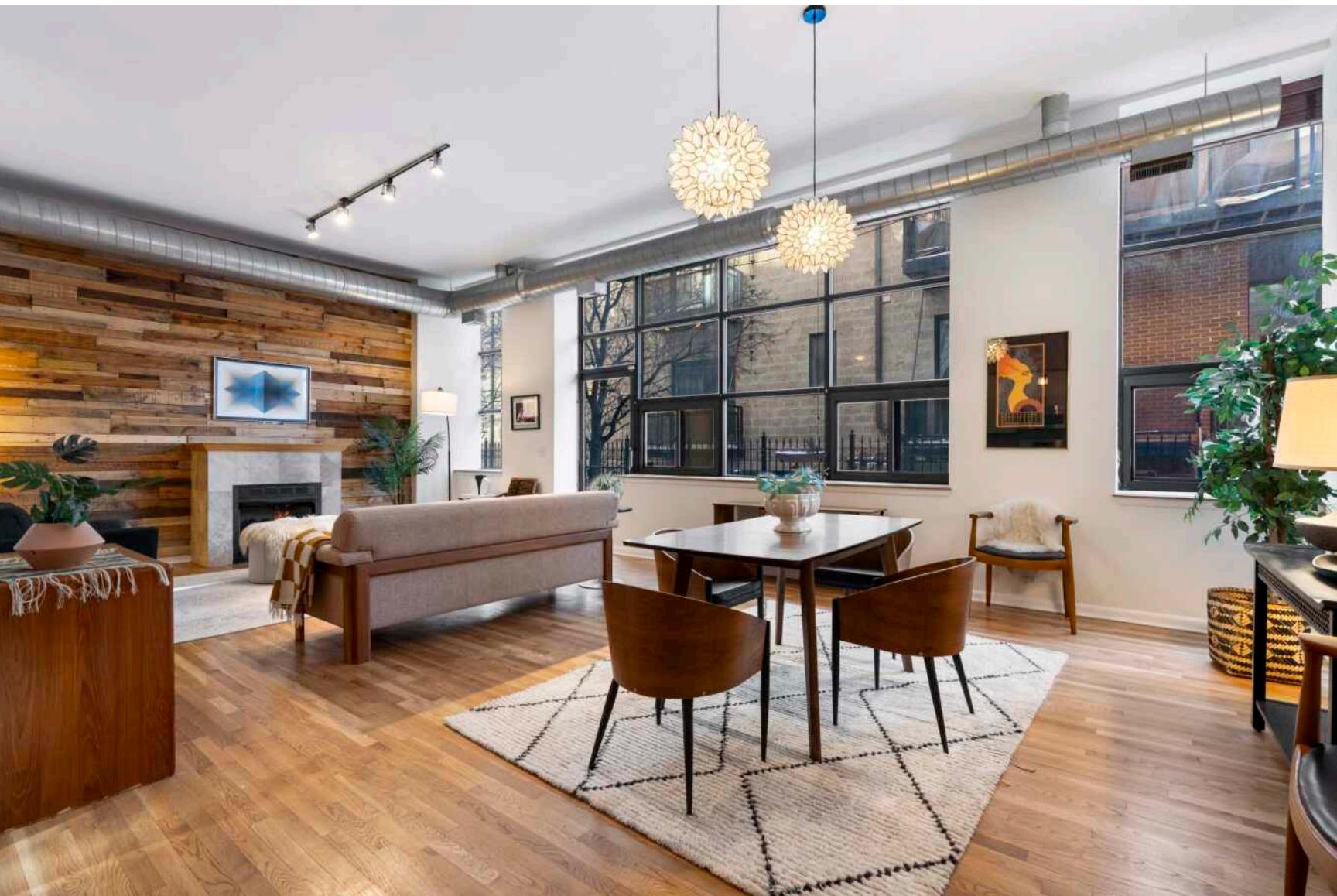


1137 N WOOD STREET #1F  
WICKER PARK





## 1137 N WOOD #1F

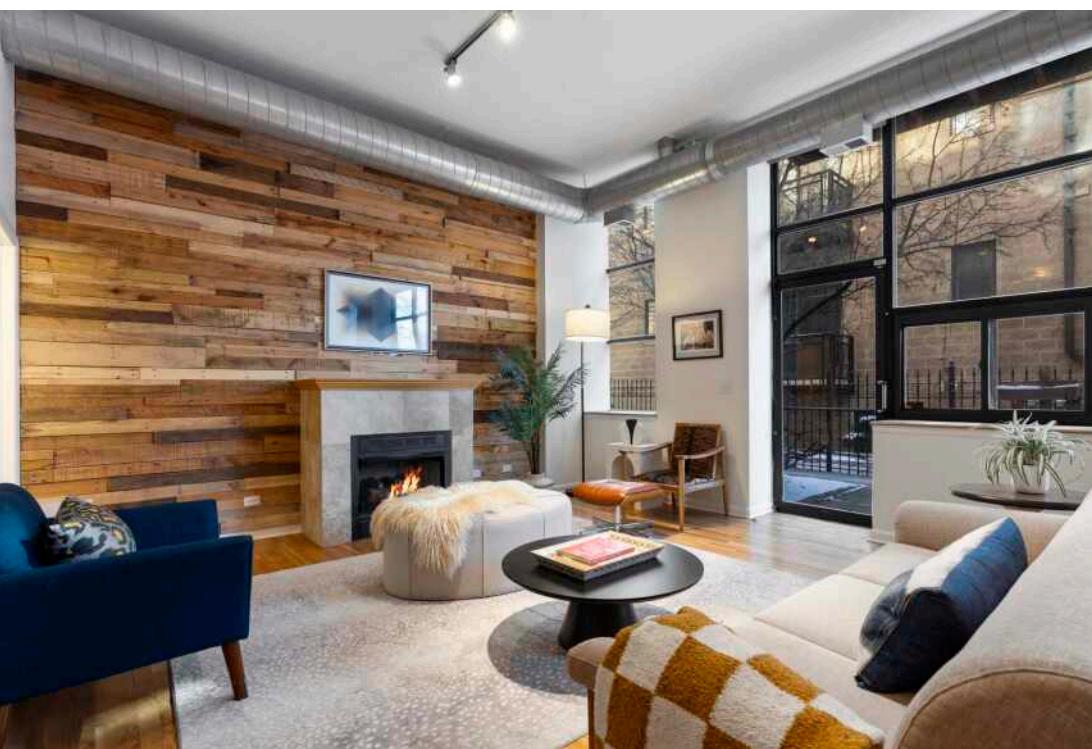
This is the one you've been waiting for! Gorgeous extra wide 2 bed 2.5 bath duplex loft in fabulous Wicker Park / East Ukrainian Village location. This home is the best of all worlds, it lives like a single family home, has the charm of a timber loft and is flooded with natural light in an elevator building with great outdoor space and garage parking. What more could you ask for? The location is perfect. It's tucked away in an old converted all brick loft on Wood St, steps from all that Division St has to offer. Upon entry soaring ceilings and huge south facing windows on both levels light up the home. The updated kitchen with white cabinets, granite counters and all stainless steel appliances is spacious and convenient for entertaining. A private direct entrance leads to the extra wide main level open concept living and dining space. Hardwood floors and powder room grace the main level. Walk out to large patio perfect for pets, gardening and dining al fresco. Upstairs boasts two enormous fully enclosed bedrooms, both en suite with a lovely balcony. Primary bath was gut renovated completely reimagined in 2023 as a luxury spa retreat with separate soaking tub and large shower reminiscent of an island resort. In unit laundry and plenty of storage throughout the home. Walk to Tortello, Little Victories, Rainbow Cone, Via Carducci, Kasama, Target, Starbucks, Queen Mary, Division Blue line and steps away from a tranquil community garden. Attached garage parking and extra storage included.

2 BEDROOM

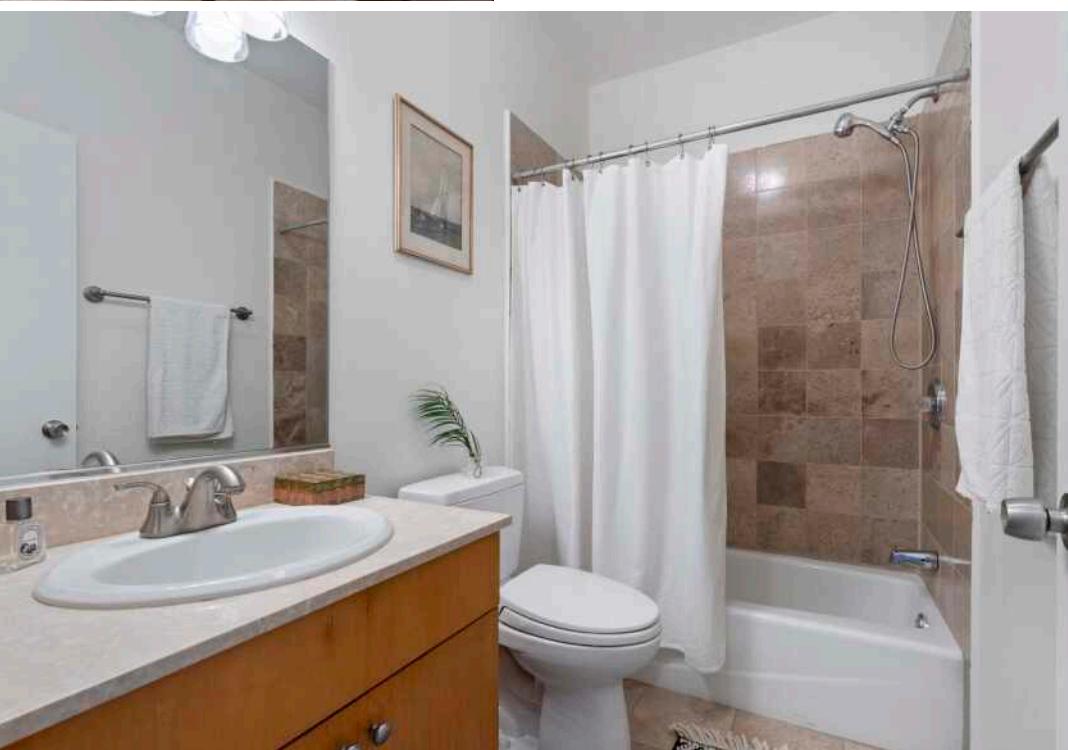
2.1 BATH

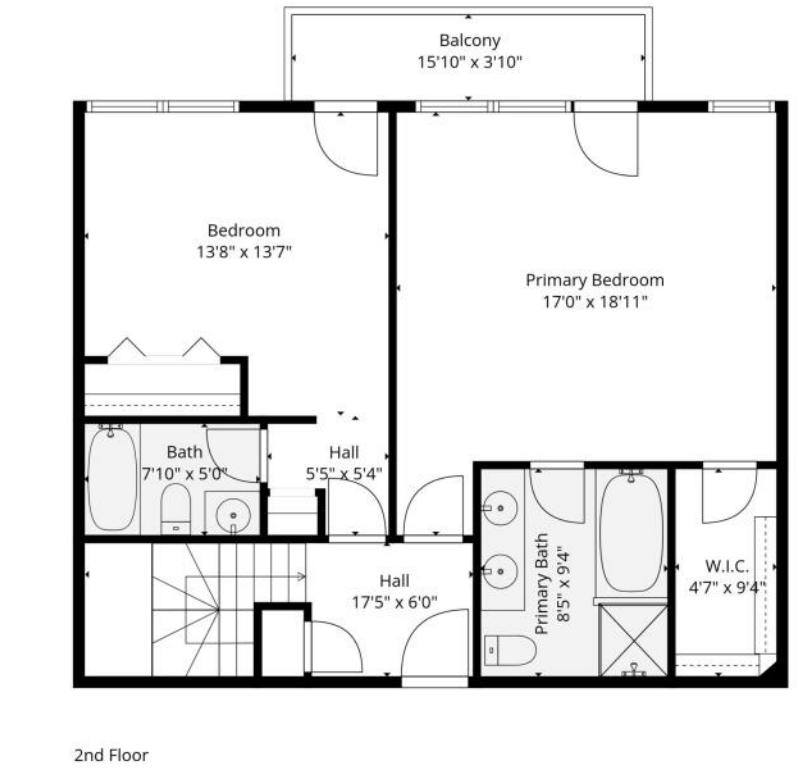
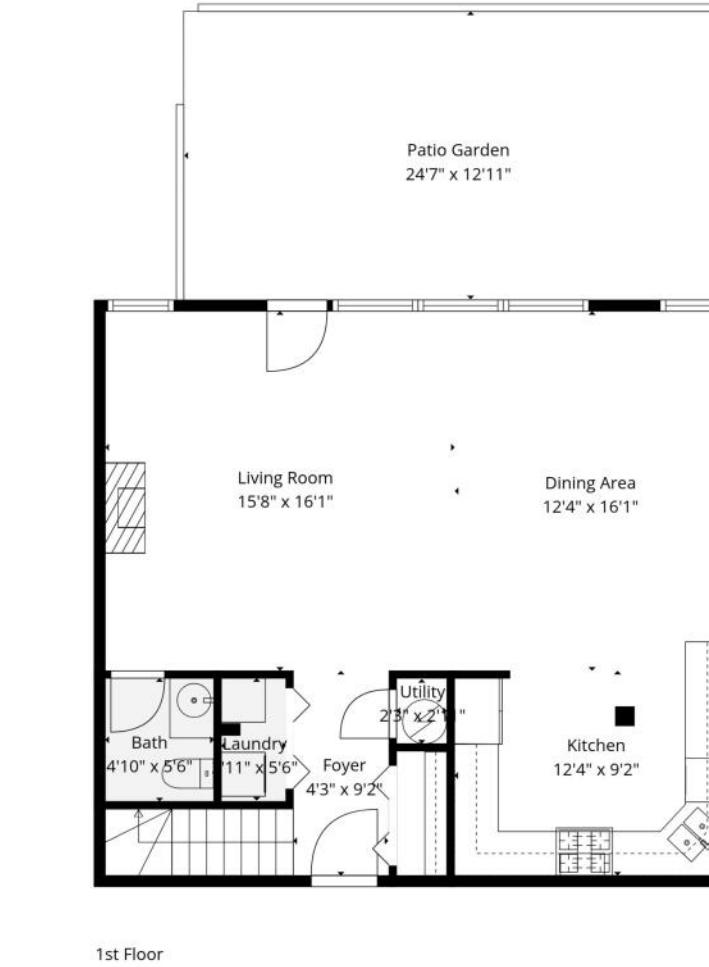
TAXES: \$9,710

ASSESSMENTS: \$512 / MONTH









**Total: 1491 sq. ft**  
 1st Floor: 707 sq. Ft, 2nd Floor: 784 sq. ft  
 Excluded Areas: Balcony: 61 sq. Ft, Walls: 111 sq. ft

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



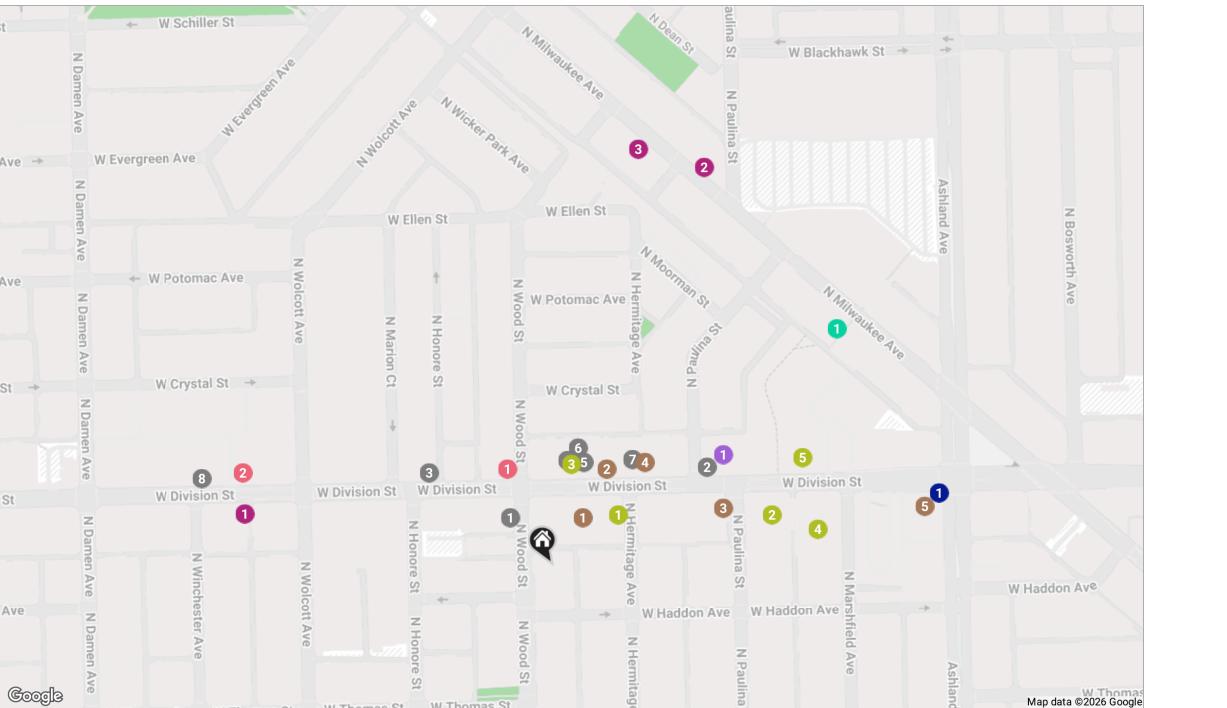
RESIDENTS AND BUSINESSES FLOCKED TO **WICKER PARK** TO REBUILD AFTER THE GREAT CHICAGO FIRE OF 1871. TODAY, CHICAGOANS FLOCK TO THE HIP, HAPPENING NEIGHBORHOOD FOR ITS EATERIES, ARTS AND ENTERTAINMENT.

Wicker Park boasts an eclectic assortment of cafes, independent stores, dive bars, upscale boutiques, art galleries and city parks including four-acre Wicker Park. The neighborhood is home to some of Chicago's most popular and acclaimed restaurants, elevating pizza and tacos to foodie fare and offering a wide variety of options for drinking and dining pleasure.

Located just south of Bucktown and northwest of The Loop, the neighborhood includes large historic 19th century brick and stone mansions and landmark Victorian homes on tree-lined streets. Modern new construction condominiums and single-family homes along with vintage walk-ups, three-flats and lofts round out the diversity of housing available.

Like neighboring Bucktown, Wicker Park's notable commercial architecture remains - re-imagined, redeveloped and restored. The iconic Flat Iron Arts Building, home to artists who moved to the neighborhood in the 1980s, still houses various art studios and local businesses today.

The CTA Blue Line offers convenient access to The Loop and O'Hare International Airport, while the Kennedy Expressway allows for an easy drive to surrounding neighborhoods and suburbs.



#### RESTAURANTS

- ① Mac's Wood Grilled  
1801 WEST DIVISION STREET, 0.0 MI
- ② Bangers & Lace Wicker Park  
1670 WEST DIVISION STREET, 0.1 MI
- ③ Parlor Pizza Bar Wicker Park  
1824 WEST DIVISION STREET, 0.1 MI
- ④ Tortello  
1746 WEST DIVISION STREET, 0.1 MI
- ⑤ Lilac Tiger  
1742 WEST DIVISION STREET, 0.1 MI
- ⑥ Coach House by Zubair  
Mohajir  
1742 WEST DIVISION STREET, 0.1 MI
- ⑦ Tous Les Jours  
1726 WEST DIVISION STREET, 0.1 MI
- ⑧ Via Carducci La Sorella  
1928 WEST DIVISION STREET, 0.2 MI

#### COFFEE

- ① Candor  
1745 WEST DIVISION STREET, 0.0 MI
- ② Alliance Bakery — Division  
1736 WEST DIVISION STREET, 0.1 MI
- ③ Starbucks Coffee Company  
1701 WEST DIVISION STREET, 0.1 MI
- ④ Foxtrot Market  
1722 WEST DIVISION STREET, 0.1 MI
- ⑤ HEYDAY EATERY  
1609 WEST DIVISION STREET, 0.2 MI

#### GROCERY

- ① Target Grocery  
1664 WEST DIVISION STREET, 0.1 MI
- ② Mildblend Supply Co.  
1342 NORTH MILWAUKEE AVENUE,  
0.2 MI
- ③ [solidcore] Wicker Park  
1642 WEST DIVISION STREET, 0.2 MI

#### GYM

- ① Wicker Park Fitness  
1735 WEST DIVISION STREET SUITE  
100, 0.0 MI
- ② 9Round Kickboxing Fitness  
1653 WEST DIVISION STREET, 0.1 MI
- ③ StretchLab  
1744 WEST DIVISION STREET, 0.1 MI
- ④ Wicker Park Athletic Club  
1635 WEST DIVISION STREET, 0.2 MI

#### SHOPPING

- ① Penelope's  
1913 WEST DIVISION STREET, 0.2 MI
- ② Kokorokoko  
1323 NORTH MILWAUKEE AVENUE,  
0.2 MI

## NOTES

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## JEN RICCOLO DEBOWER, JD

REAL ESTATE ADVISOR

312.371.4614

JRIC@ATPROPERTIES.COM



CHRISTIE'S  
INTERNATIONAL REAL ESTATE

All specifications, features, designs, price, assessments, taxes and materials are subject to change without notice. Depicted floor plans and architectural renderings are only an artist's impression.