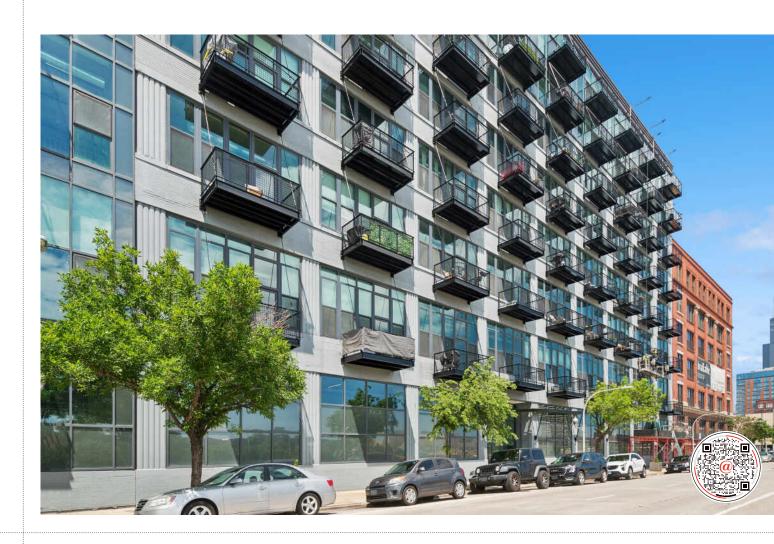
# 1224 W VAN BUREN STREET #824

WEST LOOP







#### ROOM DIMENSIONS

LIVING ROOM: 20' × 17'

KITCHEN: 10' × 11'

PRIMARY BEDROOM: 13' × 13'

SECOND BEDROOM: 12' × 16'

BALCONY: 14' × 7'

LOFT: 13' × 6'

STORAGE: 7' × 5'

2 BEDROOM 1.1 BATH TAXES: \$6,240

ASSESSMENTS: \$687 / MONTH

## 1224 W VAN BUREN ST UNIT 824

Welcome to your dream home at Van Buren Lofts! This stunning top-floor, 2BD, 1.5BA condo in the West Loop features soaring 14ft ceilings, hardwood floors throughout, excellent natural light, and a downtown view. Kitchen features stainless steel appliances, white cabinets, a spacious island, and granite countertops. Open concept living area perfect for entertaining. Have your morning coffee on your sizable balcony (this unit does not face the highway) where you'll enjoy complete privacy; no views into neighboring units! The unit beams with light in the morning from its east exposure through the floor to ceiling windows. Sizable primary bedroom fits a king-size bed with additional furniture, has ample closet space, and an en-suite bathroom. In the large second bedroom you'll find a lovely skylight as well as a fun loft big enough for a bed or a cozy reading nook. It's perfect for a home office or guests. Stylishly updated half bath right off the entryway as well as in unit laundry. Indoor garage parking additional \$30k. Enjoy convenience of door staff, professional management, and amenities including an exercise room, party room, yoga room, bike storage, and a shared roof-deck with breathtaking city views. Cable/internet included in the monthly assessment. Situated in a quiet corner of the West Loop, you're steps away from top-tier dining, shopping, public transit, and immediate access to the expressway. Close to Rush/medical district, a short walk to Skinner Elementary school and park, Target, coffee shops and all the West Loop has to offer.





















© AHL STRDIOS

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VAR

6 1224 W VAN BUREN STREET #824 7



# FEW NEIGHBORHOODS HAVE UNDERGONE A TRANSFORMATION QUITE LIKE THE **WEST LOOP**.

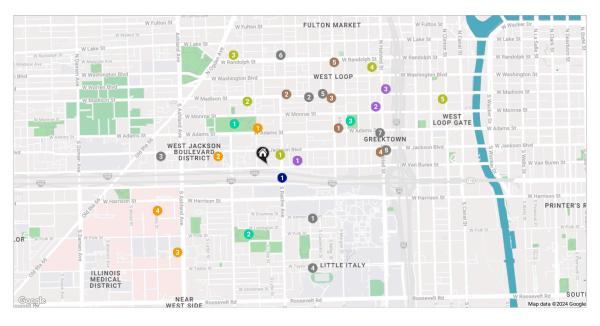
What was once a meatpacking district has quickly become one of the hottest neighborhoods in Chicago - and it's shown no sign of slowing down.

The West Loop is home to a thriving restaurant district on Randolph Street, where you'll find Michelin-starred favorites and celebrity chefs. But the dining scene doesn't end there. In fact, diners also enjoy an assortment of nearby restaurants in Greektown and Fulton Market.

In addition to being a top destination for foodies, the West Loop has welcomed a mix of boutiques, hotels, and Fortune 500 companies. The neighborhood also has a vibrant nightlife and entertainment scene thanks to an array of hip cocktail bars and the United Center - home of the Chicago Bulls and Blackhawks.

During the summer, the neighborhood is the site of several popular events including the Taste of Randolph, West Loop Art Fest, and Pitchfork Music Festival. Other events include Movies in the Park, which is held at different neighborhood spots including Mary Bartelme, Skinner, and Union parks.

With easy access to CTA stops and Ogilvie Transportation Center, the West Loop is a convenient place to live. And for those who work in the neighborhood or in The Loop, the commute is about as easy as it gets.



### RESTAURANTS\_ Tufano's Vernon Park Tap 1073 WEST VERNON PARK PLACE, 0.3 MI Black Barrel Tavern 1061 W MADISON ST, 0.4 MI Park Tavern

- 1645 WEST JACKSON BOULEVARD, 0.5 MI
- Al's #1 Italian Beef 1079 WEST TAYLOR STREET, 0.5 MI
- Monteverde Restaurant & Pastificio 1020 W MADISON ST, 0.5 MI
- City Winery 1200 WEST RANDOLPH STREET, 0.6 MI
- Greek Islands 200 SOUTH HALSTED STREET, 0.6 MI
- 8 Meli Cafe 301 SOUTH HALSTED STREET, 0.6 MI

- Q COFFEE\_
- Morgan Street Cafe 111 SOUTH MORGAN STREET, 0.4 MI
- The Great American Bagel
- Starbucks CORNER OF MADISON & MORGAN,
- 4 Artopolis Bakery, Cafe & 306 SOUTH HALSTED STREET, 0.6 MI
- 5 La Colombe Coffee Roasters 955 WEST RANDOLPH STREET, 0.6 MI
- SHOPPING.
- Target 1101 WEST JACKSON BOULEVARD, 0.1 MI
- ₹ GROCERY.
- 1 Target Grocery
  1101 WEST JACKSON BOULEVARD,
  0.1 MI

- Mariano's 40 S HALSTED ST, 0.6 MI
  - 3 Whole Foods Market
- 1154 WEST MADISON STREET, 0.4 MI
  - POW! Gym Chicago & Chicago Parisi Speed School 310 SOUTH RACINE AVENUE 1ST FLOOR, 0.1 MI

  - West Loop Athletic Club 1380 WEST RANDOLPH STREET, 0.6 MI
    - Soho House Chicago 113-125 NORTH GREEN STREET, 0.7 MI
      - 6 FFC West Loop 10 SOUTH CLINTON STREET, 0.9 MI

1 NORTH HALSTED STREET, 0.7 MI

1301 WEST MADISON STREET, 0.3 MI

♀ schools\_

Mode Gym

 Mark T. Skinner West Elementary School 1260 WEST ADAMS STREET, 0.2 MI

- Whitney M. Young Magnet High School 211 SOUTH LAFLIN STREET, 0.3 MI
- UIC UNIVERSITY OF ILLINOIS AT CHICAGO HOSPITA, 0.6 MI
- Rush University 1653 W CONGRESS PKWY #12, 0.6 MI
- TRANSIT.
- Racine CTA - BLUE LINE, 0.1 MI
- Q PARKS\_
- Skinner (Mark) Park 1331 WEST ADAMS STREET, 0.3 MI
- 2 Arrigo (Victor) Park 801 SOUTH LOOMIS STREET, 0.3 MI
- Mary Bartelme Park 115 SOUTH SANGAMON STREET, 0.5 MI

NOTES			

10 1224 W VAN BUREN STREET #824 1224 W VAN BUREN STREET #824 11



**NIKKI KOFKIN** (847) 239-0510 NIKKIKOFKIN@ATPROPERTIES.COM WWW.NIKKIKOFKINREALESTATE.COM



