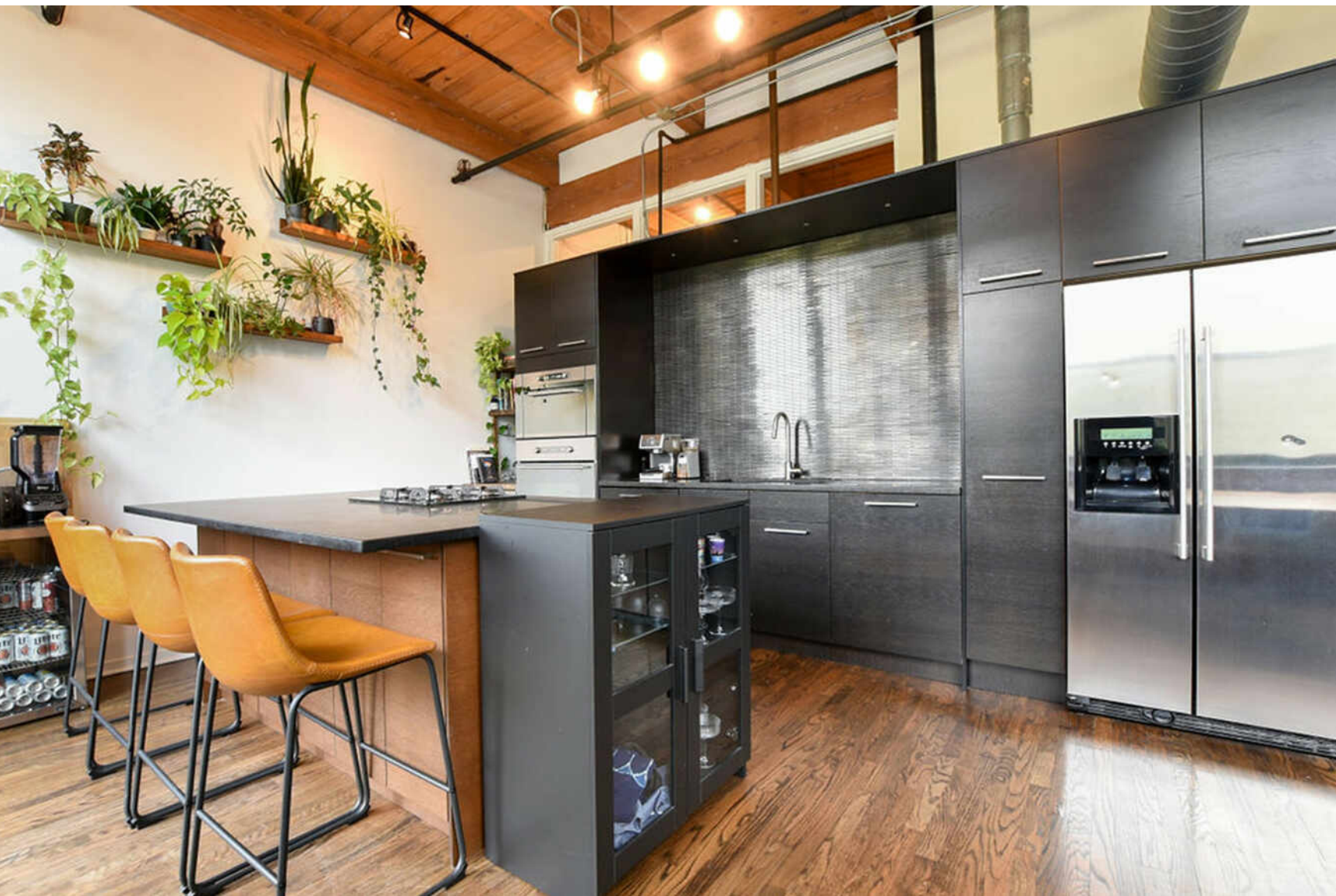


1259 N WOOD STREET #306
WICKER PARK





ROOM DIMENSIONS

LIVING ROOM : 14' × 12'

DINING ROOM : 14' × 9'

KITCHEN : 14' × 14'

PRIMARY BEDROOM : 12' × 10'

SECOND BEDROOM : 12' × 10'

2 BEDROOM

1.5 BATH

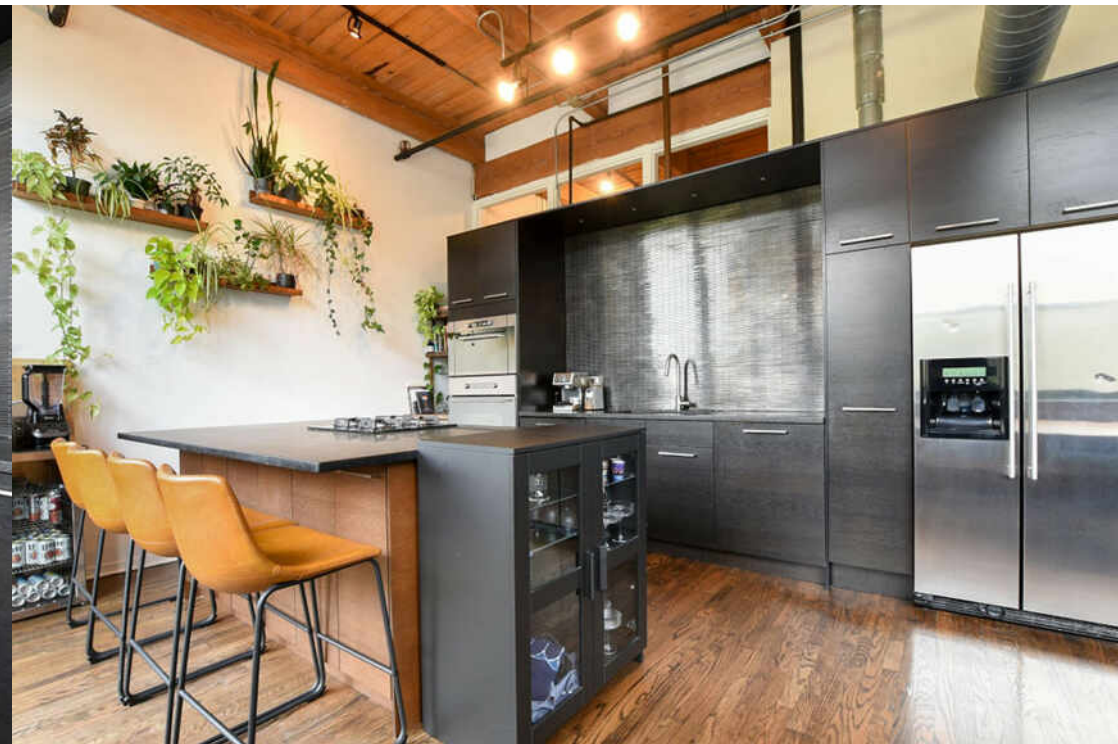
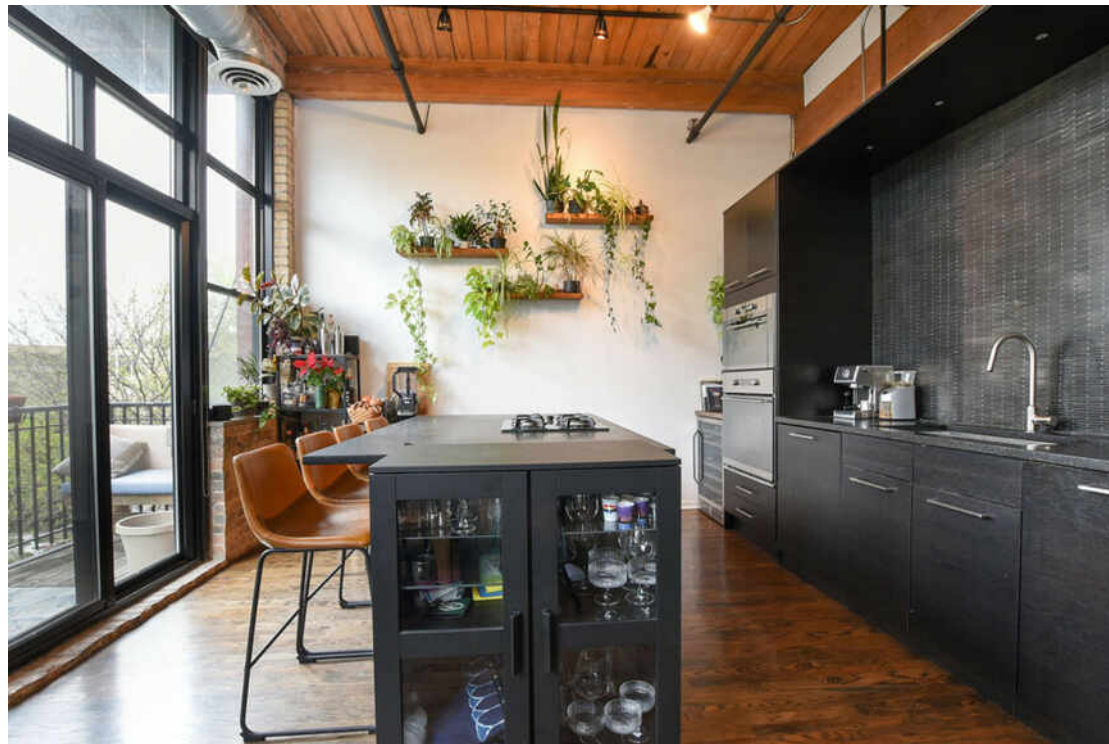
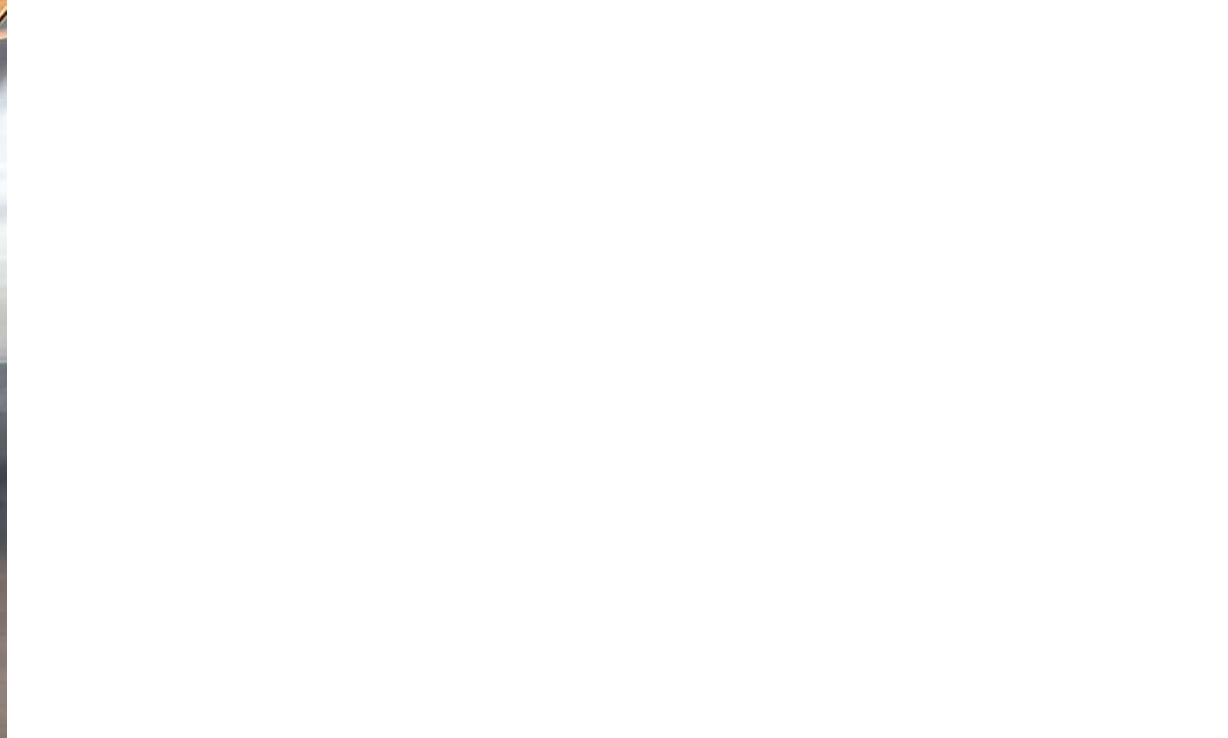
TAXES: \$8,523.42 (2021)

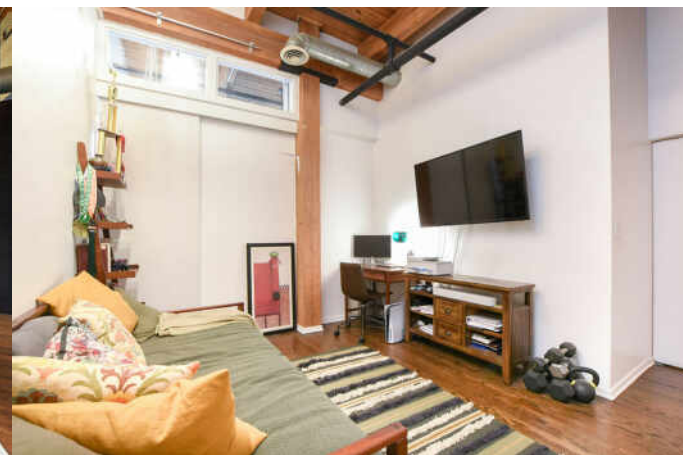
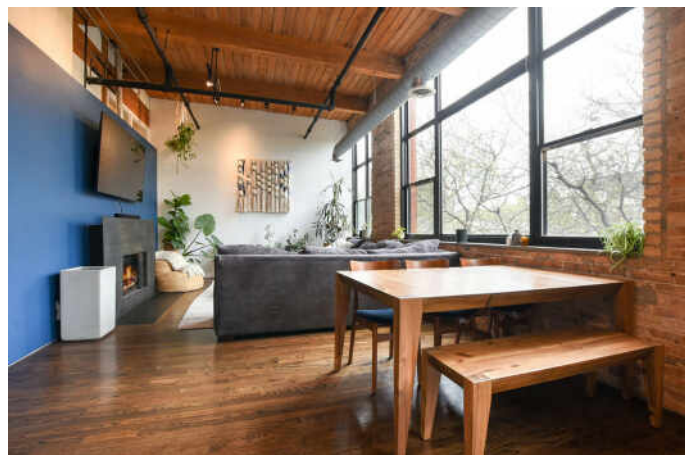
ASSESSMENTS: \$388.36 (MONTHLY)

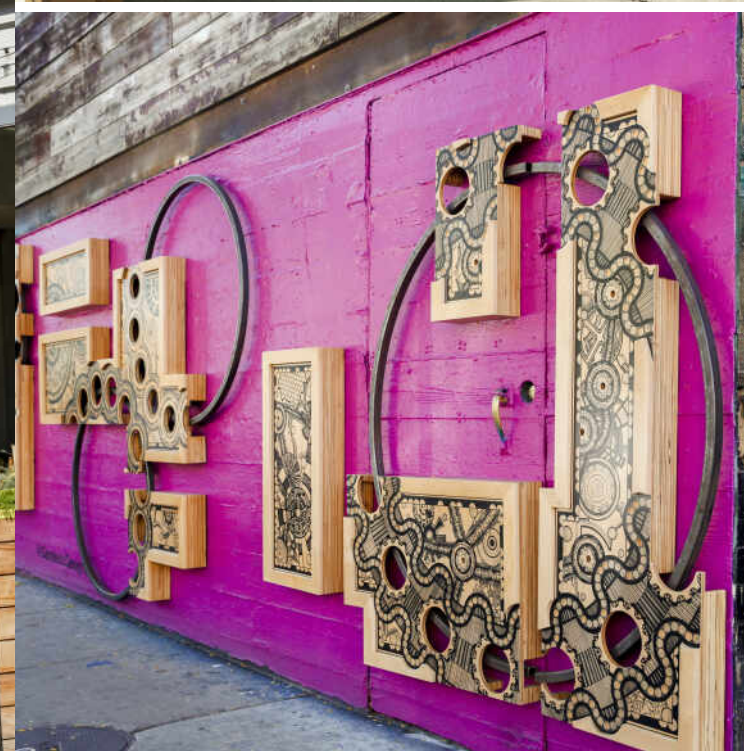
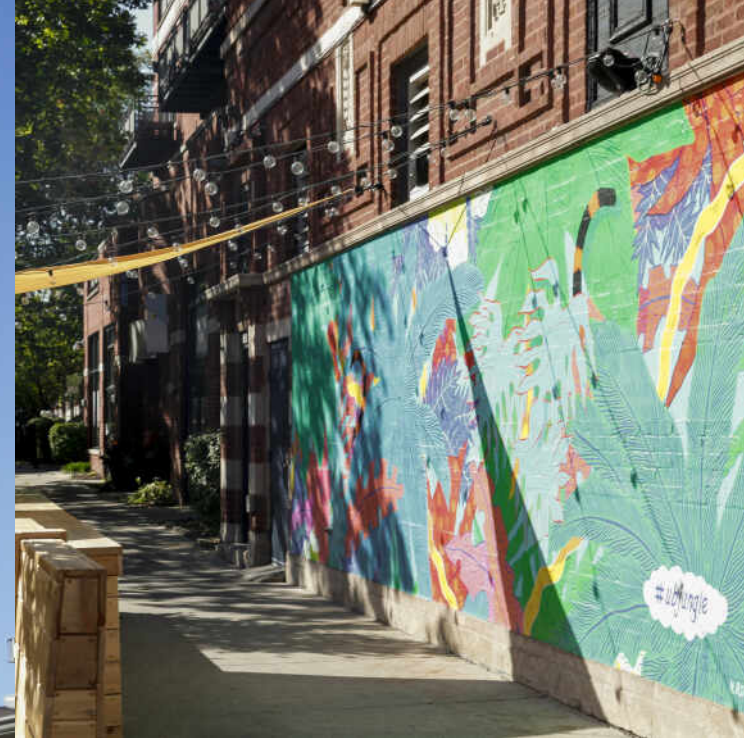
STUNNING 2 BED, 1.5 BATH LOFT IN PRIME WICKER PARK LOCATION!

Designed by local artist and designer, this absolutely incredible MUST SEE artist loft boasts 12 ft ceilings, huge south facing windows, exposed brick, tons of light, hardwood throughout and in unit washer/dryer. Open modern kitchen, granite and stainless appliances easily accommodates a separate dining area. Large living room with gas fireplace and balcony off living space. Good size bedrooms with ample storage. Master features updated ensuite bath. The building is professionally managed and has a large roof deck with expansive views of the city and downtown.

- Exterior Parking Spot (#15) included with price
- Both bedrooms fully enclosed
- 12 ft ceilings
- Free visitor parking
- Shared bike room
- Additional storage space







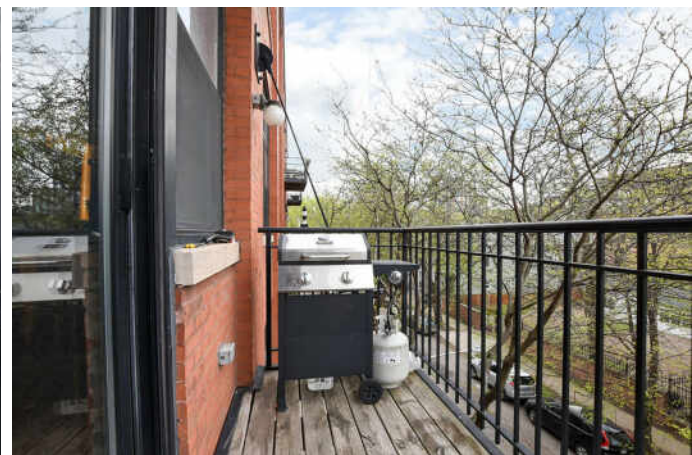
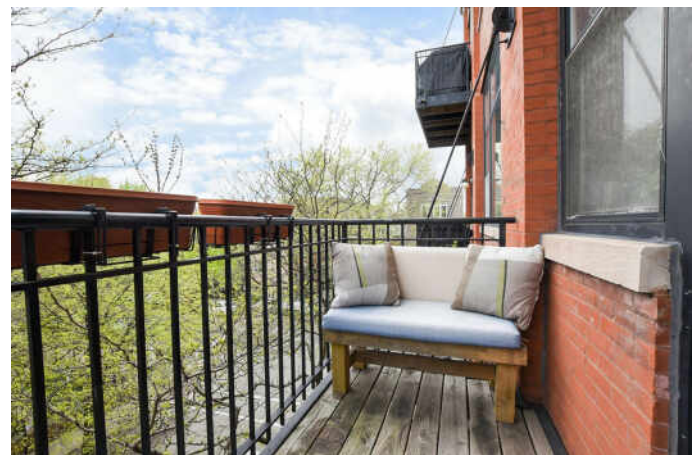
RESIDENTS AND BUSINESSES FLOCKED TO **WICKER PARK** TO REBUILD AFTER THE GREAT CHICAGO FIRE OF 1871. TODAY, CHICAGOANS FLOCK TO THE HIP, HAPPENING NEIGHBORHOOD FOR ITS EATERIES, ARTS AND ENTERTAINMENT.

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.



NOTES _____



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CHRISTIE'S
INTERNATIONAL REAL ESTATE