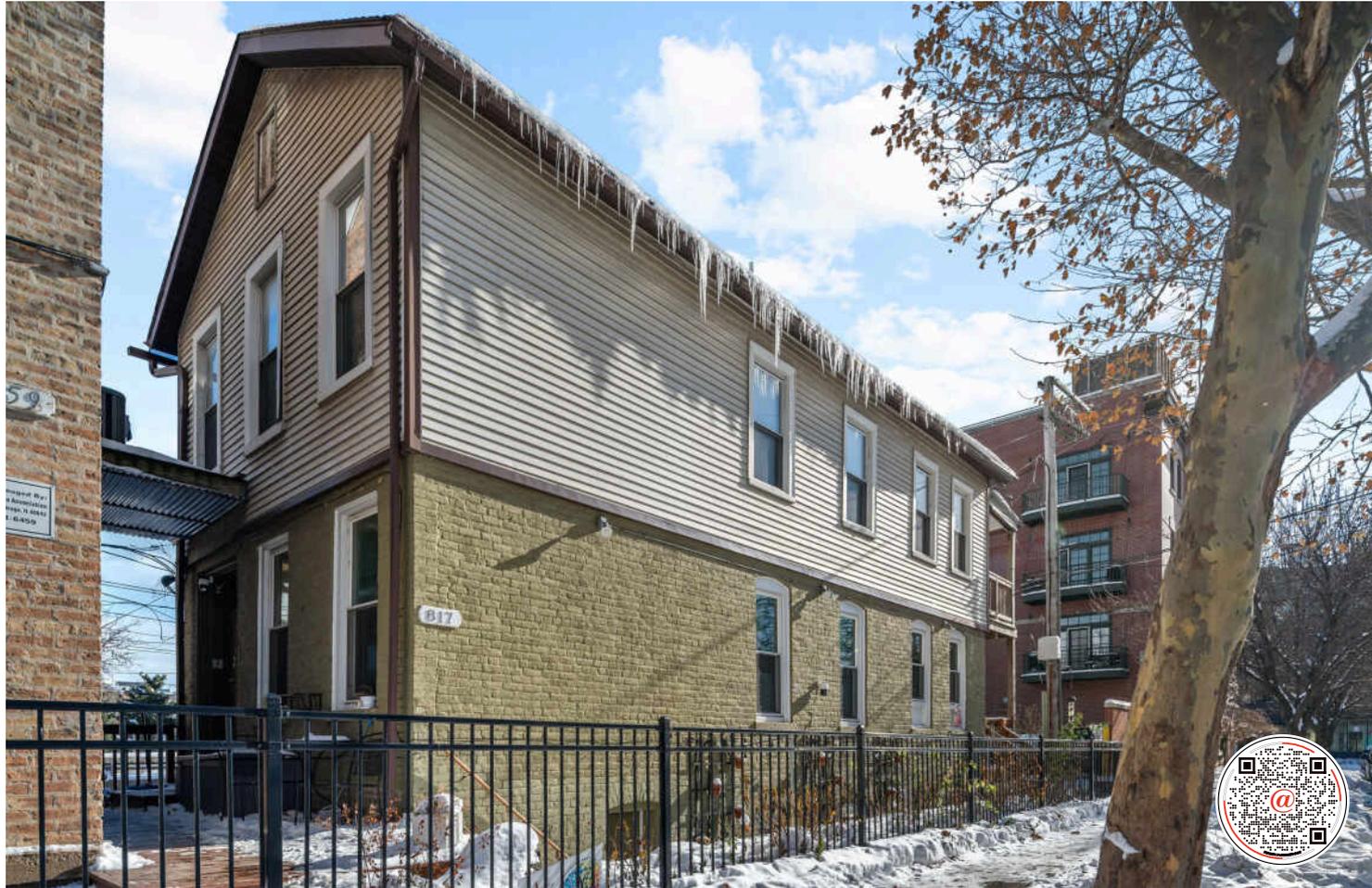


1259 W FRY STREET #C1
NOBLE SQUARE





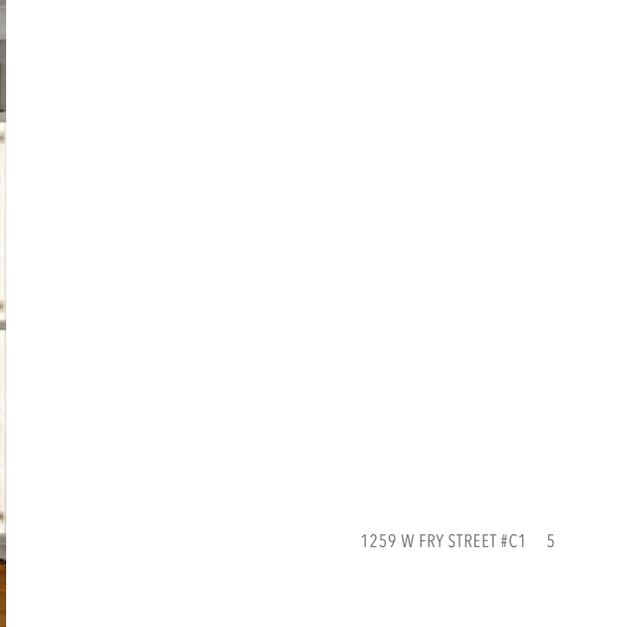
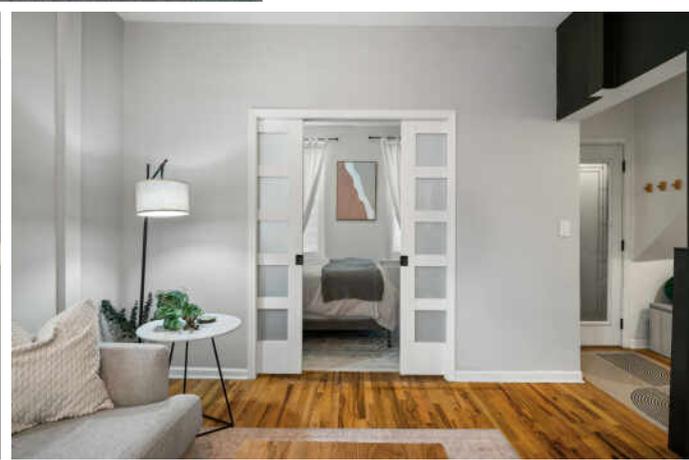
2 BEDROOM
1 BATH
TAXES: \$5,121.37
ASSESSMENTS: \$334

COZY COACH HOUSE GEM

Tucked away in a charming coach house in the heart of Noble Square, this updated 2 bed, 1 bath condo blends classic character with modern comfort. Warm hardwood floors, bright natural light, and a thoughtful layout create an inviting flow from the living room to the open kitchen. A striking accent wall with built-in shelving and a sleek bio-fuel fireplace adds a cozy focal point to the main living space.

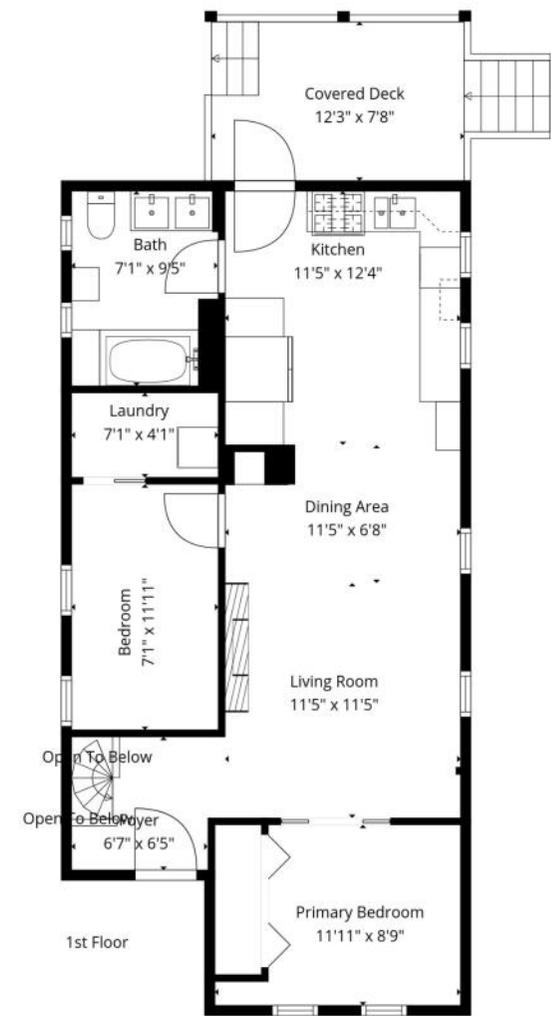
The updated (2023) kitchen features white shaker cabinetry, stainless steel appliances, granite counters, and a marble-look backsplash laid out in an ideal setup for everyday cooking or weekend hosting. Both bedrooms offer comfortable proportions, great natural light, and flexible layout options for sleeping, guests, or a dedicated work-from-home space. The bathroom was fully updated (2022) with contemporary finishes, a deep tub, modern vanity, and stylish tilework. A finished lower level offers bonus living space which is perfect for a media room, creative studio, or home office and adds versatility rarely found at this price point. Enjoy peace of mind with new energy efficient and noise reducing windows (2024), newer central AC (2021), new water heater, water pressure pump, water filter (2025) and the convenience of in-unit laundry (added 2018). A private deck off the rear of the unit offers a retreat for morning coffee or warm-weather relaxation. Street parking is plentiful throughout the neighborhood.

Located across the street from Ekhart Park this unit is a short walk to the Chicago Blue Line stop, and all the cafés, restaurants, and everyday conveniences of Noble Square and West Town.





Basement 1



1st Floor

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

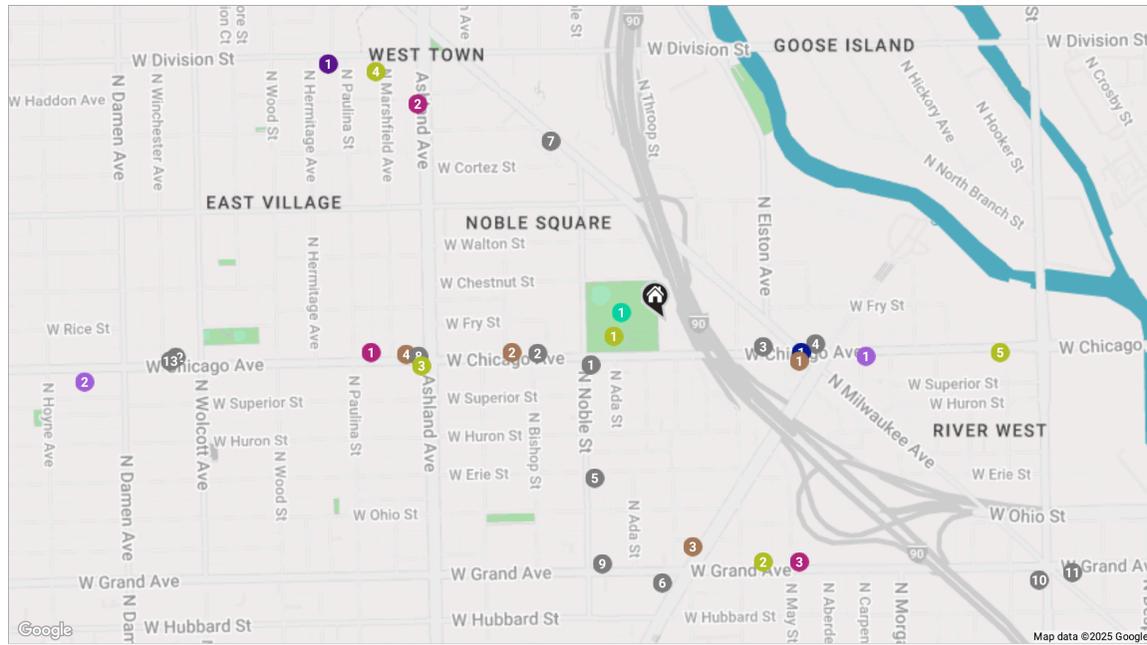


NOBLE SQUARE IS PART OF CHICAGO'S WEST SIDE STORY

The pocket neighborhood is just northwest of downtown and offers a laid-back alternative to neighboring Wicker Park. Residents enjoy eclectic shopping, vintage shops, nightclubs, unique bars and a variety of dining options.

Homes in Noble Square sit along quaint tree-lined streets. Their styles consist of an array of attached and single-family homes, including walk-ups, newly renovated condominiums, two- and three-flats, and classic homes.

The Blue Line, Kennedy Expressway and Milwaukee Avenue are easily accessible, making transportation to work, school or play convenient for residents.



NOTES _____

RESTAURANTS _____

- 1 Noble Thai
1371 W CHICAGO AVE, 0.1 MI
- 2 Flo
1434 W CHICAGO AVE, 0.2 MI
- 3 Sushi X
1136 W CHICAGO AVE, 0.2 MI
- 4 Windy City Cafe
1062 W CHICAGO AVE, 0.2 MI
- 5 Irish Nobleman Pub
1367 W ERIE ST, 0.3 MI
- 6 Coalfire
1321 WEST GRAND AVENUE, 0.4 MI
- 7 Frontier Chicago
1072 NORTH MILWAUKEE AVENUE, 0.4 MI
- 8 Beatnik West Town
1604 W CHICAGO AVE, 0.4 MI
- 9 Tempesta Market
1372 W GRAND AVE, 0.4 MI

- 10 Piccolo Sogno
464 NORTH HALSTED STREET, 0.7 MI
- 11 La Scarola
721 WEST GRAND AVENUE, 0.8 MI
- 12 West Town Bakery
1916 W CHICAGO AVE, 0.8 MI
- 13 Roots Handmade Pizza - West Town
1924 WEST CHICAGO AVENUE, 0.8 MI

COFFEE _____

- 1 Big Shoulders Coffee
1105 WEST CHICAGO AVENUE, 0.2 MI
- 2 Standing Passengers
1458 WEST CHICAGO AVENUE, 0.3 MI
- 3 Starbucks
520 NORTH OGDEN AVENUE, 0.4 MI
- 4 Hoosier Mama Pie Company
1618 WEST CHICAGO AVENUE, 0.4 MI

SHOPPING _____

- 1 Walgreens
1650 W CHICAGO AVE WALGREENS, 0.5 MI
- 2 Dusty Groove
1120 N ASHLAND AVE, 0.5 MI
- 3 Bari Foods
1120 WEST GRAND AVENUE #1, 0.5 MI

GROCERY _____

- 1 Gangnam Market
1001 W CHICAGO AVE, 0.3 MI
- 2 Mariano's
2021 W CHICAGO AVE, 1.0 MI

GYM _____

- 1 Eckhart Park Field House
1330 WEST CHICAGO AVENUE, 0.1 MI
- 2 The Lab Yoga Studio
1154 WEST GRAND AVENUE, 0.4 MI

- 3 Reach Fieldhouse
1601 WEST CHICAGO AVENUE, 0.4 MI
- 4 Wicker Park Athletic Club
1635 WEST DIVISION STREET, 0.6 MI
- 5 Pure Pilates Chicago
833 WEST CHICAGO AVENUE #600, 0.6 MI

TRANSIT _____

- 1 Chicago
CTA - BLUE LINE, 0.2 MI

PARKS _____

- 1 Eckhart (Bernard) Park
1330 WEST CHICAGO AVENUE, 0.1 MI

SERVICES _____

- 1 FedEx Office Print & Ship Center
1711 W DIVISION ST SUITE 101, 0.7 MI



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