

1351 N DAMEN AVENUE #1

WICKER PARK





ROOM DIMENSIONS

LIVING ROOM : 13' × 12'
DINING ROOM : 16' × 15'
KITCHEN : 15' × 13'
FAMILY ROOM : 15' × 10'
PRIMARY BEDROOM : 13' × 12'
BEDROOM : 12' × 10'
BEDROOM : 11' × 10'
PRIVATE YARD : 21' × 30'

3 BEDROOM

2.5 BATH

TAXES: \$8,796.42 (2022)

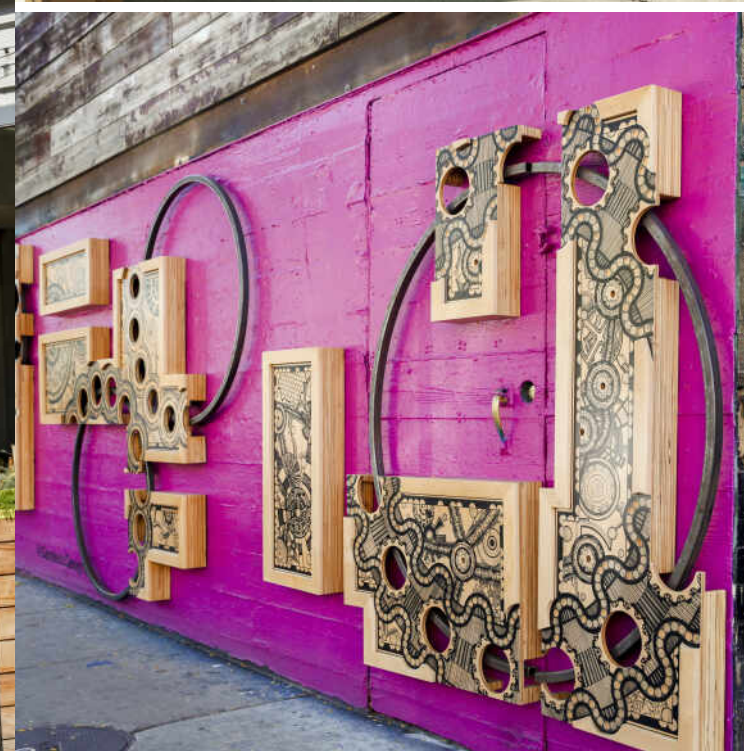
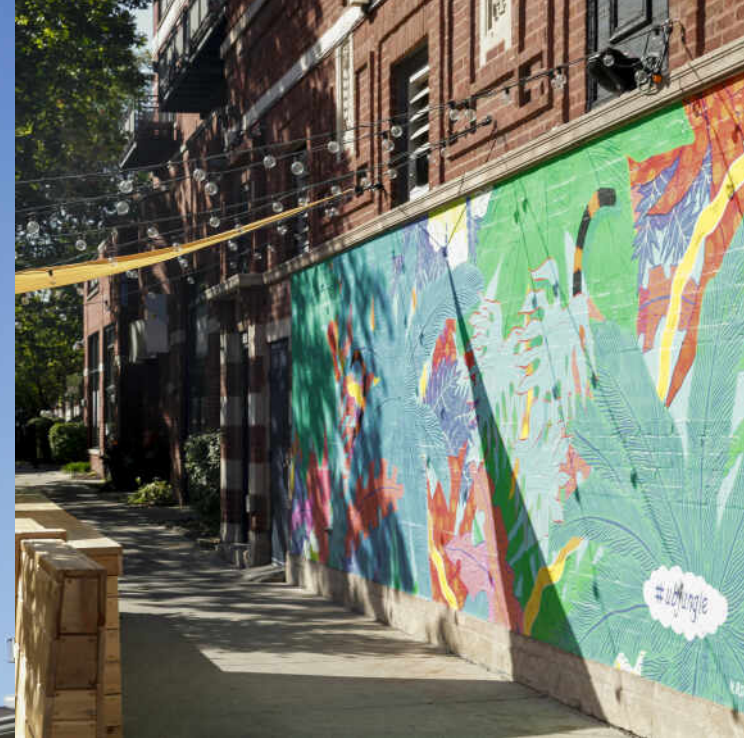
ASSESSMENTS: \$266/MONTH

COMPLETELY RESTORED LANDMARK GEM, NESTLED JUST STEPS AWAY FROM WICKER PARK

This stylish 3-bedroom, 2.5-bathroom duplex down underwent a remarkable transformation in 2019 by ZS Development, where it was gutted down to the studs and redeveloped with meticulous attention to detail. One of its standout features is the expansive private patio and side yard spanning almost 600 square feet, providing a rare oasis in the city. Expect to be impressed by the soaring ceilings that amplify the flood of natural light streaming through unobstructed windows on every side, showcasing today's most sought-after finishes. The well-thought-out floor plan seamlessly blends the convenience of a single-family home with the flexibility to accommodate various living arrangements and remote work options, perfectly tailored to modern lifestyles. The gourmet kitchen boasts custom ceiling-height cabinetry, a professional-grade integrated stainless steel appliance package, quartz countertops with an oversized island featuring waterfall edging, creating a hub that flows into the living, dining, and family room areas. Descending to the lower floor reveals three inviting bedrooms, two baths, and convenient laundry hookups, including a primary suite with a picture window, an organized walk-in closet, and a luxurious en-suite bath featuring an oversized shower and dual vanity. Charming details such as thoughtful built-ins and wide panel hardwood floors throughout add warmth to this impeccable home. Garage parking and a well-run association add to the convenience. Perfectly situated, this residence offers easy access to transit options and the vibrant lifestyle attractions along Division & North Ave, ensuring every day is filled with the energy of city living. Pet friendly!







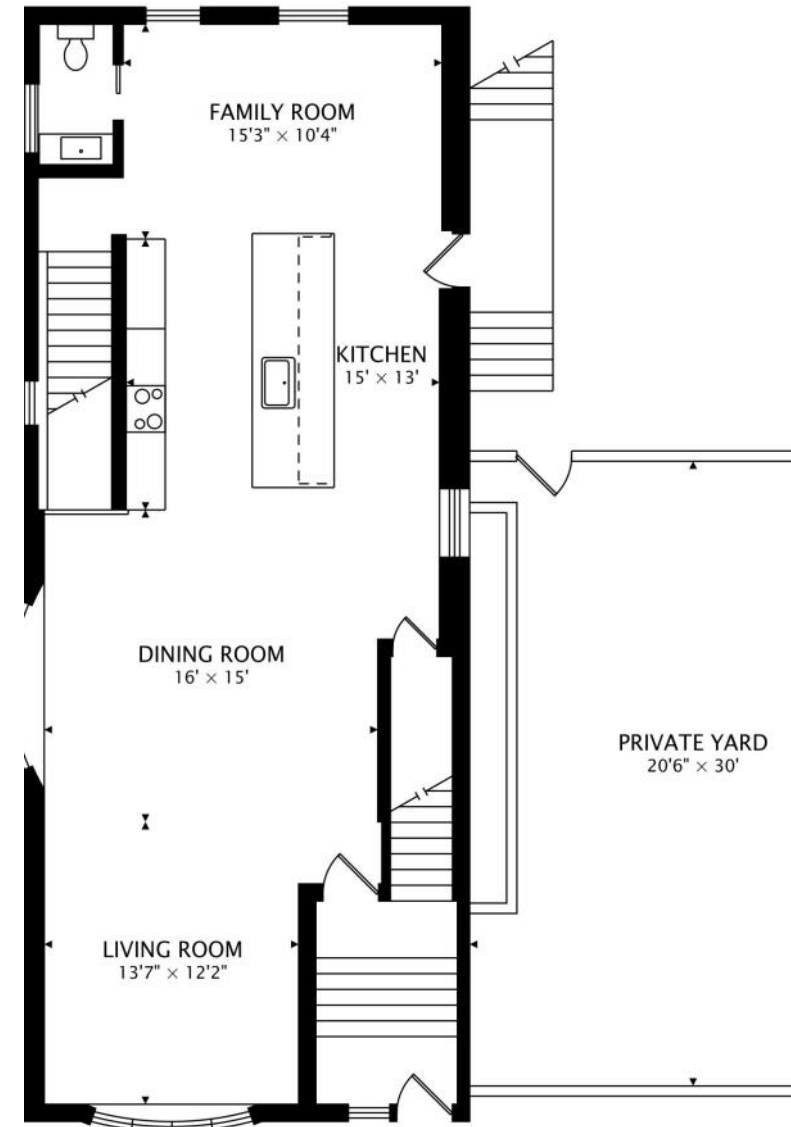
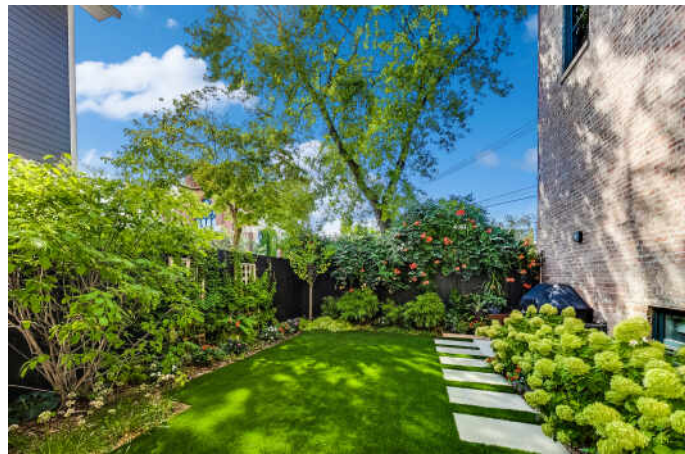
RESIDENTS AND BUSINESSES FLOCKED TO **WICKER PARK** TO REBUILD AFTER THE GREAT CHICAGO FIRE OF 1871. TODAY, CHICAGOANS FLOCK TO THE HIP, HAPPENING NEIGHBORHOOD FOR ITS EATERIES, ARTS AND ENTERTAINMENT.

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.

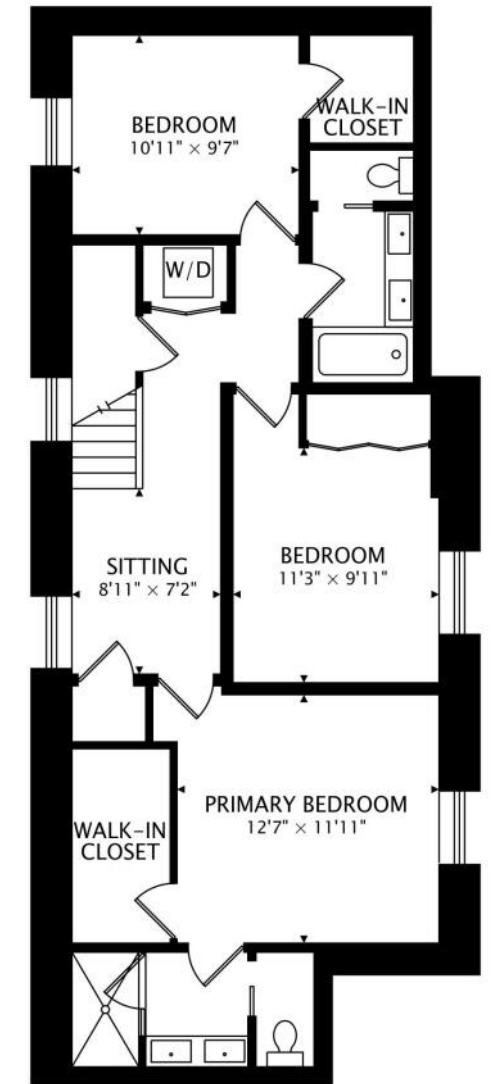
Located just south of Bucktown and northwest of The Loop, the neighborhood includes large historic 19th century brick and stone mansions and landmark Victorian homes on tree-lined streets. Modern new construction condominiums and single-family homes along with vintage walk-ups, three-flats and lofts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



MAIN
998 sq ft + 571 sq ft PRIVATE YARD



LOWER
1033 sq ft



AMANDA MCMILLAN

AMANDA@CHICAGOHOMEPARTNER.COM

CHICAGOHOMEPARTNER.COM

773-537-1300



CHRISTIE'S
INTERNATIONAL REAL ESTATE