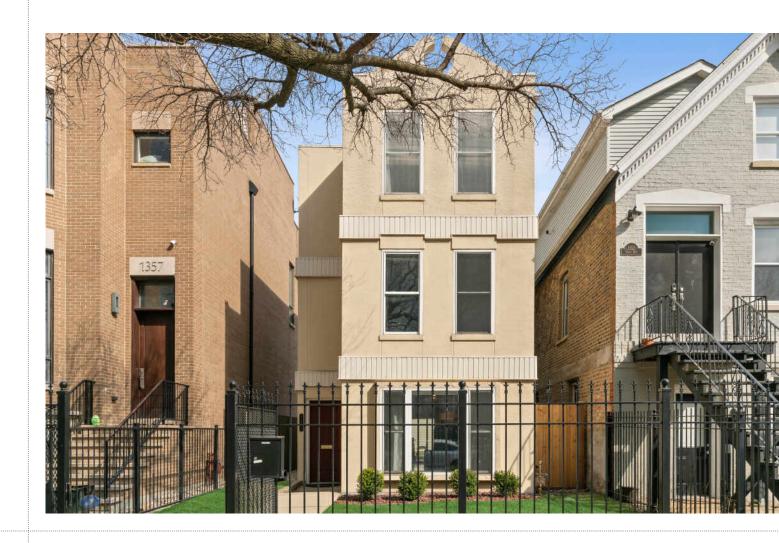
1355 N BELL AVENUE

WICKER PARK







ROOM DIMENSIONS

LIVING/DINING ROOMS : 24' \times 12'

KITCHEN : 15' × 12'

PRIMARY BEDROOM : 14' × 12'

BEDROOM #2 : 12' × 12' BEDROOM #3 : 12' × 12'

BEDROOM #4 : 12' × 12'

DECK: 13' × 13'

FANTASTIC 3-STORY, 4BR HOUSE WITH A LARGE YARD IN RED- HOT WICKER PARK!

- Unique home offering 4BR/ 2.1BA all ABOVE grade in the heart of Wicker Park!
- This substantial house is located on historic Bell Ave, yet only steps to the shopping, dining & nightlife of Wicker Park & Bucktown!
- The first level includes a granite foyer opening to a living room anchored by a gas fireplace and a large picture window.
- The adjacent dining room is open to a granite & stainless-steel kitchen with room for an island and/or a breakfast table. \Rear sliding door opens onto a deck and an expansive back yard- perfect for summer BBQs, play space for children, or could be transformed into a lush city garden.
- The backyard leads to an oversized 2.5 car garage with new roof in 2022, offering easy 2- car parking and additional storage.
- The second floor offers two large bedrooms, one with a walk-in closet, a full bathroom, and a laundry closet with a side-by-side washer & dryer. Unique home offering 4BR/ 2.1BA all ABOVE grade in the heart of Wicker Park!
- The third level includes the Primary Suite with a walk-in closet, as well as a fourth bedroom. Jack/ & Jill doors allow the 4th BR access to the primary bath, if desired.
- Convenient access to the Blue Line, the 606 trail and 90/94. Numerous updates over the years, this is a turn- key single-family home in an A+ location @ townhome pricing

4 BEDROOM 2.1 BATH

TAXES: \$15,235.58

















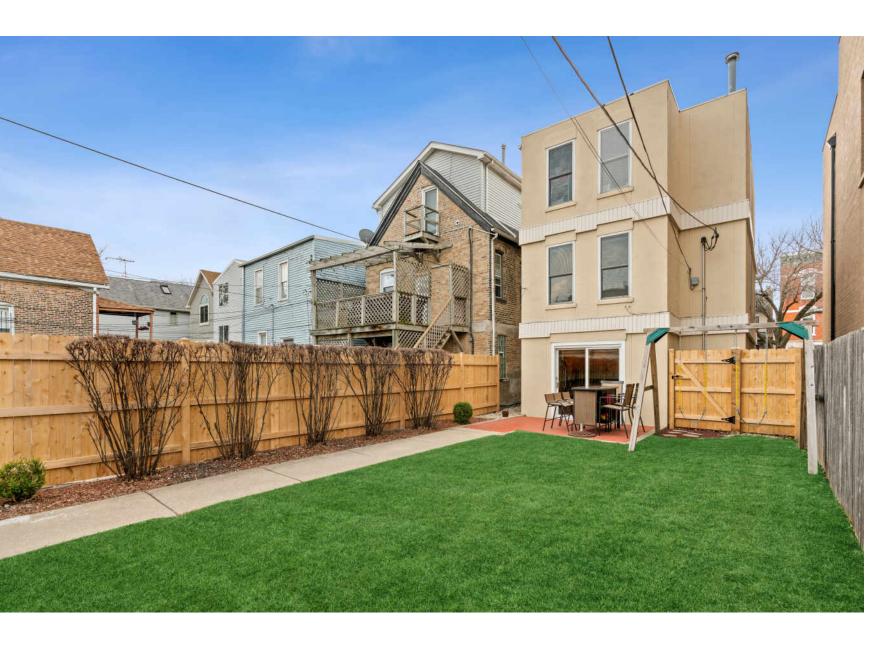








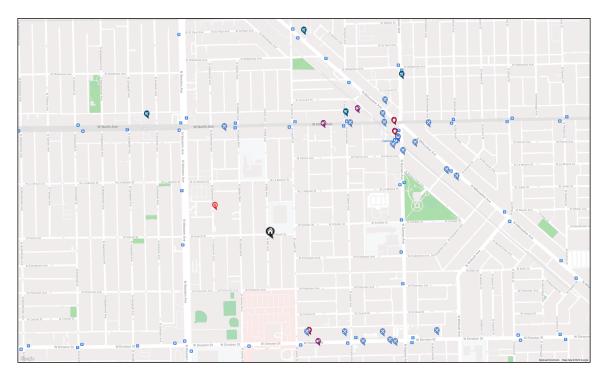






SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

12 1355 N BELL AVENUE 1355 N BELL AVENUE 13





Enoteca Roma 2146 WEST DIVISION STREET, 0.2 MI

Handlebar 2311 WEST NORTH AVENUE, 0.3 MI

The Fifty/50 2047 WEST DIVISION STREET, 0.3 MI

Mirai Sushi 2020 WEST DIVISION STREET, 0.3 MI

Folklore | Argentine Restaurant 2100 WEST DIVISION STREET, 0.3 MI

Sultan's Market 2057 WEST NORTH AVENUE, 0.3 MI

Mindy's Bakery 1623 NORTH MILWAUKEE AVENUE, 0.4 MI

Big Star 1531 NORTH DAMEN AVENUE, 0.4 MI

Blue Line Lounge & Grill

Piece Brewery 1927 WEST NORTH AVENUE, 0.4 MI

Native Foods

Bongo Room 1470 NORTH MILWAUKEE AVENUE, 0.4 MI

1484 NORTH MILWAUKEE AVENUE, 0.4 MI

Fatpour Tap Works - Wicker Park 2005 WEST DIVISION STREET, 0.4 MI

Taxim 1558 NORTH MILWAUKEE AVENUE, 0.4 MI

Takito Kitchen 2013 WEST DIVISION STREET, 0.4 MI

Milk & Honey Cafe 1920 WEST DIVISION STREET, 0.4 MI

Estelle's Cafe & Lounge 2013 WEST NORTH AVENUE, 0.4 MI

The Up Room 2018 W NORTH AVE, 0.4 MI

COFFEE SHOPS

bistro e cafe 2144 WEST DIVISION STREET, 0.2 MI

Starbucks Reserve 1588 NORTH MILWAUKEE AVENUE, 0.4 MI

Stan's Donuts & Coffee 1560 NORTH DAMEN AVENUE, 0.4 MI

SHOPPING

Go Grocer 2060 W NORTH AVE, 0.3 MI

Walgreens 2440 WEST NORTH AVENUE, 0.4 MI

ALDI 1753 NORTH MILWAUKEE AVENUE, 0.5 MI

The Goddess and Grocer 1649 N DAMEN AVE, 0.5 MI

PHEALTH CLUBS

Division St. CrossFit 2133 WEST DIVISION STREET, 0.3 MI

Eb and Flow Yoga Studio 2125 WEST NORTH AVENUE 2ND FLOOR, 0.3 MI

Bucktown Athletic Club 2040 WEST NORTH AVENUE, 0.4 MI



St Elizabeth's Treatment Center 1431 NORTH CLAREMONT AVENUE # 6, 0.1 MI



CTA - BLUE LINE, 0.4 MI

NOTES			

14 1355 N BELLAVENUE 1355 N BELLAVENUE 15



GREG VOLLAN

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