

**1430 N ASTOR STREET, NO. 12A**  
ASTOR STREET HISTORIC DISTRICT





#### ROOM DIMENSIONS

LIVING ROOM : 15.2' × 22.2'

DINING ROOM : 8.1' × 12'

KITCHEN : 8.6' × 17.8'

FOYER : 4.1' × 11.1'

PRIMARY BEDROOM : 19.8' × 11.8'

GUEST BEDROOM : 10.4' × 13.9'

TERRACE : 5' × 23.11'

## SPECTACULAR RENOVATION!

Everything is new! The open floor plan has been thoughtfully redesigned and each room beautifully finished. Light-filled east and west exposures plus a 24-foot terrace overlooking historic Astor Street and the Governor's mansion.

- 7.5" wide-plank Aspen Spring® Catalina White Oak hardwood floors with UV lacquer finish, throughout
- Beautiful doors, hardware and custom millwork, throughout
- Open kitchen with custom cabinetry, New Calacatta Laza MSI Q Quartz countertop and backsplash, Buster and Punch® brushed brass hardware, integrated dishwasher, stainless double oven, under-counter microwave and built-in beverage refrigerator
- Custom pantry houses new Bosch® 800 Series washer and dryer in pearl steel with steam and sound minimizing
- Primary suite has an organized, walk-in closet and luxurious Calacatta Oro polished porcelain bath with double sink, heated floors, towel warmer, custom cabinetry and walk-in shower
- Guest bedroom with 8'-long, floor-to-ceiling custom built-in
- Guest bath imaginatively finished with dimensional porcelain
- Custom built-in work station
- Includes garage space 16S and storage cage 33
- Assessment includes water, hot water, professional management (Sudler Property Management), 24-hour doorman, live-in engineer, fitness and hospitality rooms, rooftop terrace, internet and cable (Xfinity), interior/exterior maintenance, scavenger



2 BEDROOM

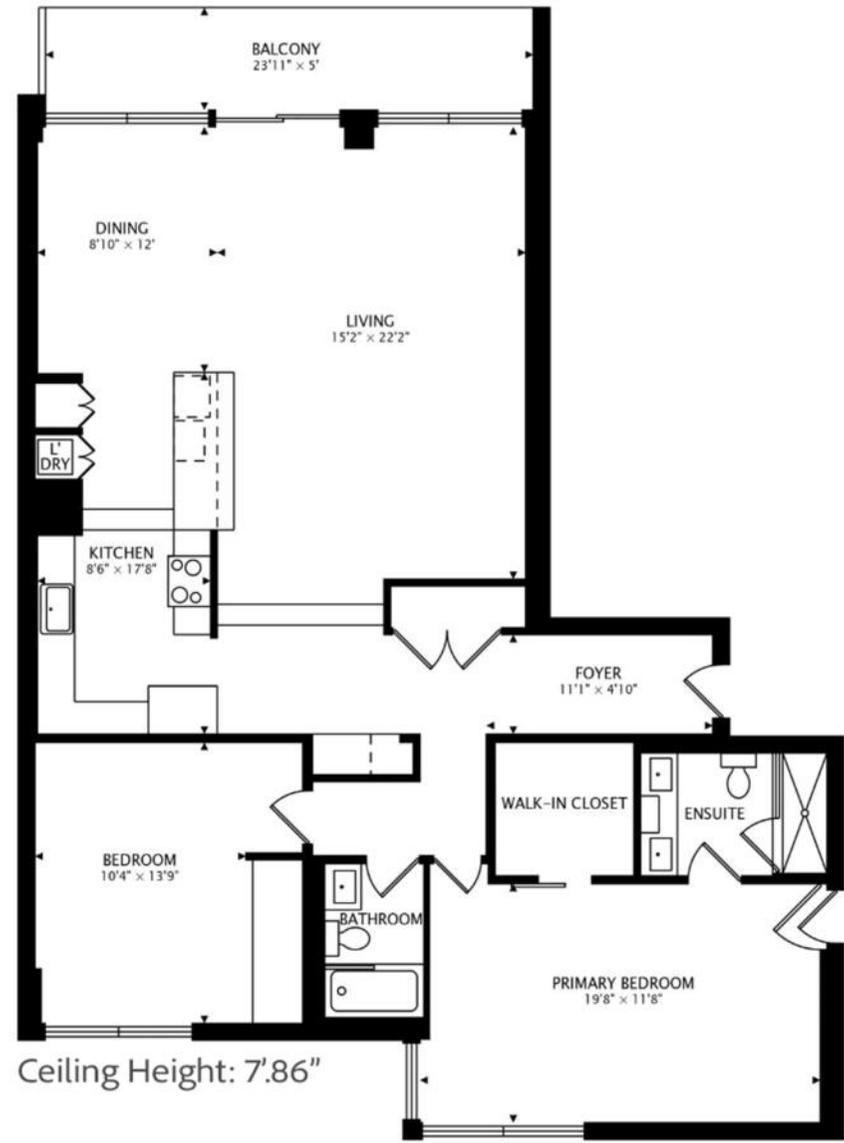
2 BATH

TAXES: \$9,817.13 NO EXEMPTIONS

ASSESSMENTS: \$1,782.54



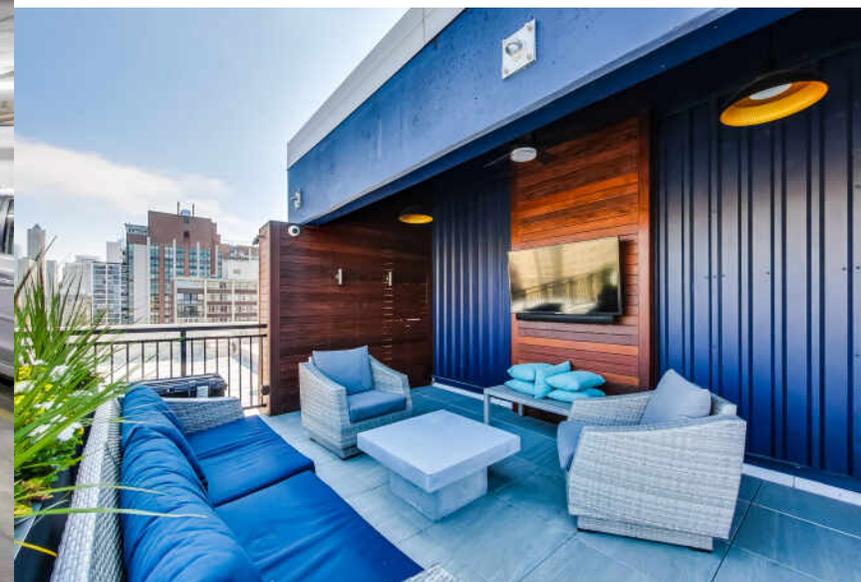


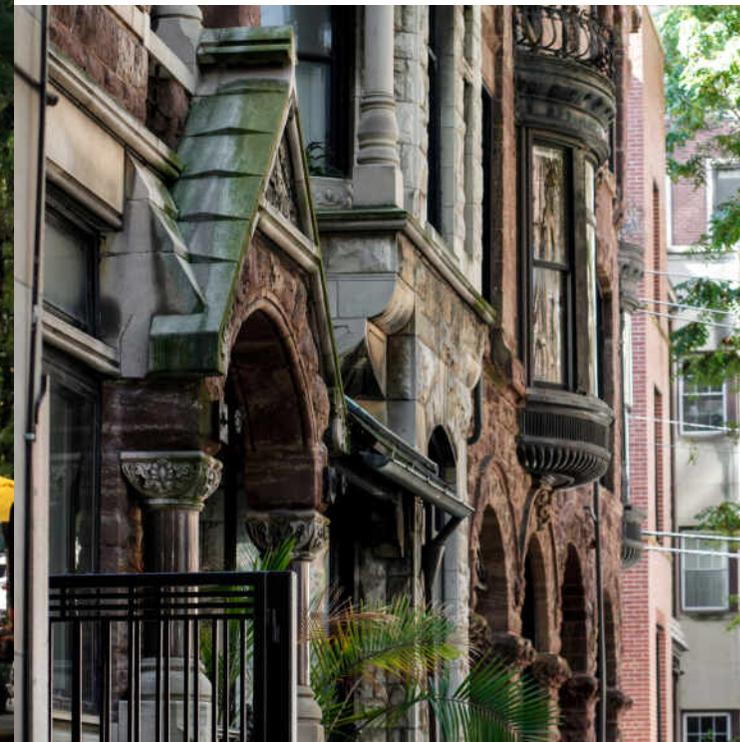


Ceiling Height: 7.86"

1545 sq ft + 120 sq ft BALCONY







## WHEN YOU REACH THE **GOLD COAST**, YOU KNOW YOU HAVE ARRIVED.

In Chicago's ultimate luxury neighborhood, you'll find lively beaches, internationally renowned boutiques, incredible cuisine, and vibrant nightlife, as well as beautiful parks and attractions.

Residents live among the best experiences the city has to offer. A day in the Gold Coast might include a venture down Michigan Avenue, a day at the beach, and shopping along Oak Street, followed by dinner at an award-winning restaurant.

From the stately mansions on Astor Street to the magnificent high-rises overlooking the lake, the Gold Coast also features a surprising variety of housing choices. In addition to the historic apartment buildings that line Lake Shore Drive, there are walk-ups, townhomes, and a number of contemporary high-rises with all the modern amenities.

For those heading to work downtown, their "commute" is about as convenient as it gets when it comes to city living.





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