

1445 W GRAND AVENUE #3E  
WEST TOWN





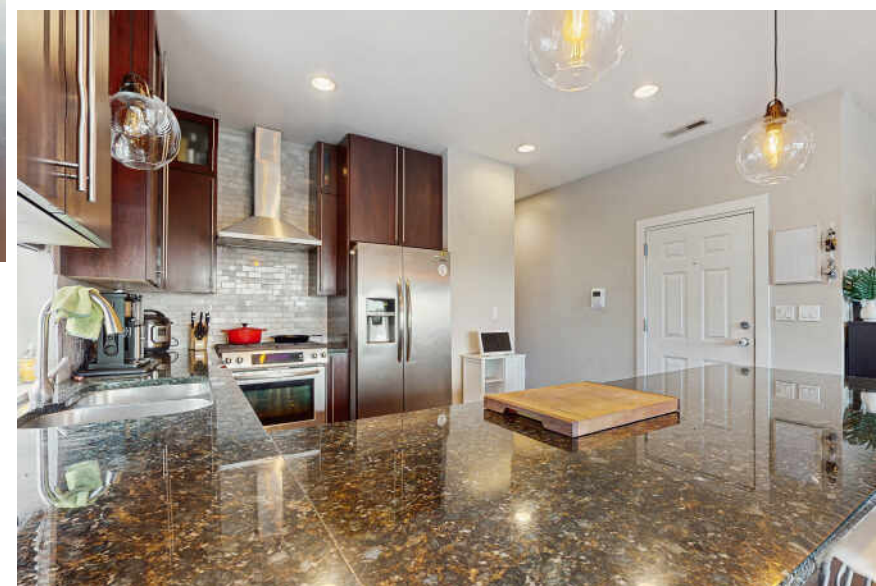
3 BEDROOM  
2 BATH  
TAXES: \$9,870  
ASSESSMENTS: \$308 / MONTH

This stunning 3 bedroom & 2 bathroom home truly has it all, featuring an extra-wide and open floor plan with unobstructed light pouring in from the north, east, and south, 10' ceilings, fireplace, 3 outdoor spaces with skyline views, garage parking, and in-unit laundry! The home is also super livable; both entries into the home have room for shoe storage and coat closets, the large kitchen has tons of counter space and a pantry, and the front balcony is perfect for grilling with easy accessibility to the kitchen. A full bathroom off the kitchen with a full-height tiled shower and built-in bench is a luxury for guests. Down the hall from your living space you'll find two nice sized bedrooms, and the south-facing primary suite at the rear of the unit. The primary features a large custom walk-in closet and ensuite bathroom with soaking tub, separate shower, and floating dual vanities with vessel sinks. The perfect addition to this fabulous primary suite is the large private rear deck with skyline views! Other home features include attached 1-car garage parking, 1 large storage closet in lower level, and an amazing common roof deck at the top of the building with sweeping 360-skyline views! In addition to the amazing general location with access to West Loop, Fulton Market, and the plethora of shops and restaurants along Grand and Chicago Aves, this building is also perfectly positioned on the block with bus stops to Downtown and Wicker Park 1/2 block away, a dog park a block north, and views of the park across the street (not looking into another building)!

















SIZES AND DIMENSIONS ARE APPROXIMATE; ACTUAL MAY VARY.







COMPRISED OF SEVERAL DISTINCT NEIGHBORHOODS, **WEST TOWN** IS A THRIVING COMMUNITY THAT HAS EXPERIENCED EXTENSIVE DEVELOPMENT OVER THE PAST DECADE.

The community includes the neighborhoods of Wicker Park, Ukrainian Village, East Village, River West, Noble Square, East Humboldt Park, and parts of Bucktown. With an eclectic mix of hip cafes, independent bookstores, art galleries, music venues, and peaceful city parks, West Town appeals to a variety of lifestyles.

Over the last several years, the community has seen an influx of trendy eateries, bars, and boutiques pop up along Division Street, Chicago Avenue, Grand Avenue, and Damen Avenue, making it a popular destination for shoppers looking for the hottest fashions and for foodies in search of unique cuisine. Every year, locals enjoy a number of festivals, including Do Division Street Fest, West Fest, Renegade Craft Fair, and the West Town Art Walk.

West Town features an assortment of housing styles and price ranges. Condominiums take the form of vintage walk-ups, rustic lofts, and new-construction three-flats and mid-rises. Single-family homes range from smaller cottages and bungalows to gut-rehabbed greystones, historic mansions, and eye-popping multimillion-dollar new construction.









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All specifications, features, designs, price, assessments, taxes and materials are subject to change without notice. Depicted floor plans and architectural renderings are only an artist's impression.

