

1517 W AUGUSTA BOULEVARD 3
NOBLE SQUARE





ROOM DIMENSIONS

LIVING ROOM : 19' × 17'

KITCHEN : 11' × 9'

PRIMARY BEDROOM : 13' × 12'

SECOND BEDROOM : 10' × 9'

2 BEDROOM

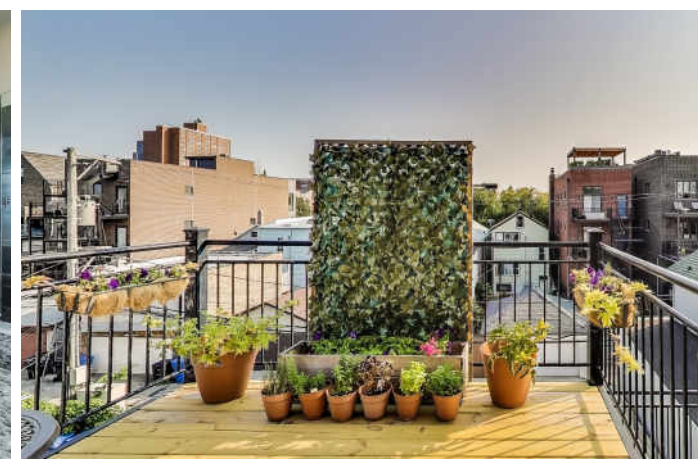
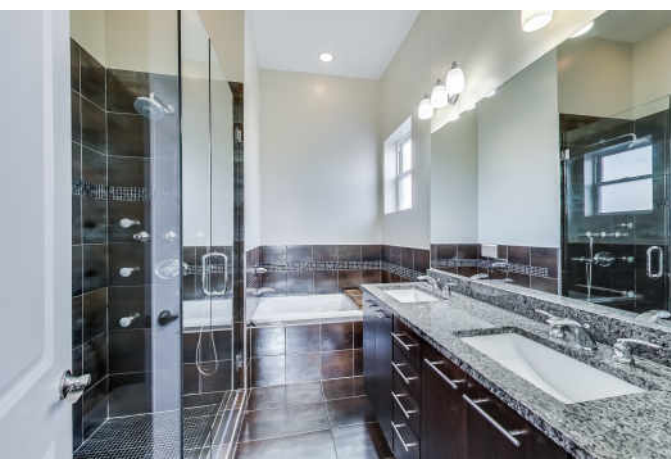
2 BATH

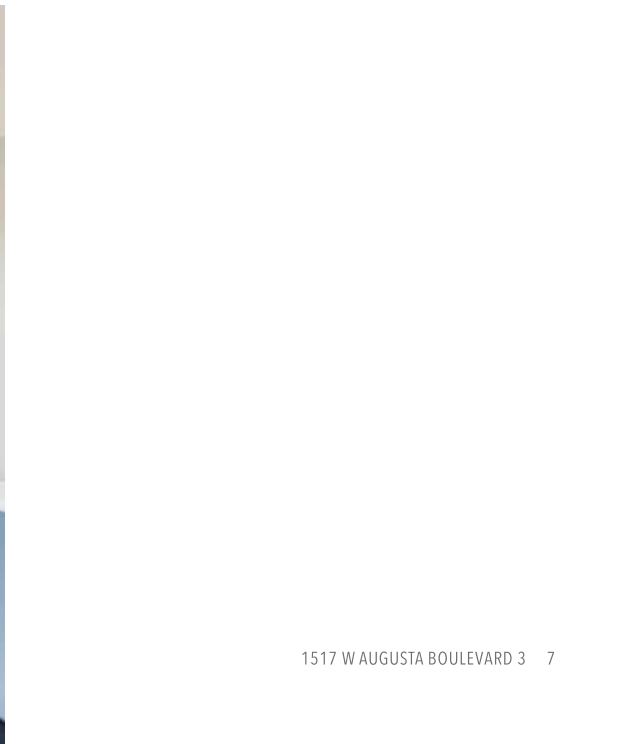
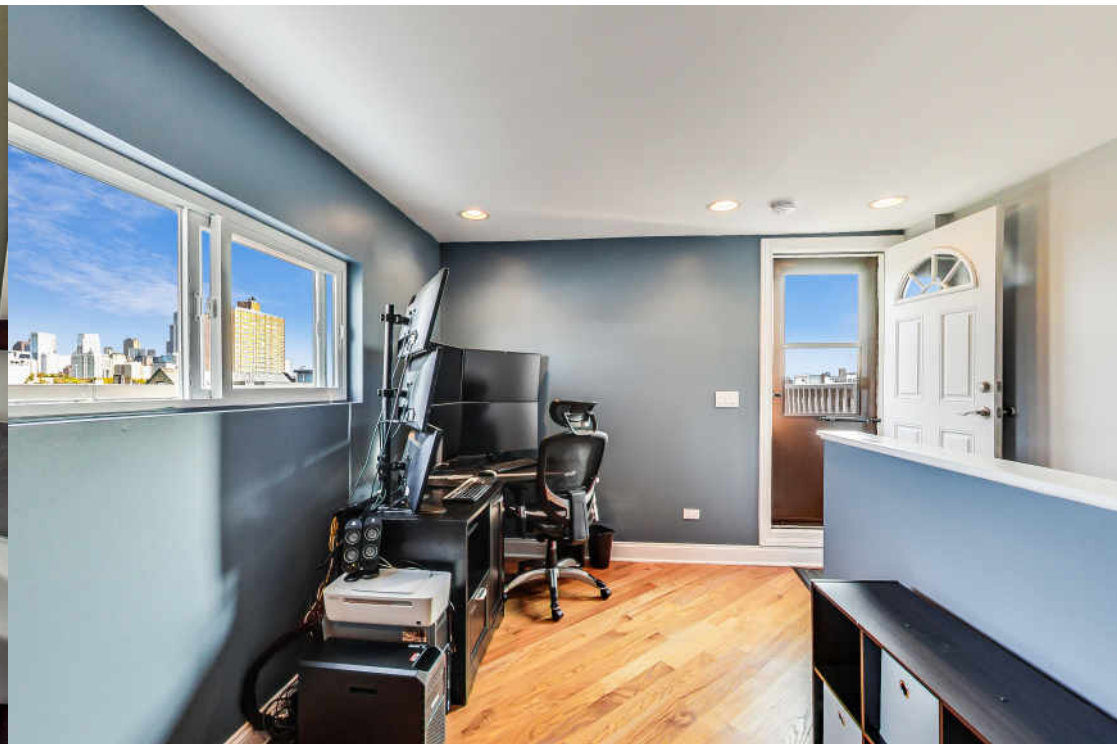
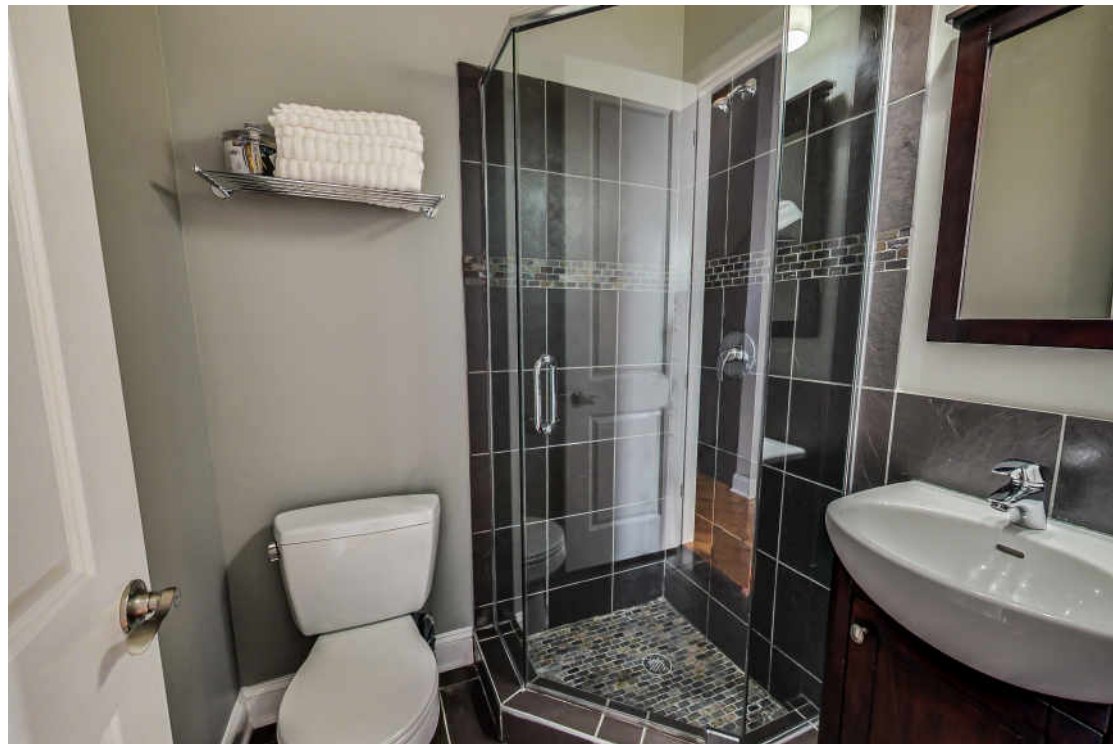
TAXES: \$9,083

ASSESSMENTS: \$142

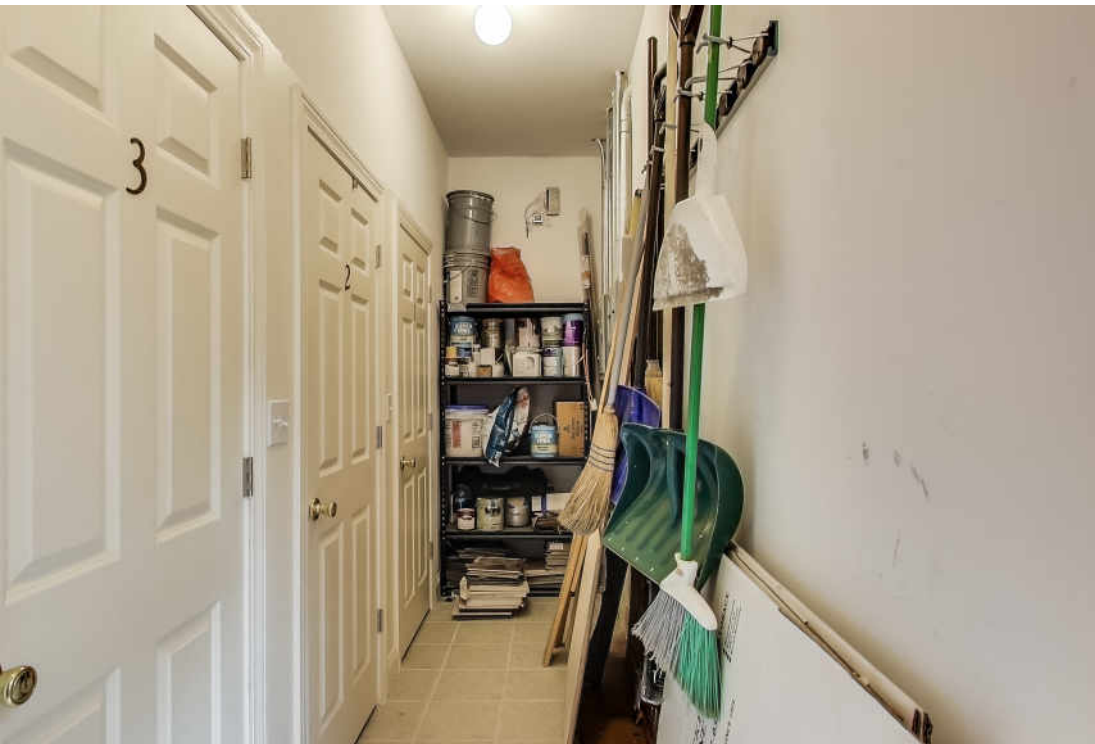
2 BED, 2 BATH PENTHOUSE UNIT IN GREAT NOBLE SQUARE/WICKER PARK LOCATION!

- Duplex Penthouse w/ 3 outdoor spaces includes a spectacular private rooftop deck w/ unobstructed skyline views
- Sunny & spacious living room w/ dramatic vaulted 14' ceiling!
- Hardwood floors & surround sound throughout
- Open layout great for entertaining w/ front balcony off living room
- Large updated kitchen w/ 42" cabinets, stainless appliances, granite counters & huge island with oversize breakfast bar.
- Master Suite w/ hardwood floors, walk-in closet & ensuite bathroom boasts separate shower w/ body sprays, jetted tub, & double bowl granite vanity.
- 2nd Bedroom & Full Bath w/ stand up shower + Bonus Loft (14x8) is perfect for Home Office/Den/Guest Room
- Interior stair leads directly to AMAZING Skyline-facing Rooftop deck with great South and East views
- 2-car tandem parking (1 covered, 1 uncovered)
- 100% Masonry Building
- Large Extra Storage
- Great location 3 blocks to Blue Line & Division & all Wicker Park/Noble Square offers











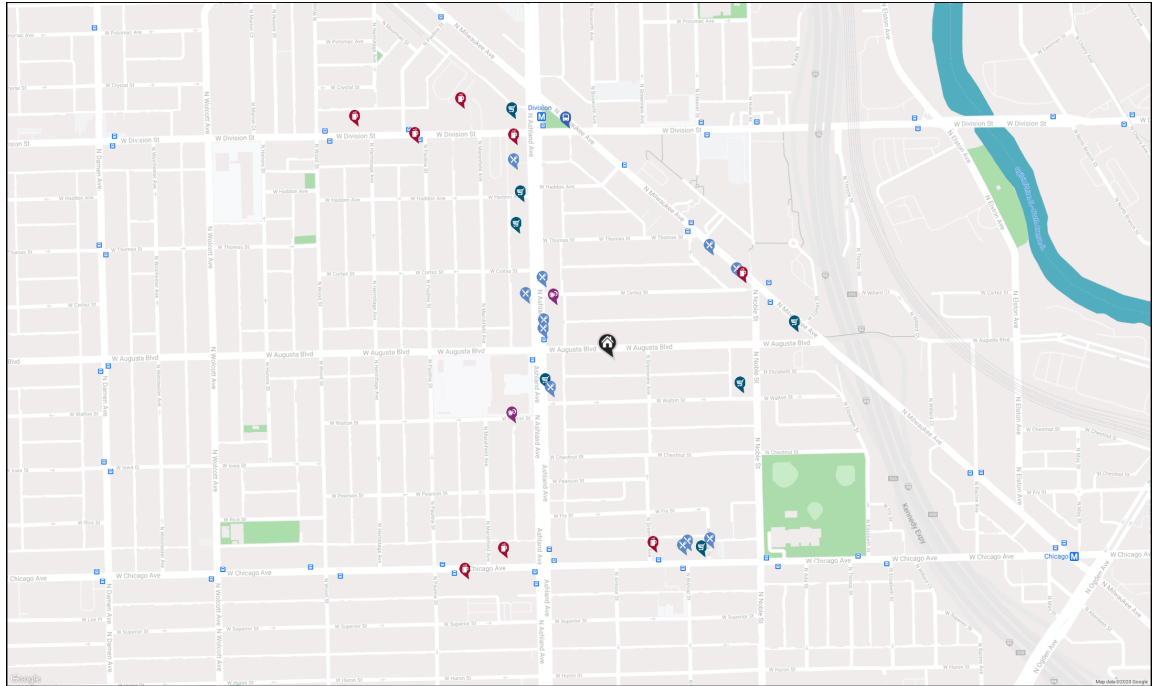
NOBLE SQUARE IS PART OF CHICAGO'S WEST SIDE STORY

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.

.



RESTAURANTS

- El Barco Mariscos**
1035 NORTH ASHLAND AVENUE, 0.1 MI
- Alegrias Seafood Chicago**
1024 NORTH ASHLAND AVENUE, 0.1 MI
- Mon Lung Restaurant**
1009 NORTH ASHLAND AVENUE, 0.1 MI
- Temporis**
933 NORTH ASHLAND AVENUE, 0.1 MI
- La Condesa Restaurant**
1003 NORTH ASHLAND AVENUE, 0.1 MI
- Frontier**
1072 NORTH MILWAUKEE AVENUE, 0.2 MI
- Five Star Bar**
1424 WEST CHICAGO AVENUE, 0.2 MI
- La Pasadita**
1140 NORTH ASHLAND AVENUE, 0.2 MI

- Habana Libre Restaurant**
1440 WEST CHICAGO AVENUE, 0.2 MI
- Ameer Kabob Mediterranean Cuisine**
1050 NORTH MILWAUKEE AVENUE, 0.2 MI
- Flo**
1434 WEST CHICAGO AVENUE, 0.2 MI

COFFEE SHOPS

- Standing Passengers**
1458 WEST CHICAGO AVENUE, 0.2 MI
- Arabia Cafe**
1046 NORTH NOBLE STREET, 0.2 MI
- Hoosier Mama Pie Company**
1618 WEST CHICAGO AVENUE, 0.3 MI
- Starbucks**
1701 WEST DIVISION STREET, 0.3 MI

- Intelligentsia Coffee Wicker Park Coffeebar**
1609 WEST DIVISION STREET, 0.3 MI

- Six06 Cafe Bar**
1641 WEST CHICAGO AVENUE, 0.3 MI

- Philz Coffee**
1640 WEST DIVISION STREET, 0.3 MI

- Alliance Bakery**
1736 WEST DIVISION STREET, 0.4 MI

SHOPPING

- Amazcakes**
937 NORTH ASHLAND AVENUE, 0.1 MI
- Dusty Groove**
1120 NORTH ASHLAND AVENUE, 0.2 MI
- Noble Street Pantry**
932 NORTH NOBLE STREET, 0.2 MI
- Boneyard Chicago**
1102 NORTH ASHLAND AVENUE, 0.2 MI

- The Noble Grape**
802 NORTH BISHOP STREET, 0.2 MI

- Chevalier Fine Wines**
1000 NORTH MILWAUKEE AVENUE, 0.2 MI

- CVS**
1200 NORTH ASHLAND AVENUE, 0.3 MI

HEALTH CLUBS

- The Club 312**
1023 NORTH ASHLAND AVENUE, 0.1 MI

- West Town Yoga and Barre**
918 NORTH ASHLAND AVENUE SUITE 100, 0.1 MI

TRANSIT

- Division**
CTA - BLUE LINE, 0.3 MI





JENNIFER LONG

(312) 961-9811

JENNIFERLONG@ATPROPERTIES.COM

WWW.TLGCHICAGO.COM



1517AUGUSTA3.INFO