

1537 W AUGUSTA BOULEVARD #3R
NOBLE SQUARE





ROOM DIMENSIONS

LIVING/DINING ROOM : 20' x 14'

KITCHEN : 17' x 12'

PRIMARY BEDROOM : 14' x 12'

2ND BEDROOM : 13' x 12'

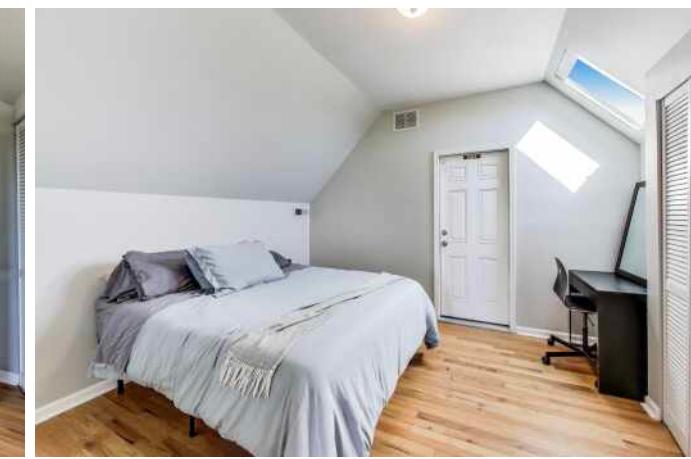
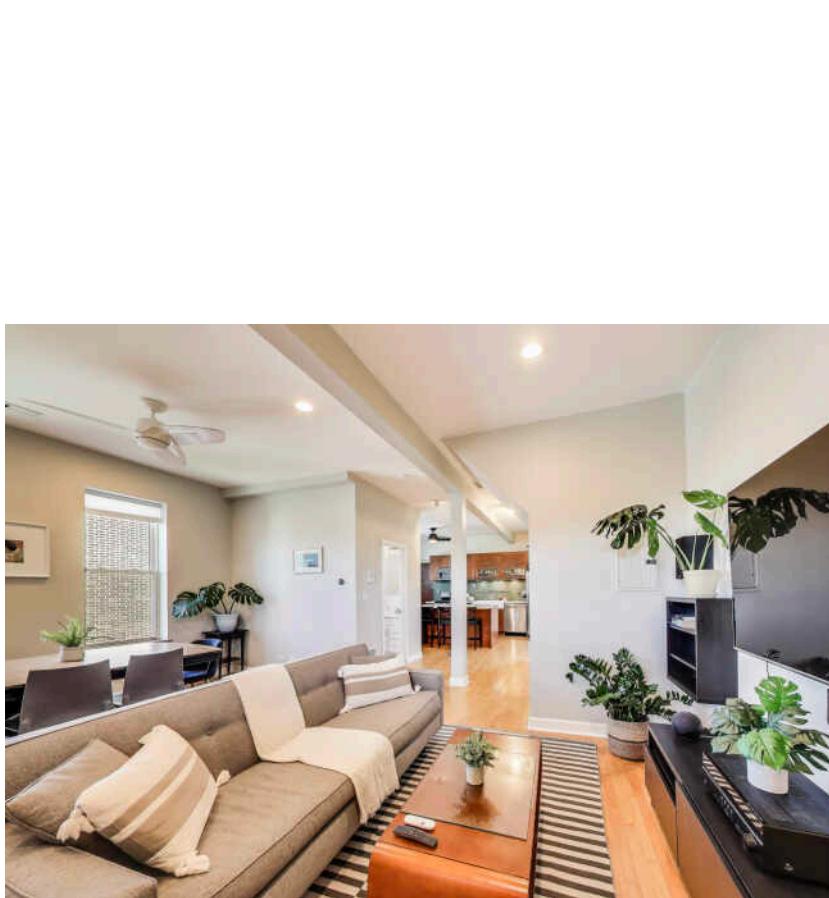
2 BEDROOM

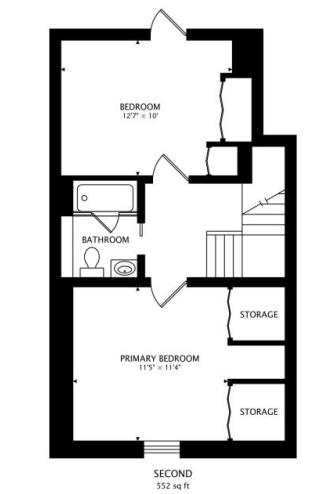
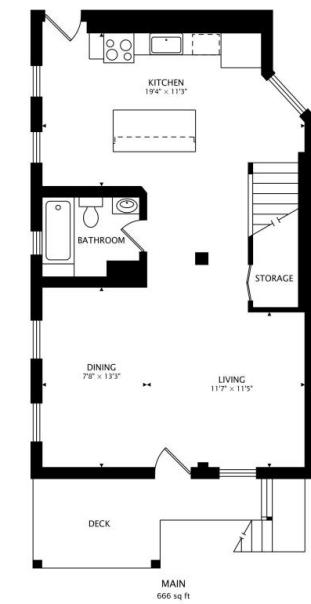
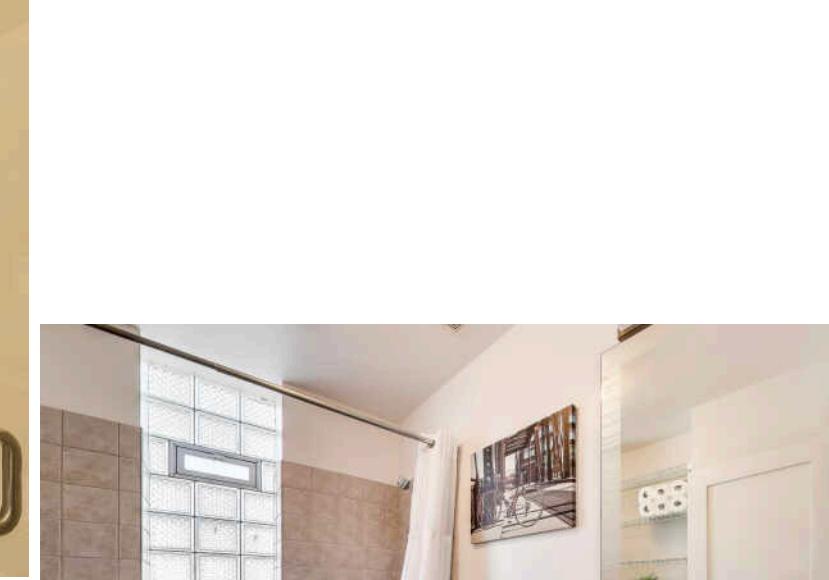
2 BATH

TAXES: \$5470

ASSESSMENTS: \$197

Beautiful, Sunny 2 Bed/2 Bath, Duplex Up, in the Heart of East Village. This Top Floor Unit, Located in a Stunning, Turn-Of-The-Century Historic Building, is Newly Updated Throughout. Modern, Contemporary Kitchen with Sleek 42-inch Cabinetry, SS Appliances, Quartz Counters, and Custom Mosaic Tile Backsplash. Huge Kitchen Island w/ Breakfast Bar Seating. Expansive Living/Dining Great Room with Access to a Rear Deck. Refinished Hardwood Floors Throughout. Central Heat and A/C. This Rare Duplex Up has Two Large Bedrooms Upstairs, Full Primary Bathroom, Access to Outdoor Patio, and Free Common Laundry Room with Private Storage. Amazing East Village/West Town Location near Shops, Restaurants, Cafes, and Nightlife. Close Proximity to Award Winning Kasama Restaurant, The Salt Shed, 90/94 Highway, and the Division Blue Line.







ECKHART PARK

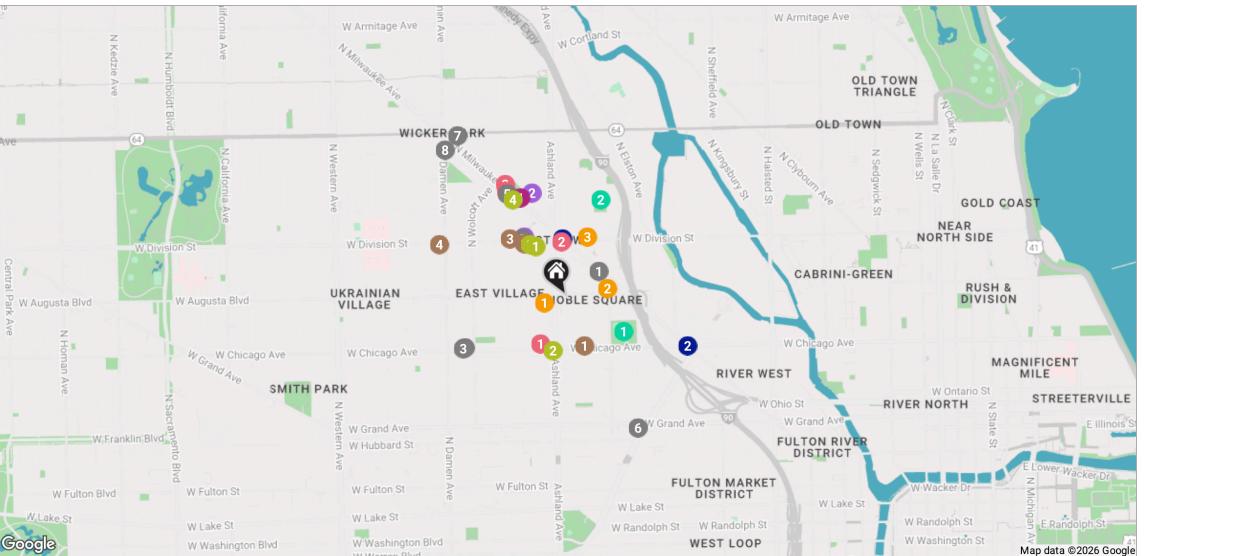


NOBLE SQUARE IS PART OF CHICAGO'S WEST SIDE STORY

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.



NOTES

RESTAURANTS

- ① Frontier Chicago
1072 NORTH MILWAUKEE AVENUE, 0.2 MI
- ② Bangers & Lace Wicker Park
1670 WEST DIVISION STREET, 0.3 MI
- ③ Roots Handmade Pizza - West Town
1924 WEST CHICAGO AVENUE, 0.5 MI
- ④ West Town Bakery
1916 WEST CHICAGO AVENUE, 0.5 MI
- ⑤ Antique Taco Wicker Park
1360 NORTH MILWAUKEE AVENUE, 0.6 MI
- ⑥ Coalfire
1321 WEST GRAND AVENUE, 0.7 MI
- ⑦ Piece Pizzeria and Brewery
1927 WEST NORTH AVENUE, 0.9 MI
- ⑧ Big Star Wicker Park
1531 NORTH DAMEN AVENUE, 0.9 MI

COFFEE

- ① Standing Passengers
1458 WEST CHICAGO AVENUE, 0.2 MI
- ② Reach Fieldhouse
1601 WEST CHICAGO AVENUE, 0.3 MI

GYM

- ① Wicker Park Athletic Club
1635 WEST DIVISION STREET, 0.3 MI
- ② Chopin Theatre
1543 WEST DIVISION STREET, 0.3 MI

RESTAURANTS

- ② Starbucks Coffee Company
1701 WEST DIVISION STREET, 0.3 MI
- ③ Alliance Bakery — Division
1736 WEST DIVISION STREET, 0.4 MI
- ④ Janik's Cafe
2011 WEST DIVISION STREET #3157, 0.6 MI
- ⑤ 9Round Kickboxing Fitness
1653 WEST DIVISION STREET, 0.3 MI
- ⑥ Reckless Records
1379 NORTH MILWAUKEE AVENUE, 0.6 MI
- ⑦ 105F Hot Yoga, Pilates & Wellness - Wicker Park
1344 NORTH MILWAUKEE AVENUE, 0.6 MI
- ⑧ Emporium Arcade Bar
1366 NORTH MILWAUKEE AVENUE, 0.6 MI

SHOPPING

- ① The Den Theatre
1331 NORTH MILWAUKEE AVENUE, 0.5 MI
- ② Noble Street College Prep
1010 NORTH NOBLE STREET, 0.2 MI

GROCERY

- ① Target Grocery
1664 WEST DIVISION STREET, 0.3 MI
- ② Jewel-Osco
1341 NORTH PAULINA STREET, 0.5 MI

ENTERTAINMENT

- ① Carbon Live Fire Mexican Grill
810 NORTH MARSHFIELD AVENUE, 0.2 MI

GYM

- ① Wicker Park Athletic Club
1635 WEST DIVISION STREET, 0.3 MI

SCHOOLS

- ① William H. Wells Community Academy High School
936 NORTH ASHLAND AVENUE, 0.1 MI
- ② Noble Street College Prep
1010 NORTH NOBLE STREET, 0.2 MI
- ③ Near North Montessori School
1434 WEST DIVISION STREET, 0.3 MI

PARKS

- ① Eckhart (Bernard) Park
1330 WEST CHICAGO AVENUE, 0.3 MI
- ② Pulaski (Casimir) Park
1419 WEST BLACKHAWK STREET, 0.5 MI

TRANSIT

- ① Division
CTA - BLUE LINE, 0.3 MI
- ② Chicago
CTA - BLUE LINE, 0.6 MI



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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.