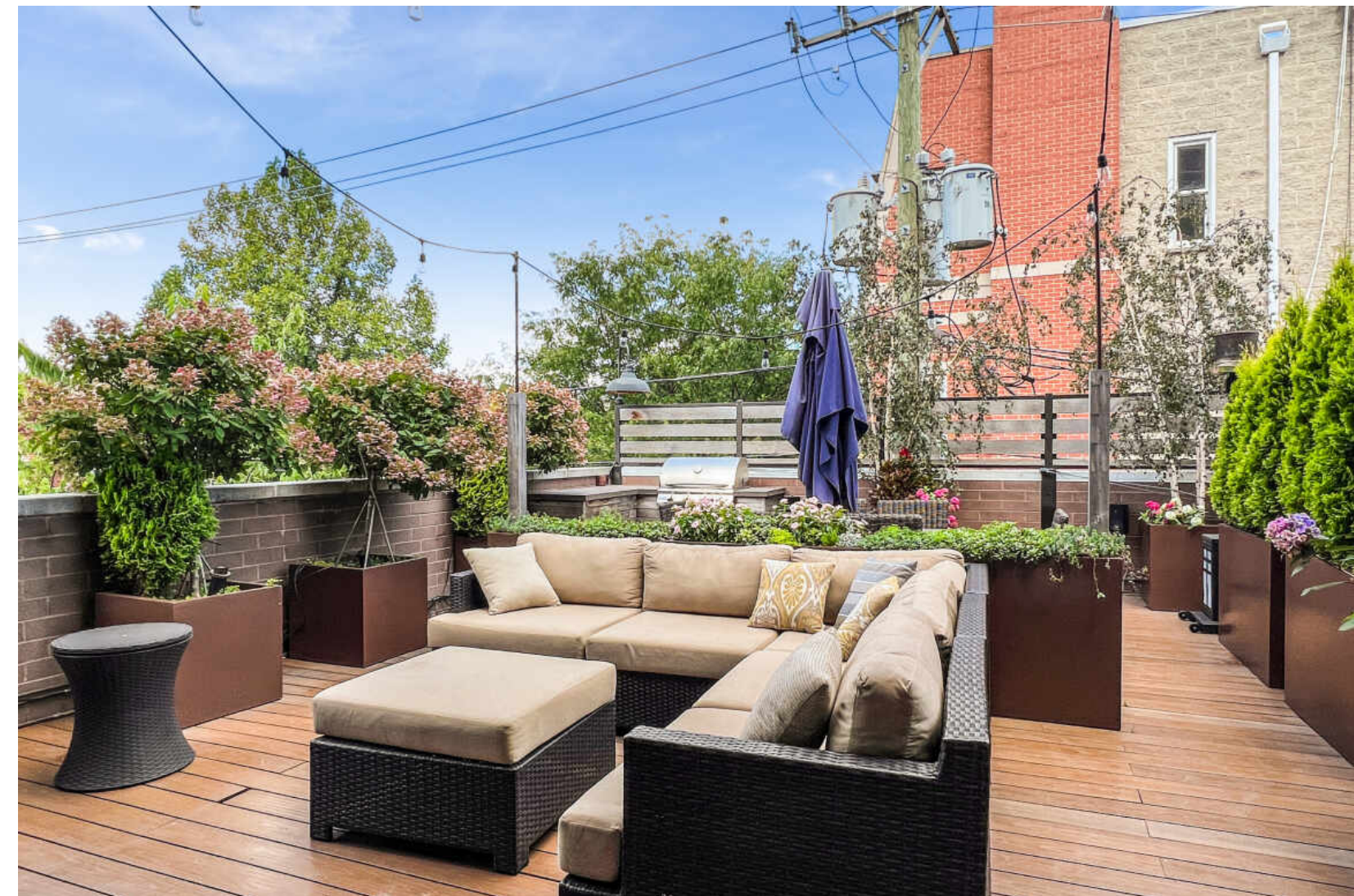


1611 N HERMITAGE AVENUE #201 WICKER PARK



1611 N HERMITAGE AVENUE #201 · WICKER PARK



NICHOLAS HAUBRICH BROKER

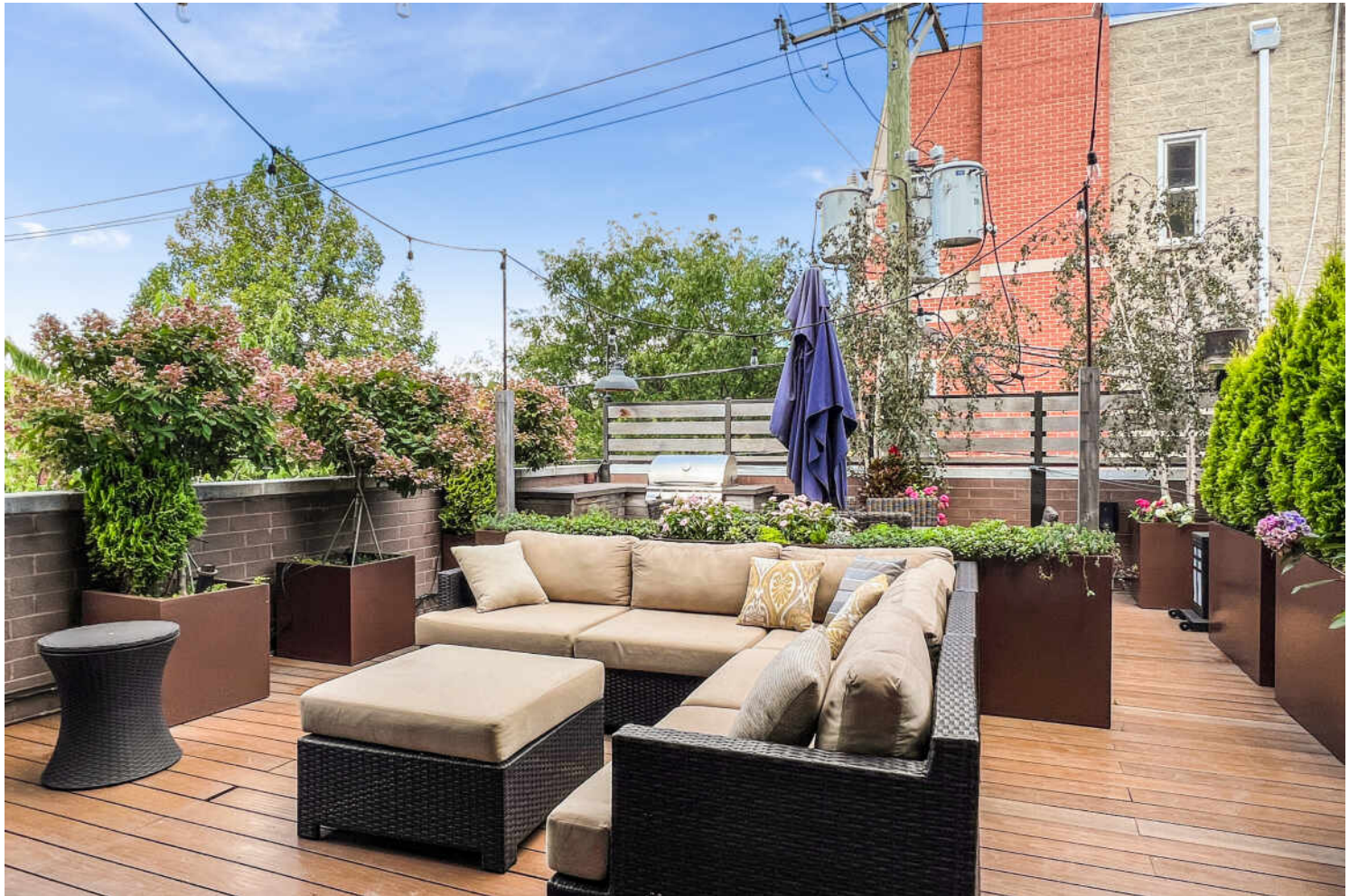
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1611 N HERMITAGE AVENUE #201 • WICKER PARK





1611 NORTH HERMITAGE AVENUE - UNIT 201

ROOM DIMENSIONS

Terrace	19'x28'
Balcony	23'x7'
Living Room	18'x13'
Dining Room	18'x8'
Wet Bar	7'x5'
Kitchen	14'x18'
Bedroom One	12'x13'
Bedroom Two	13'x14'
Primary	13'x19'
Foyer	28'x9'

FEATURES

Discover the crown jewel of Wicker Park living - an extraordinary 1,900sqft+ end unit residence in an exclusive, newer boutique contemporary building. Flooded with natural light, this rare home boasts oversized windows on three exposures. Elevated outdoor living takes center stage with a beautiful built-out front porch and one of the largest private terraces in the building, meticulously designed for lavish entertaining and equipped with a built-in grill, outdoor TV, and integrated watering system. A private elevator opens directly into an expansive foyer. The stunning living/dining space features a signature bay window overlooking tree-lined Hermitage, automated blinds, and a chic wet bar complete with a SubZero wine fridge, refrigerator drawers, and a dedicated ice maker-perfect for hosting with style. The sleek, contemporary eat-in kitchen impresses with SubZero, Wolf, and Bosch appliances, an island crowned with a Carrara marble waterfall countertop, and streamlined modern cabinetry. The primary suite offers a spacious walk-in closet and a thoughtfully upgraded spa bath with dual vanities, radiant heated floors, and an expanded marble walk-in shower equipped with a rain head and body sprays. The second bedroom is currently curated as an elevated home office with custom millwork, while the third bedroom features a jack-and-jill bath that also functions as a powder room. Additional highlights include 10-foot ceilings, wide-plank white oak floors, custom drapery, a side-by-side LG washer/dryer, and a full Savant home automation system. Large walk-in storage room, plus 2 heated garage parking spots (with EV hookup) included in the price.



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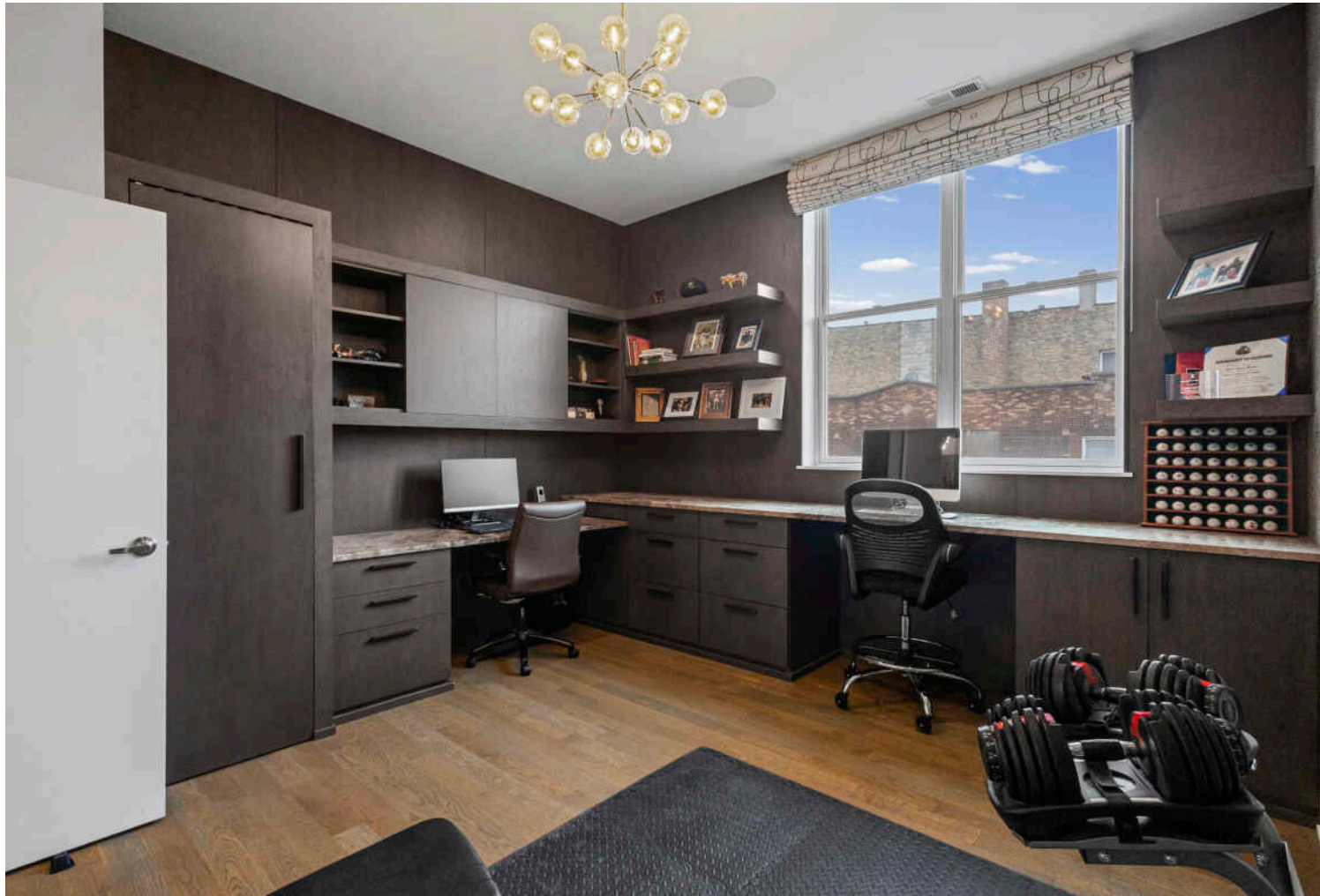




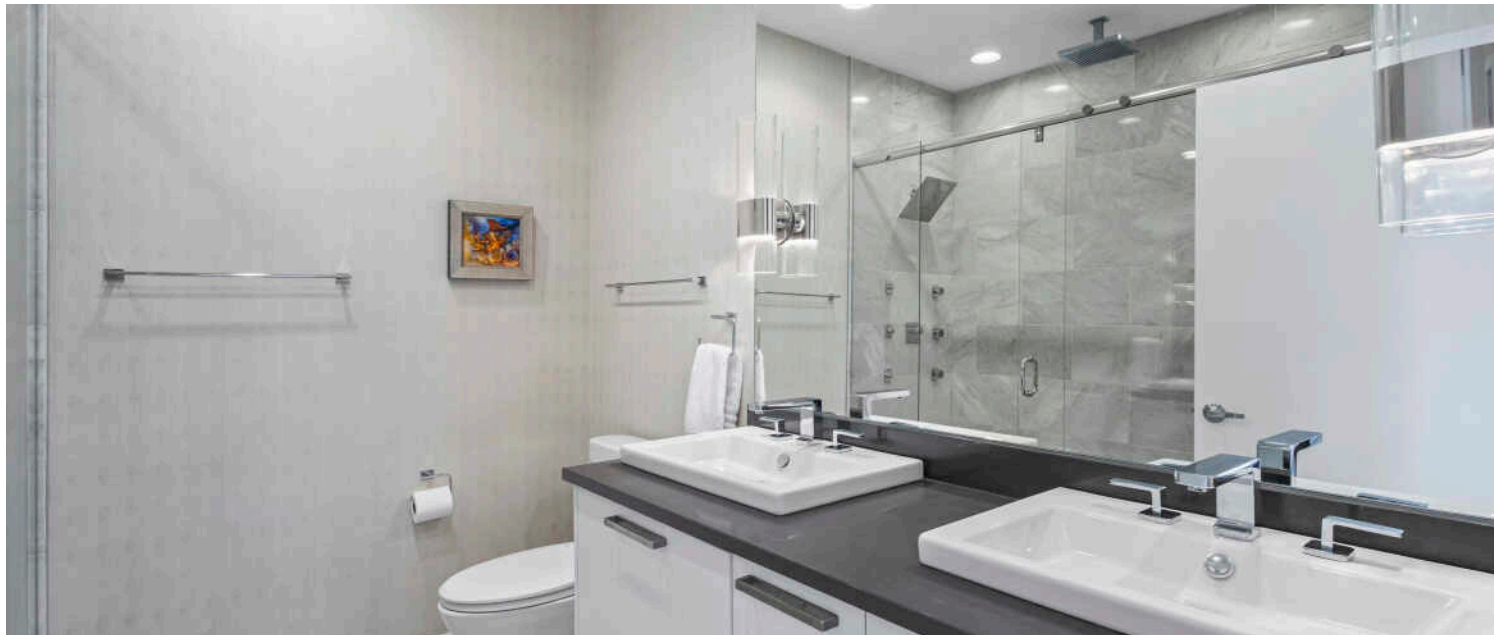


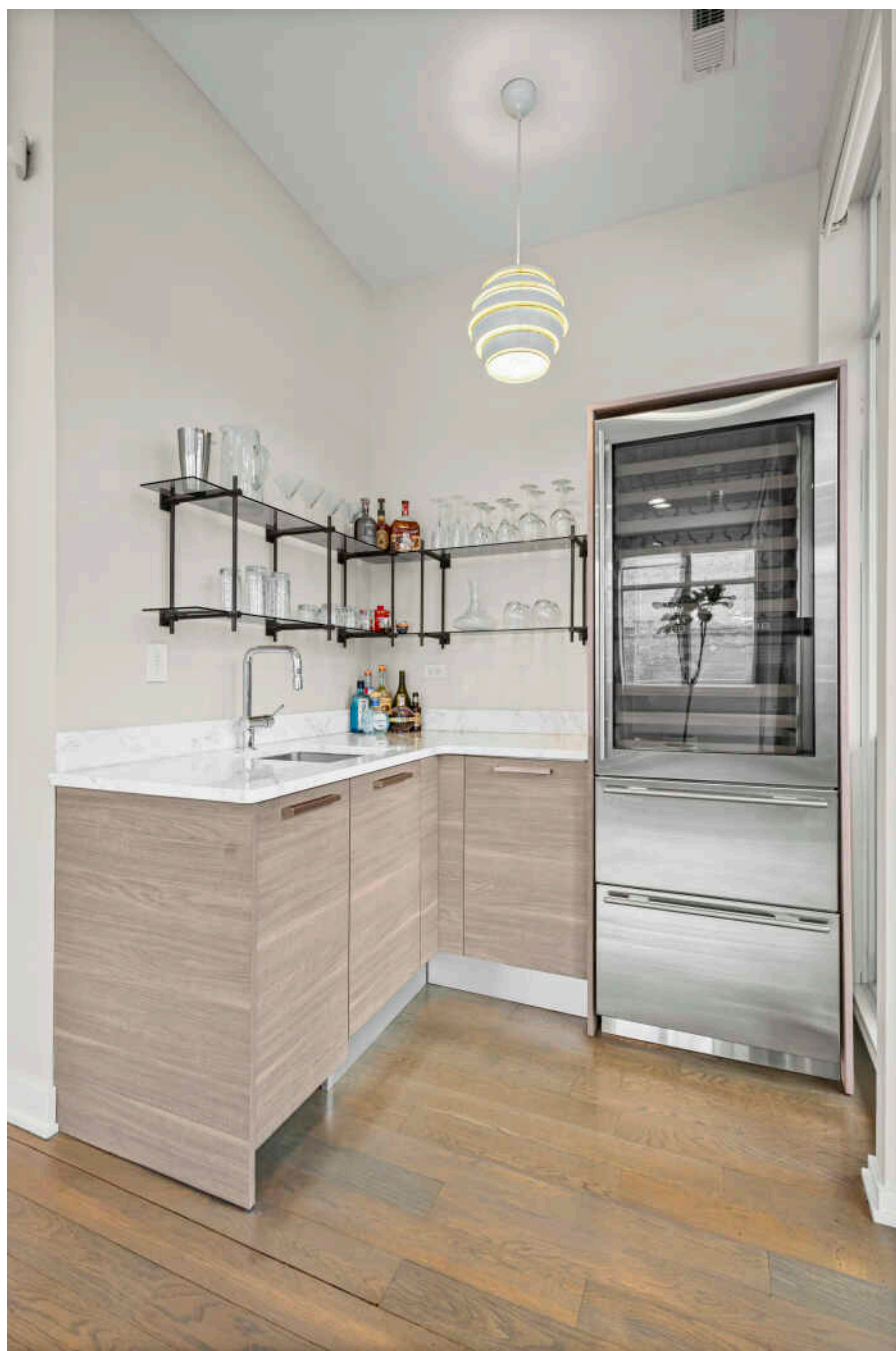


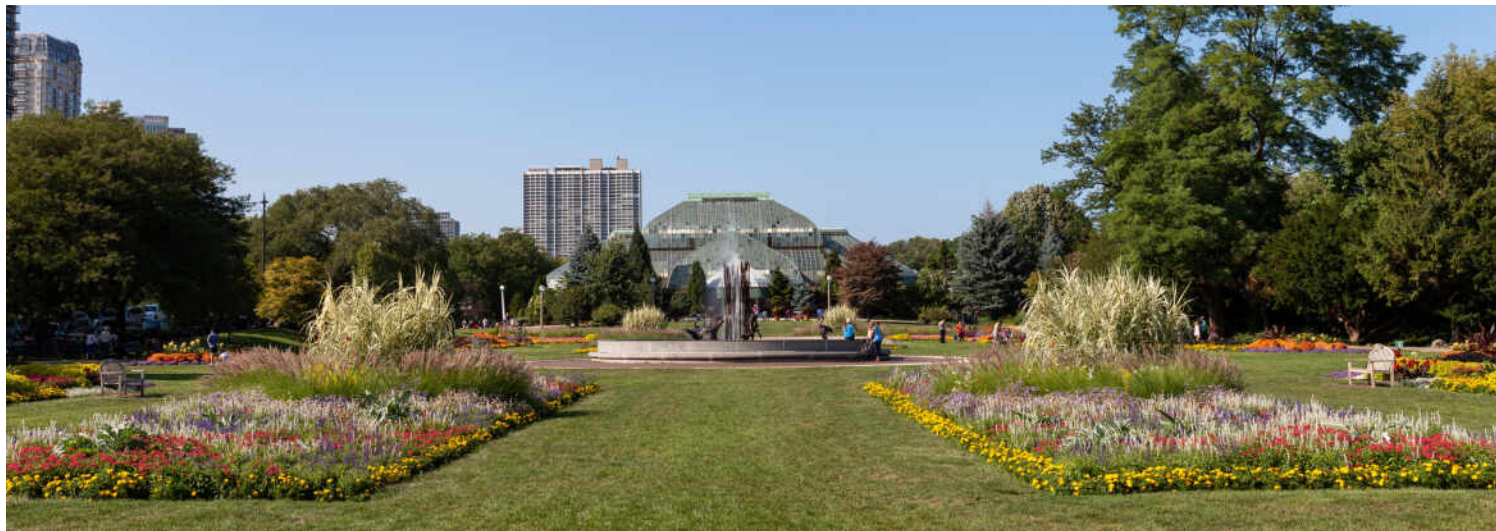












LINCOLN PARK RESIDENTS HAVE IT ALL – FROM THE ARTS TO ITS FAMED ZOO – RIGHT IN THEIR BACKYARD.

Locals love the many parks, shops, restaurants and tree-lined streets. The lakefront is another highlight where residents enjoy a variety of leisure activities at North Avenue Beach.

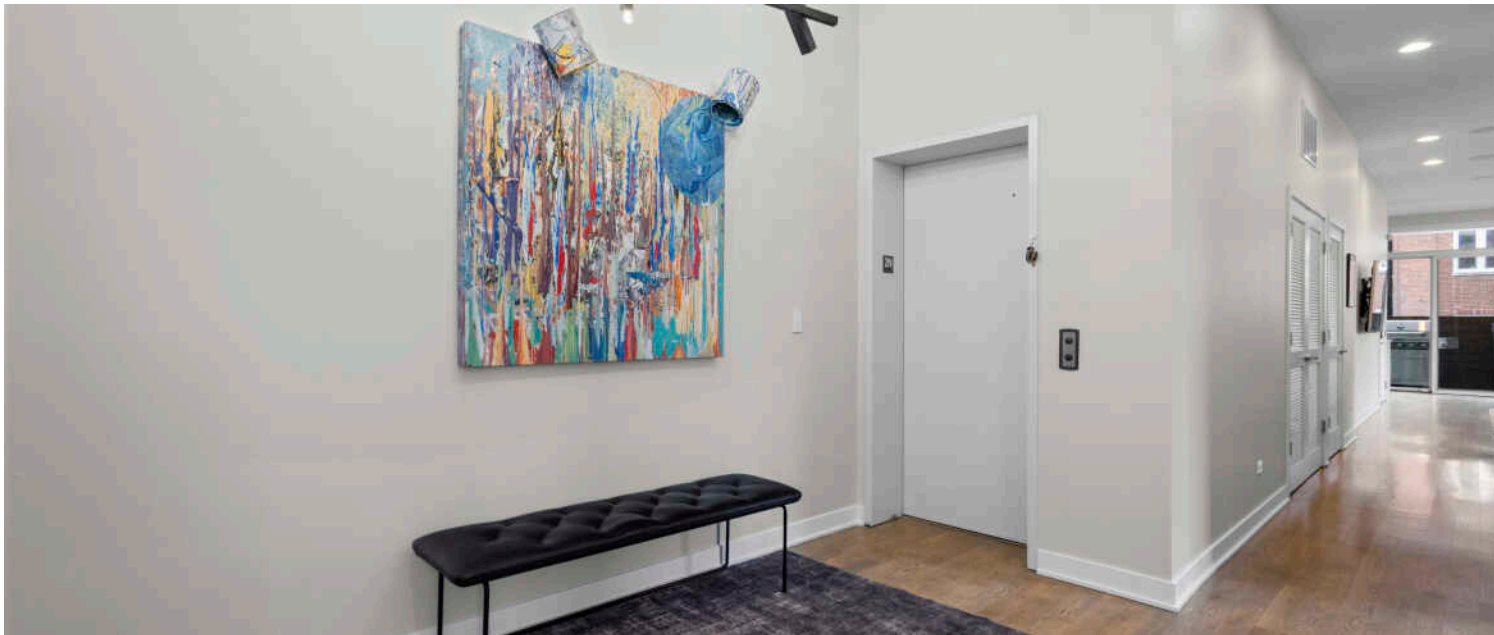
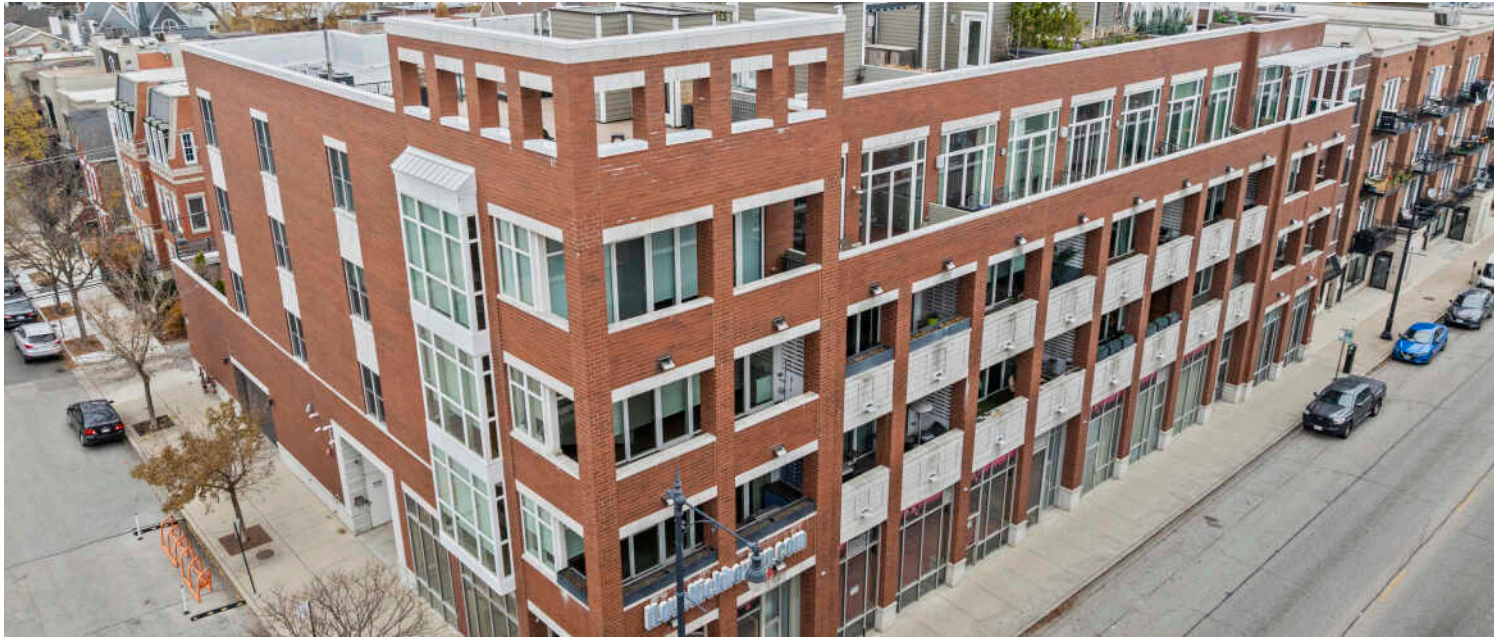
The neighborhood includes quiet tree-lined residential blocks, DePaul University, and two major museums in addition to the Lincoln Park Zoo, one of the country's oldest zoos. There's also a wide array of entertainment, eateries, and hotspots.

An evening in Lincoln Park might include seeing a play at the acclaimed Steppenwolf Theatre and dining at a Michelin-rated restaurant or a quaint neighborhood café. Sports fans will find as many dive bars with the game on as foodies will find fine-dining restaurants with al-fresco seating.

Lincoln Park is just as delightful by day. Residents are close to the lakefront and North Avenue Beach, parks, farmers markets, festivals, and countless shops, ranging from upscale boutiques on Armitage to larger retailers at the Clybourn Corridor.

Housing stock ranges from smaller townhomes and vintage condominiums to rehabs and new construction. Buyers around DePaul University can find loft condominiums in converted factories and warehouses. On its eastern edge, Lincoln Park features beautiful vintage brownstones along with high-rises with breathtaking views of the lake, park, North Pond Nature Sanctuary, and city skyline.

Located just two miles from downtown, Lincoln Park offers residents a quick commute to work. Public transportation abounds, with the CTA's Brown and Red lines serving the neighborhood in addition to several bus routes and Lake Shore Drive.





TOTAL: 1681 sq. ft
 1st floor: 1681 sq. ft
 EXCLUDED AREAS: TERRACE: 537 sq. ft, BALCONY: 154 sq. ft, WALLS: 123 sq. ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

