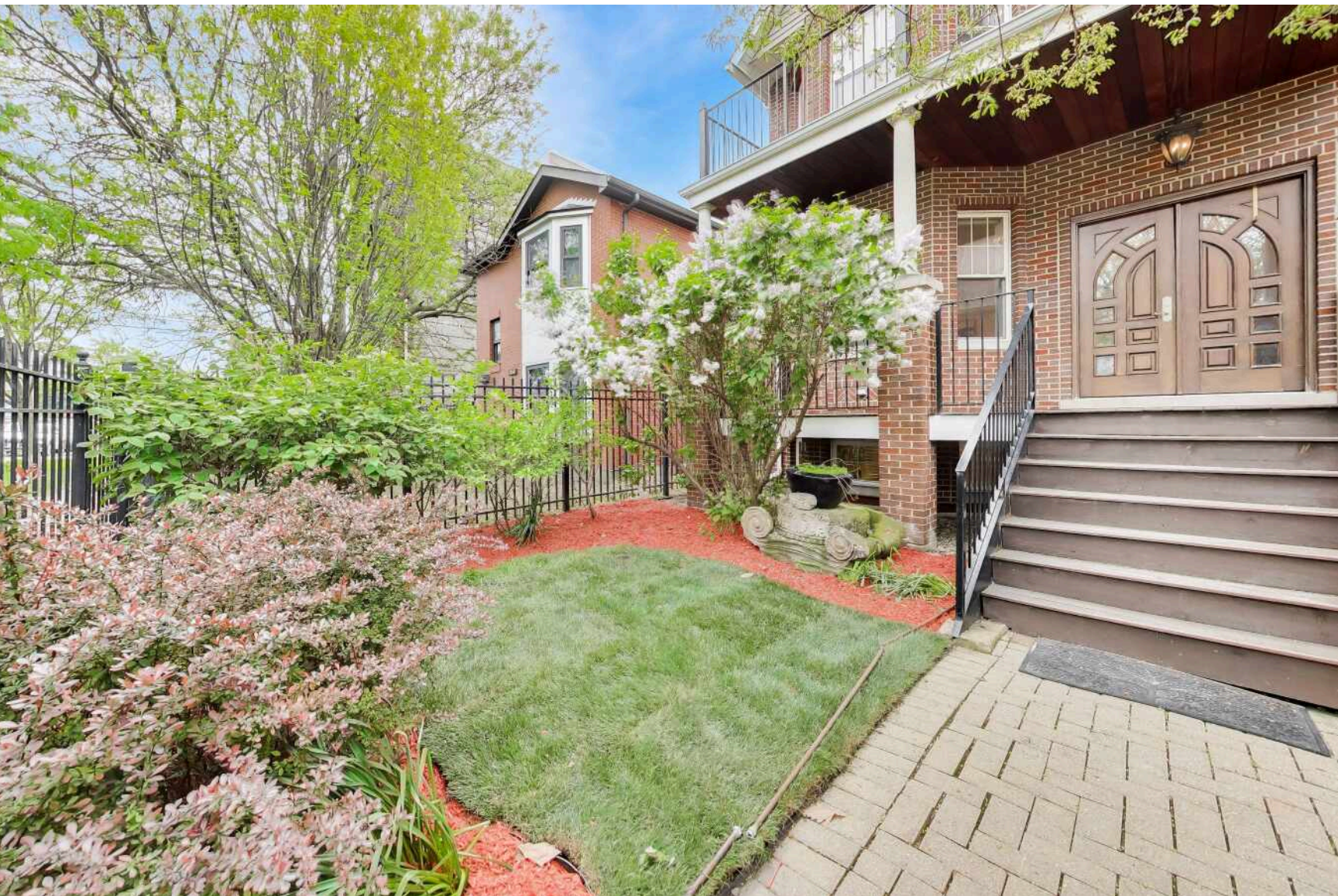


1620 N ARTESIAN AVENUE  
WEST TOWN





#### ROOM DIMENSIONS

FOYER : 6' × 5'

LIVING ROOM : 20' × 11'

DINING ROOM : 16' × 11'

KITCHEN : 17' × 8'

BREAKFAST ROOM : 8' × 7'

FAMILY ROOM : 17' × 10'

OFFICE : 11' × 6'

PRIMARY BEDROOM : 14' × 9'

PRIMARY SITTING AREA : 15' × 8'

SECOND BEDROOM : 16' × 16'

THIRD BEDROOM : 11' × 8'

RECREATION ROOM : 17' × 13'

LOWER LEVEL KITCHEN : 10' × 8'

FOURTH BEDROOM : 15' × 7'

FIFTH BEDROOM : 12' × 8'

FRONT PORCH : 17' × 7'

DECK : 10' × 8'

SECOND FLOOR BALCONY : 17' × 6'

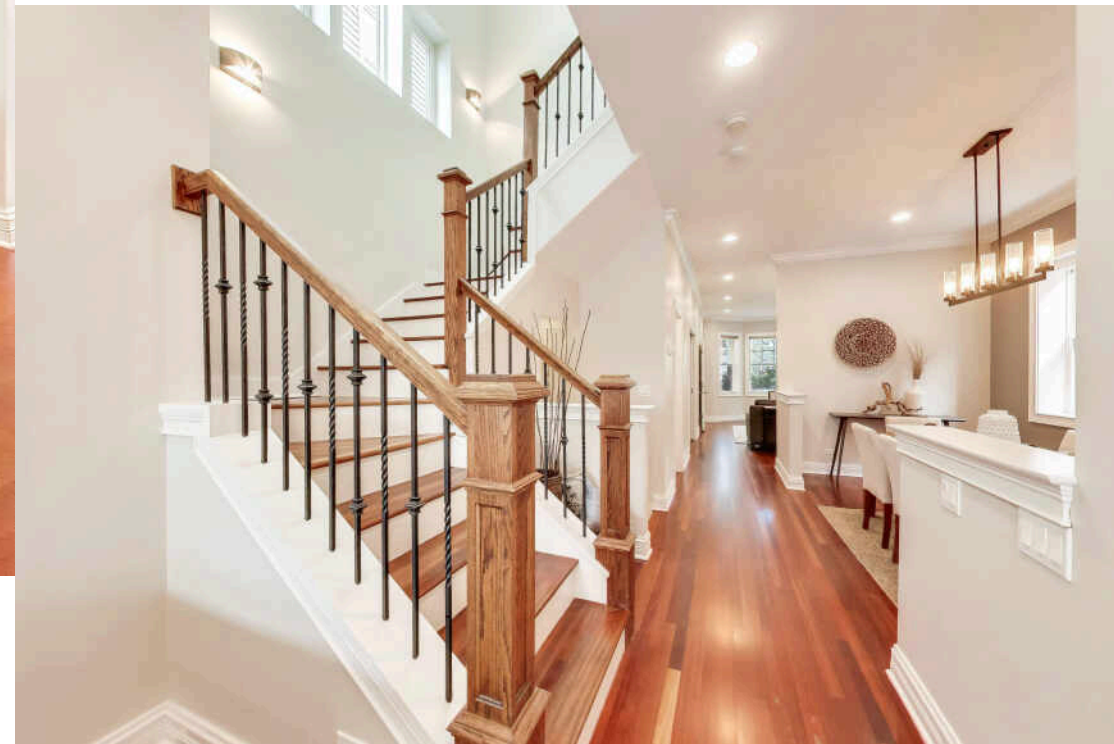
**5 BEDROOM**

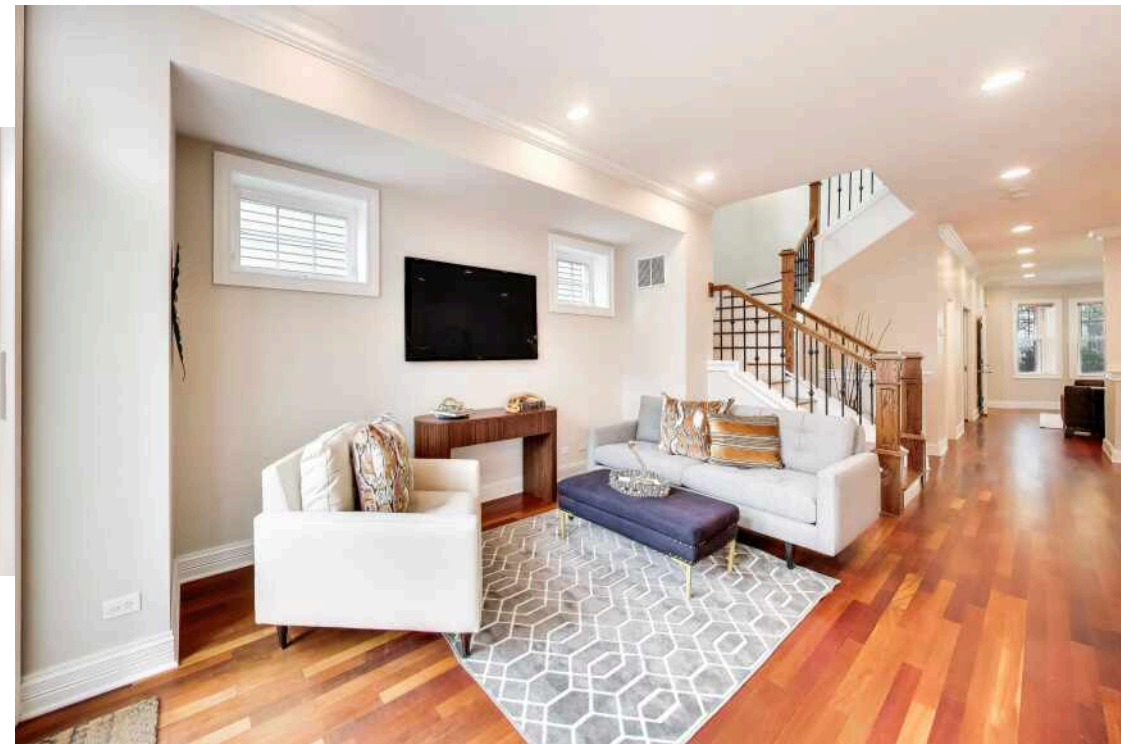
**3.5 BATH**

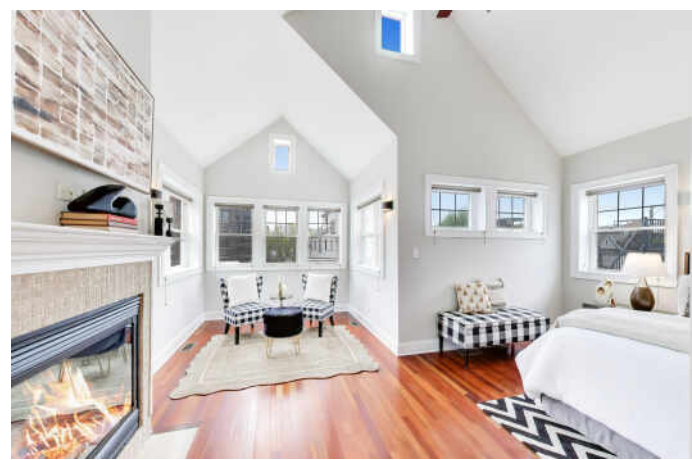
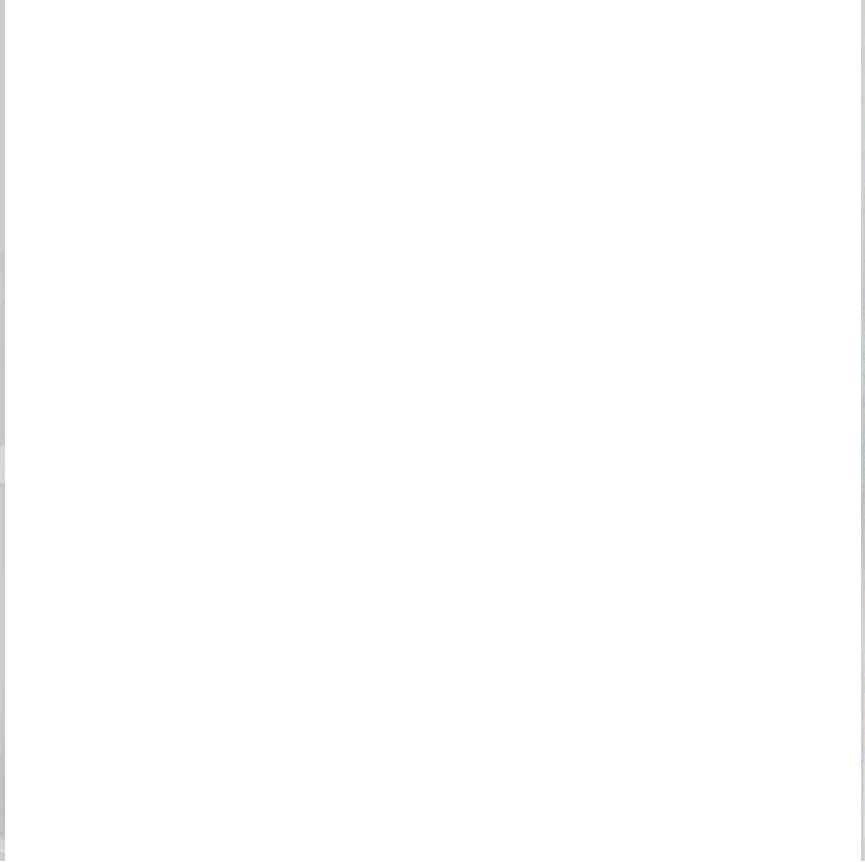
**TAXES: \$20,150.48 (2024, NO EXEMPTIONS)**

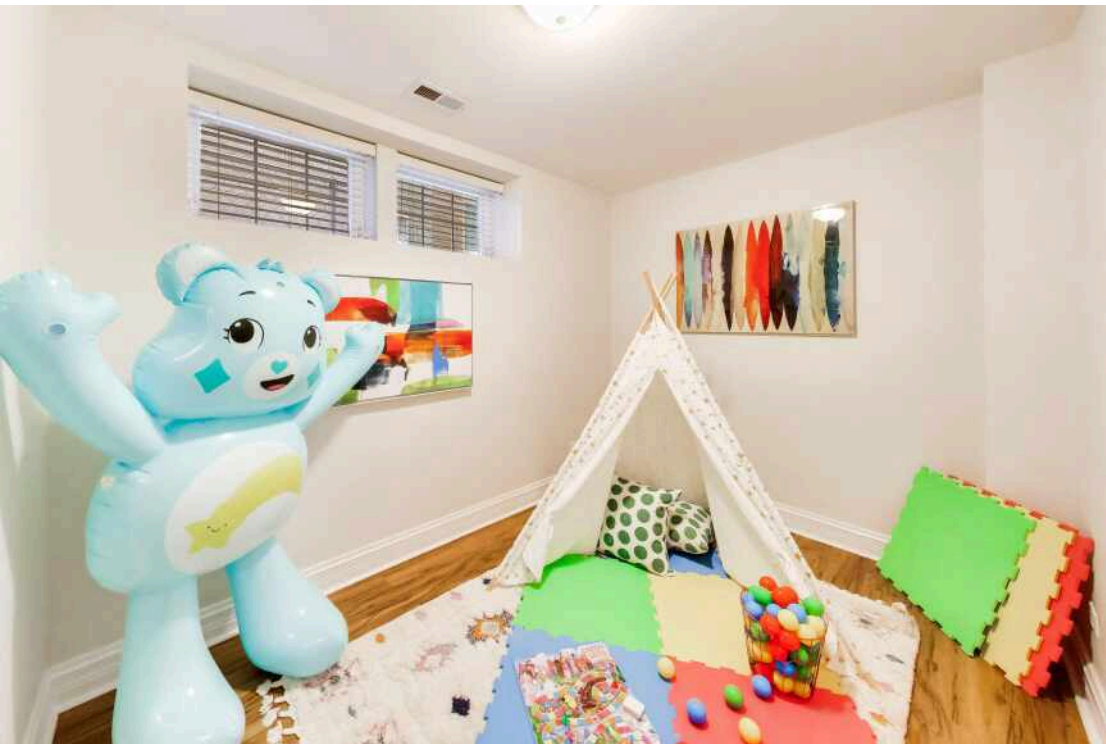
## STUNNING 5-BEDROOM, 3.5-BATH SINGLE FAMILY HOME ON A PICTURESQUE TREE-LINED STREET IN HEART OF WEST TOWN

Thoughtfully designed with a sought-after floor plan, this exceptional home features 3 spacious bedrooms & 2 full baths on the second level, along with expansive living & entertaining spaces across the main and lower levels. Step inside to find rich hardwood floors, soaring ceilings, three gas fireplaces, skylights, & custom built-ins. The main level features a formal living room, elegant dining room, & a flexible den/office with pocket French doors. The expansive eat-in kitchen is the heart of the home with stainless steel appliances, granite counters, oversized island, abundant cabinetry, flowing into the sun-filled breakfast nook & family room overlooking the backyard & deck. A separate foyer & stylish powder room complete the level. Upstairs, the luxurious primary suite offers a cozy sitting area, fireplace, dual closets, & a spa-inspired bath with double vanity, Jacuzzi tub, and separate shower. The second bedroom is truly one-of-a-kind, with soaring ceilings, three walls of custom built-in bookcases, fireplace, & charming east-facing balcony. A third bedroom, full guest bath, laundry & abundant storage complete this floor. The finished lower level offers exceptional flexibility with its own private entrance, full kitchen, spacious living area, two additional bedrooms, full bath, second washer/dryer, dedicated HVAC system, & ample storage - ideal for multigenerational living, guests, AirBnB, or in-law arrangement. Outdoor living is impressive with two decks, lush green space, & landscaped grounds perfect for entertaining or relaxing. A two-car garage completes this incredible home. Ideally located near the 606 Trail, parks, playgrounds, retail, transit, & popular dining and shopping destinations, this home offers the best of city living with a true neighborhood feel.









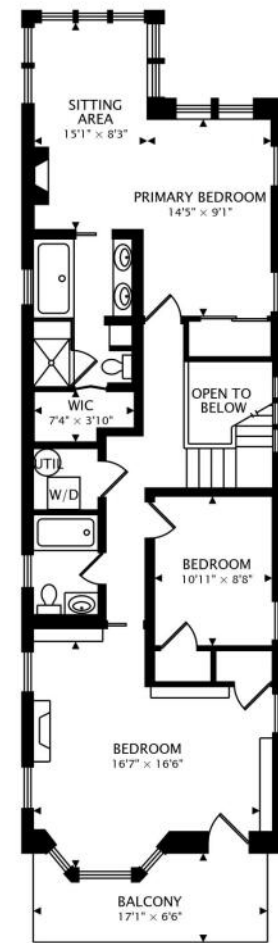
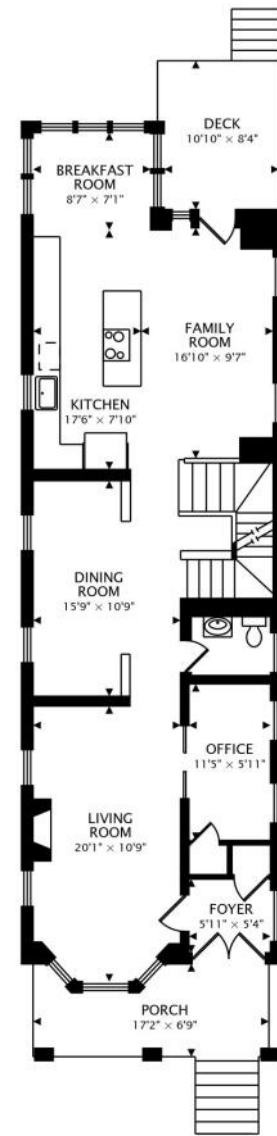
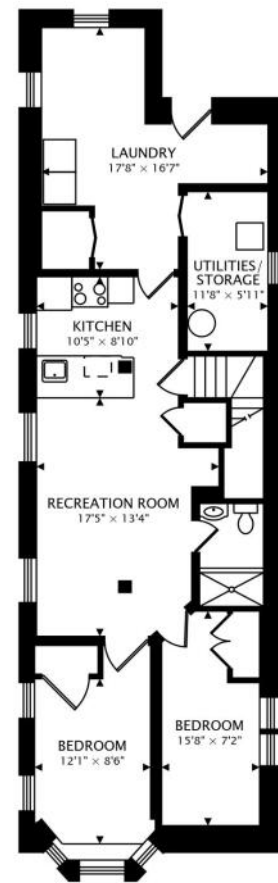


COMPRISED OF SEVERAL DISTINCT NEIGHBORHOODS, **WEST TOWN** IS A THRIVING COMMUNITY THAT HAS EXPERIENCED EXTENSIVE DEVELOPMENT OVER THE PAST DECADE.

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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