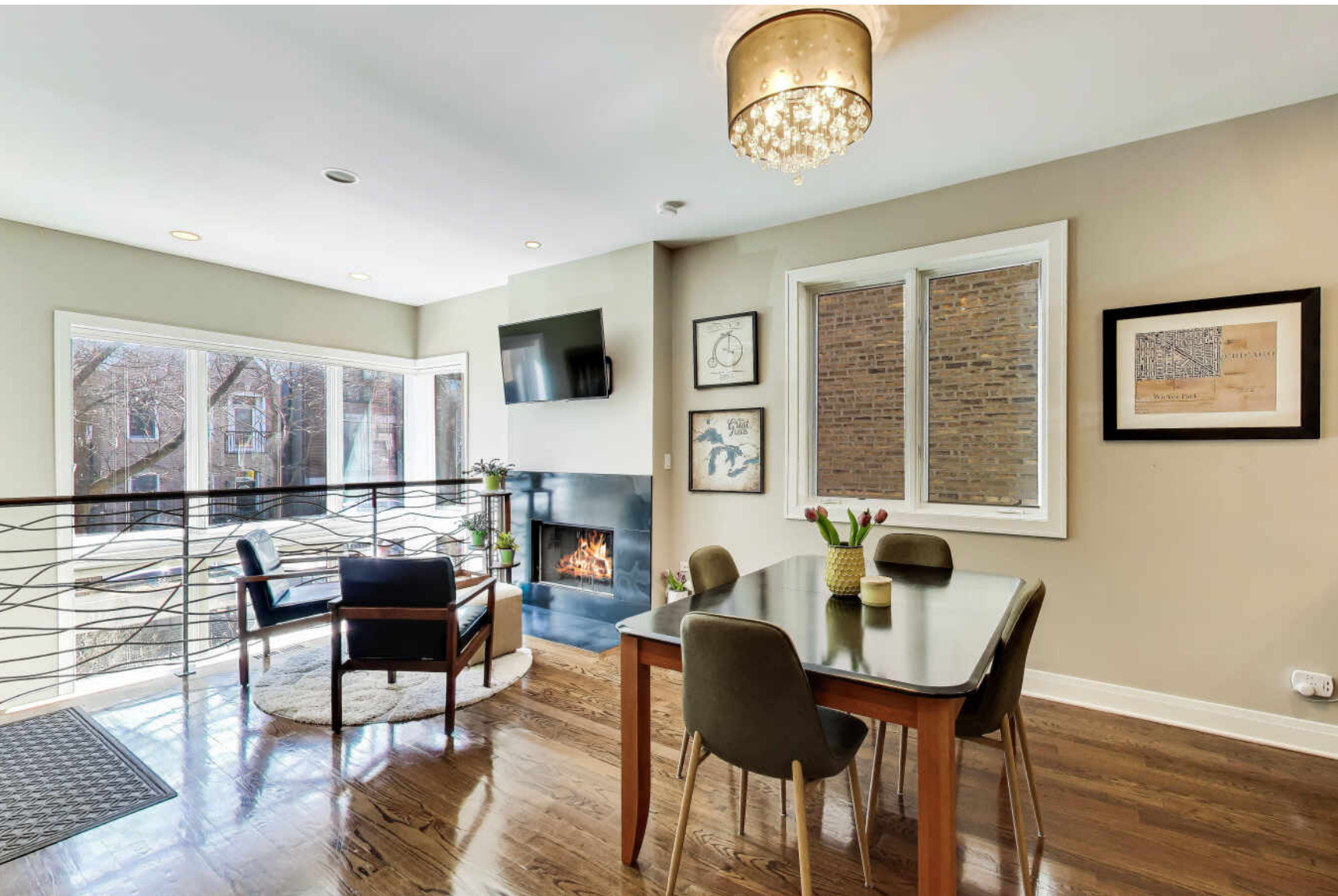


1632 W. JULIAN #1W
WICKER PARK





ROOM DIMENSIONS

LIVING ROOM : 18' × 14'

KITCHEN : 12' × 10'

PRIMARY BEDROOM : 17' × 13'

LOWER LEVEL FAMILY ROOM : 27' × 15'

2ND BEDROOM : 13' × 10'

3RD BEDROOM : 13' × 12'

PRIVATE DECK : 25' × 19'

PRIVATE PATIO : 10' × 10'

3 BEDROOM

2.1 BATH

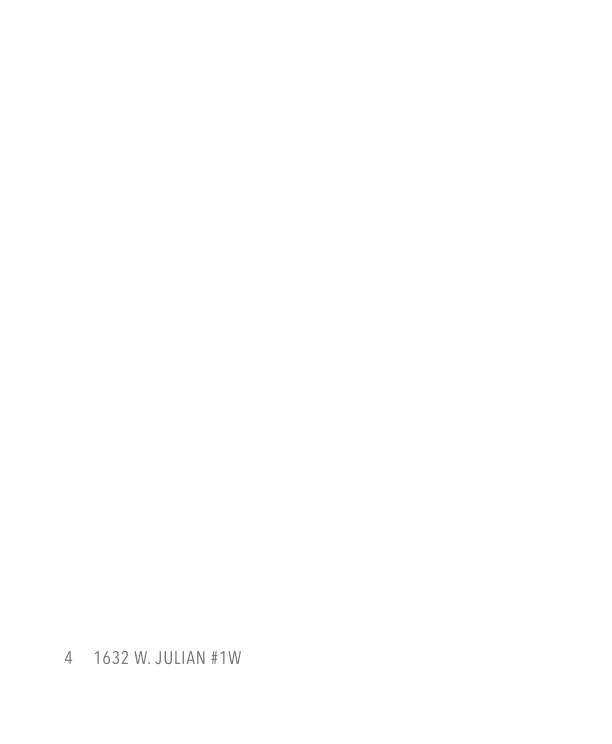
TAXES: \$12,740

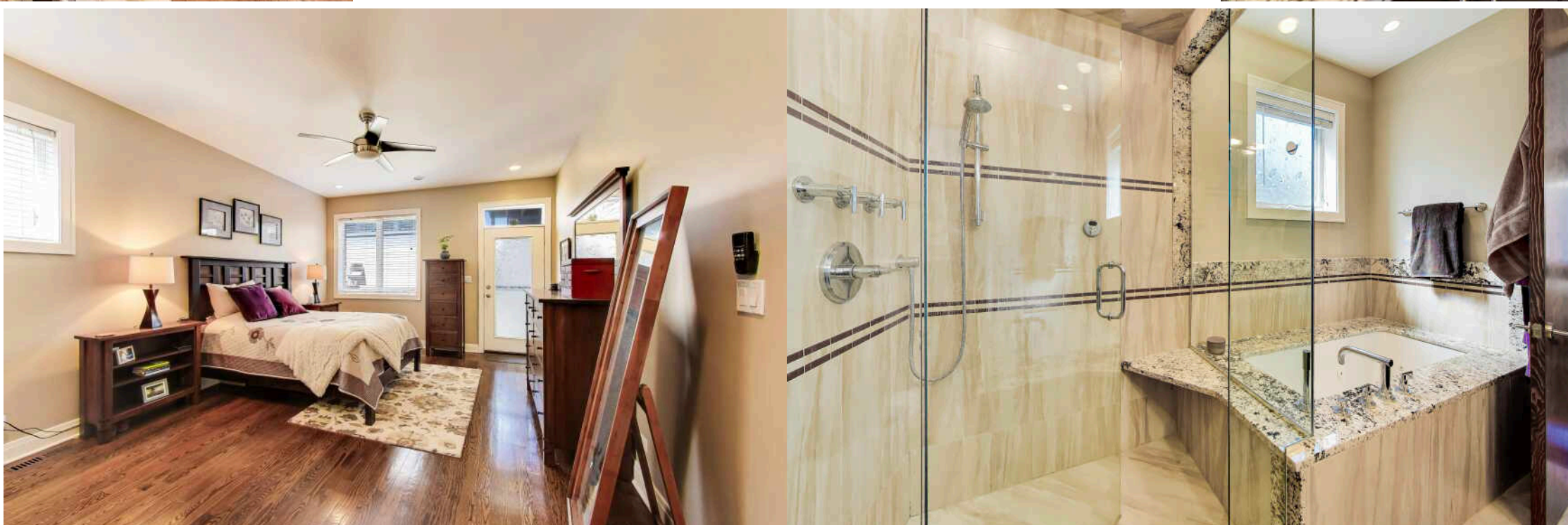
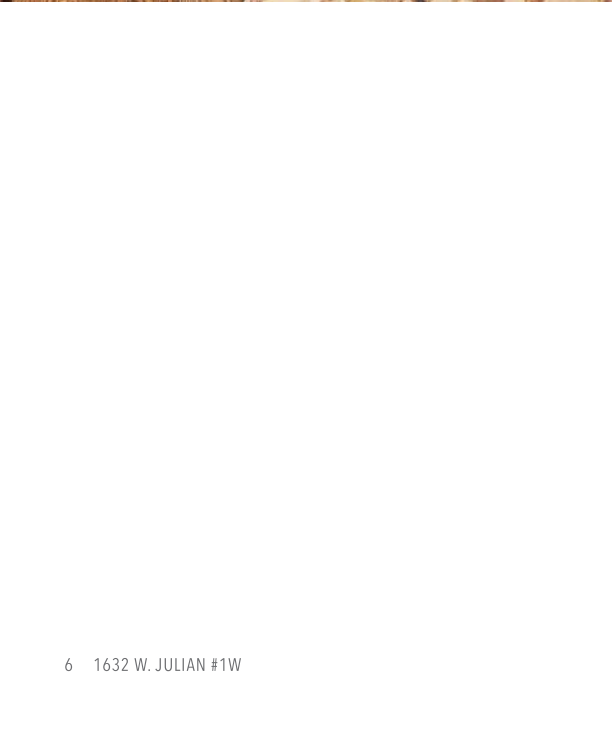
ASSESSMENTS: \$237

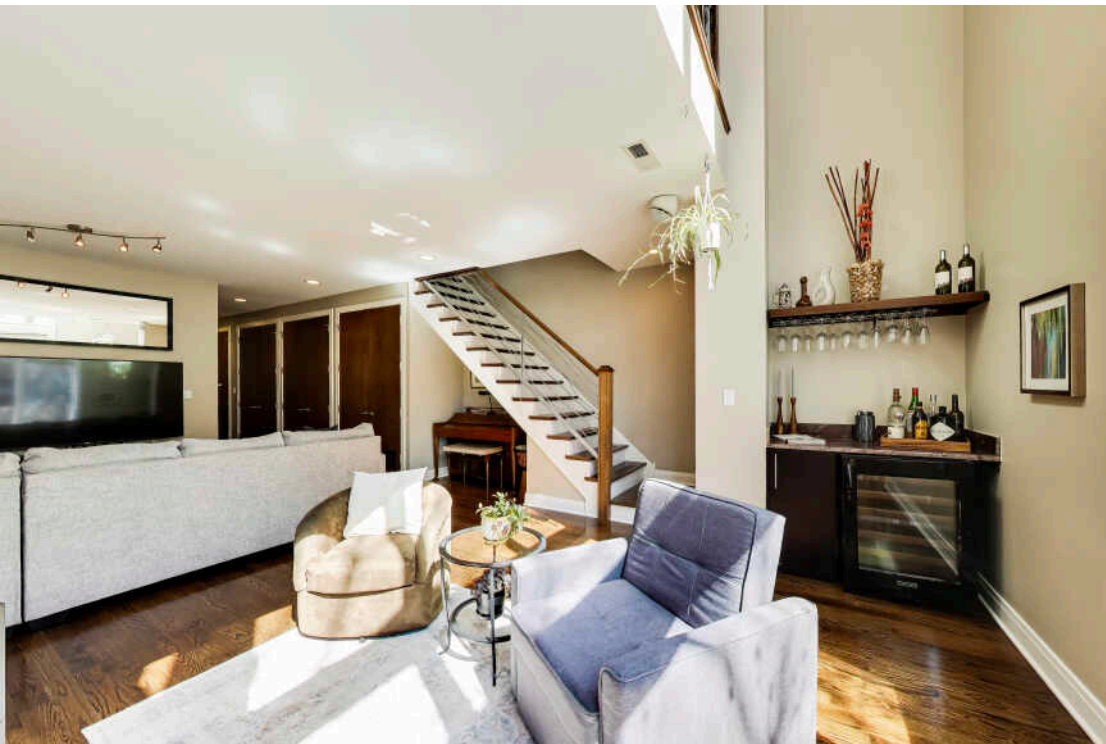
SUN DRENCHED & SPACIOUS 3 BEDROOM DUPLEX IN THE HEART OF WICKER PARK

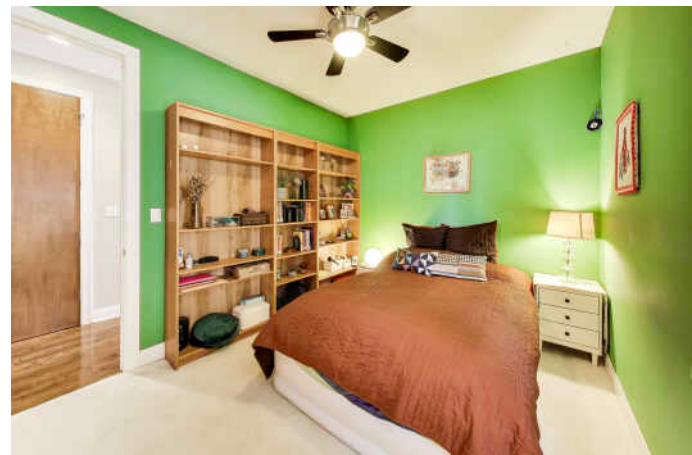
This location is as CONVENIENT as it is COOL & it's exactly why people LOVE LIVING HERE!

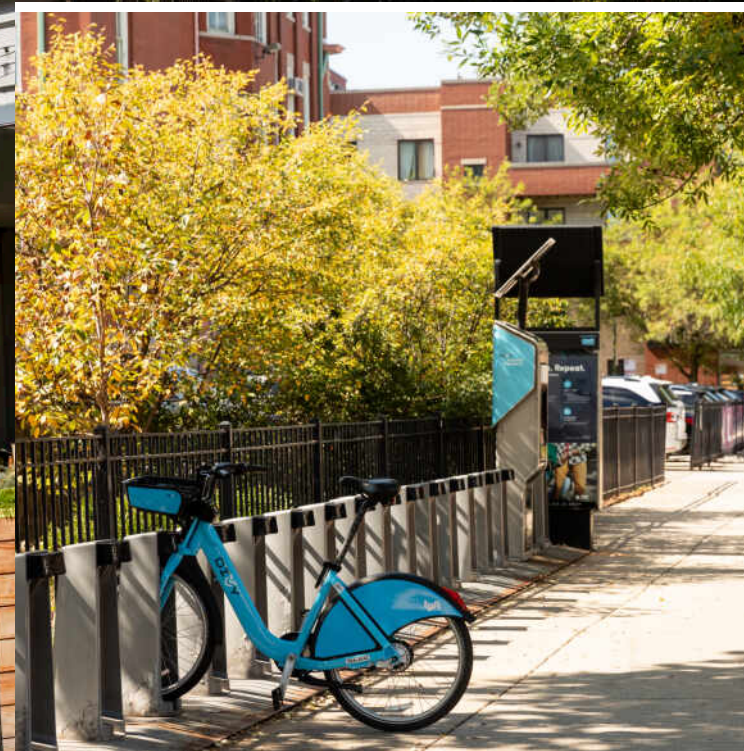
- Flexible floor plan, elegant finishes, natural light that enhances every room & outstanding private outdoor space.
- Private garage roof deck PLUS patio located off the 3rd bedroom.
- Open kitchen with granite countertops, generous island ideal for prepping & entertaining, along with Fisher & Paykel and Bosch stainless steel appliances.
- Primary suite has walk-in closet/custom shelving, gorgeous bath featuring steam shower & body sprays, dual vanity, deep soaking/jetted tub, tons of natural light & radiant heated floors.
- Lower level offers flex space with an inviting family room anchored by a cozy fireside seating area.
- Two additional bedrooms + full bath + laundry closet with utility sink.
- Garage parking INCLUDED!
- Intimate self-managed building - Low assessments!
- Pet friendly- woof!
- Easy access to Blue Line, Metra & expressway plus tons of amenities in every direction.











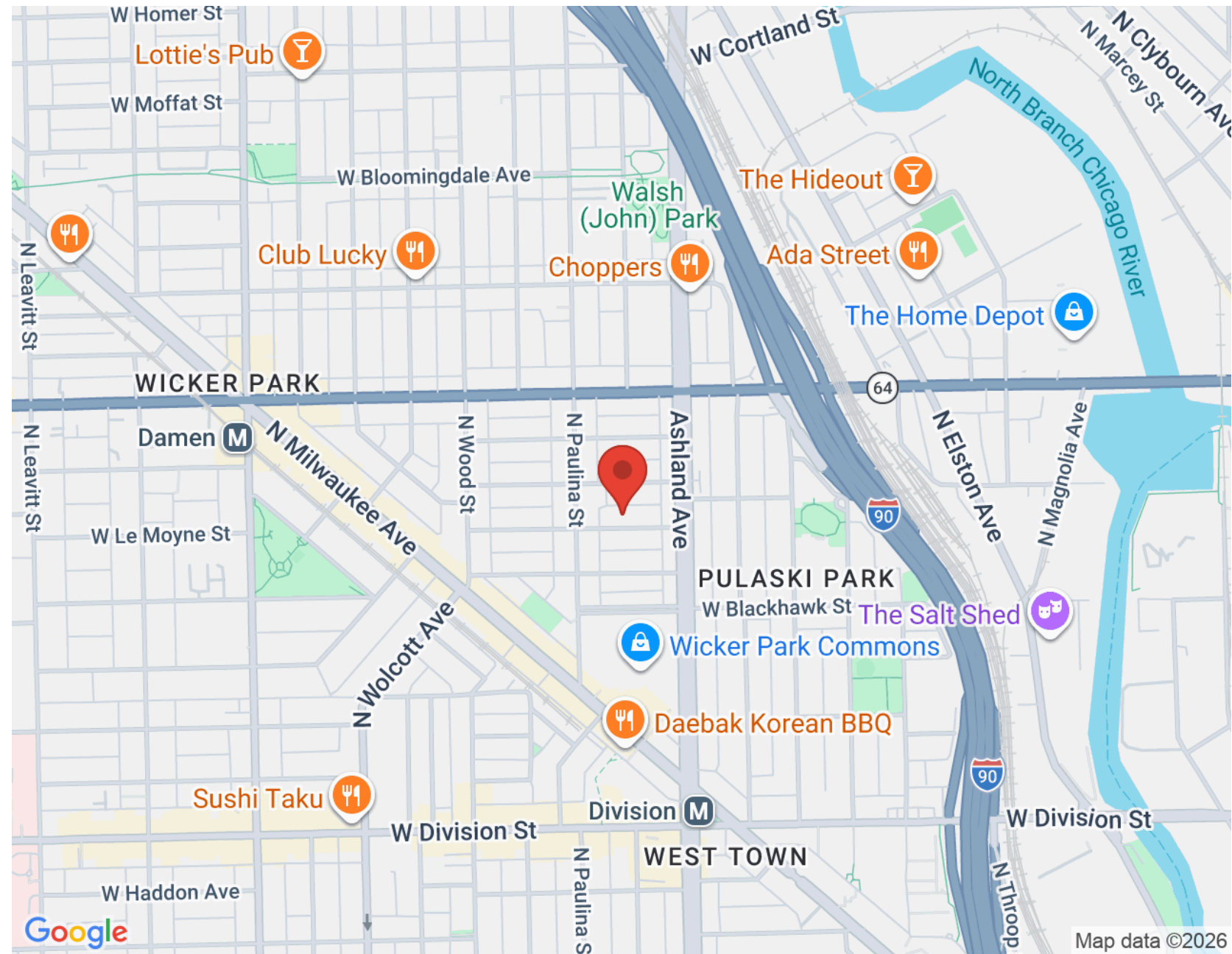
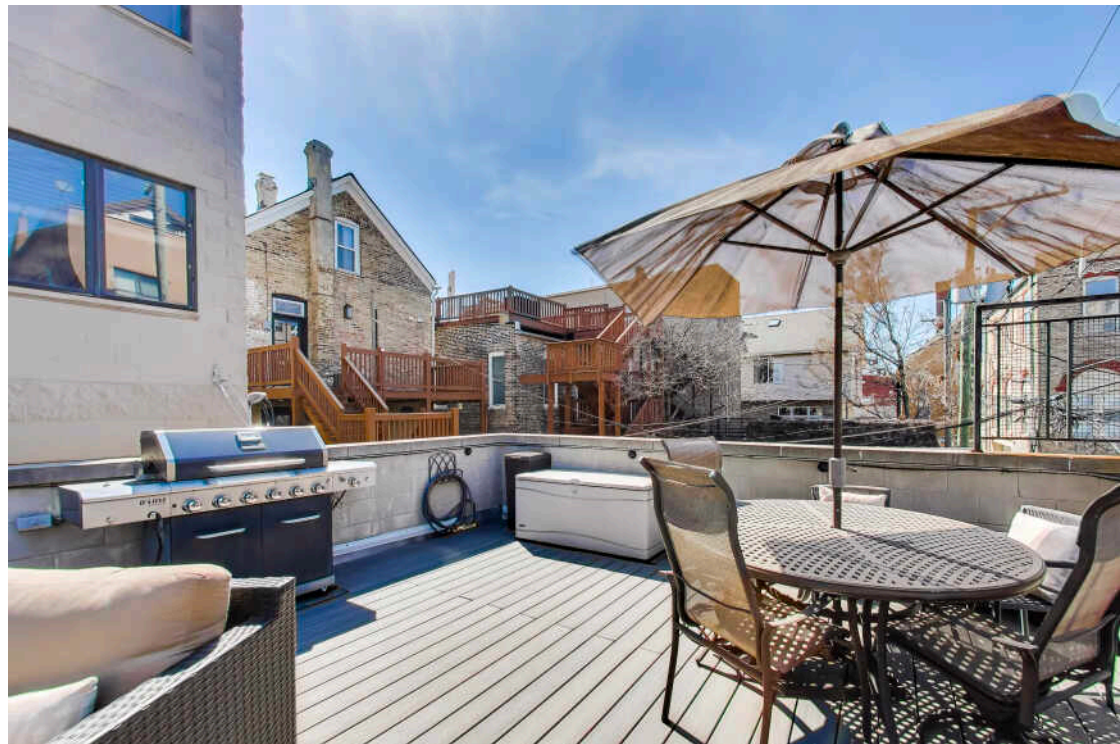
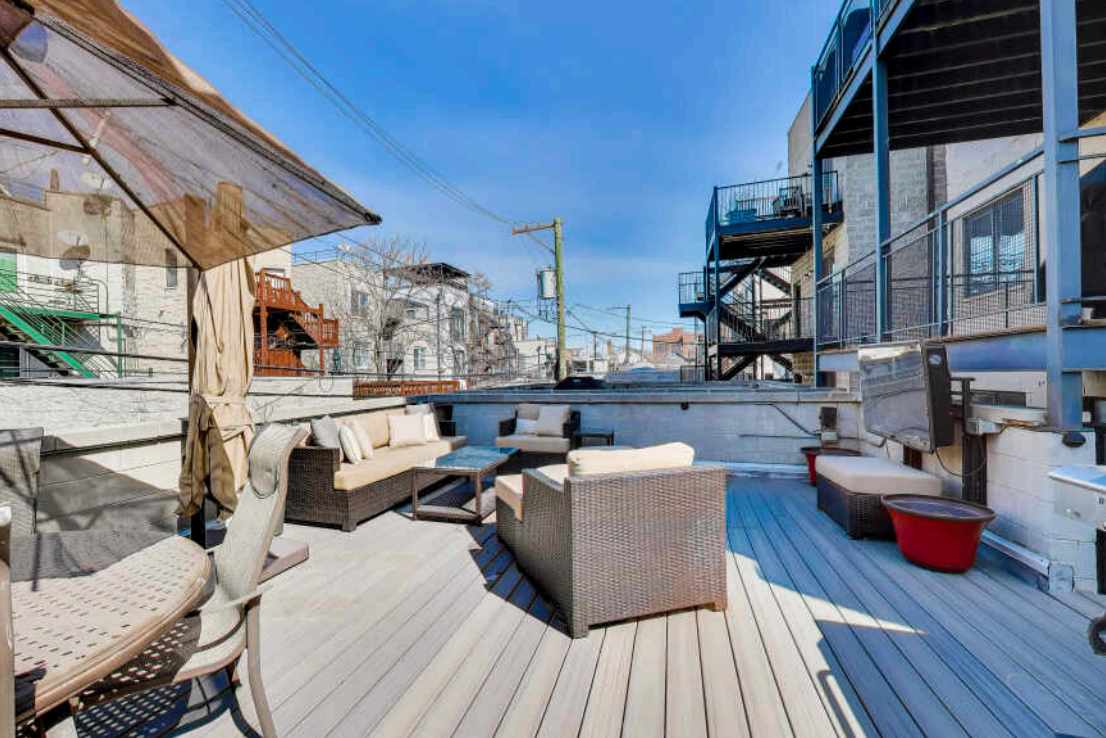
RESIDENTS AND BUSINESSES FLOCKED TO **WICKER PARK** TO REBUILD AFTER THE GREAT CHICAGO FIRE OF 1871. TODAY, CHICAGOANS FLOCK TO THE HIP, HAPPENING NEIGHBORHOOD FOR ITS EATERIES, ARTS AND ENTERTAINMENT.

Wicker Park boasts an eclectic assortment of cafes, independent stores, dive bars, upscale boutiques, art galleries and city parks including four-acre Wicker Park. The neighborhood is home to some of Chicago's most popular and acclaimed restaurants, elevating pizza and tacos to foodie fare and offering a wide variety of options for drinking and dining pleasure.

Located just south of Bucktown and northwest of The Loop, the neighborhood includes large historic 19th century brick and stone mansions and landmark Victorian homes on tree-lined streets. Modern new construction condominiums and single-family homes along with vintage walk-ups, three-flats and lofts round out the diversity of housing available.

Like neighboring Bucktown, Wicker Park's notable commercial architecture remains - re-imagined, redeveloped and restored. The iconic Flat Iron Arts Building, home to artists who moved to the neighborhood in the 1980s, still houses various art studios and local businesses today.

The CTA Blue Line offers convenient access to The Loop and O'Hare International Airport, while the Kennedy Expressway allows for an easy drive to surrounding neighborhoods and suburbs.





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