

1636 N ARTESIAN AVENUE
WEST TOWN





ROOM DIMENSIONS

FOYER : 7' x 5'

LIVING ROOM : 12' x 10'

DINING ROOM : 14' x 12'

KITCHEN : 16' x 10'

FAMILY ROOM : 19' x 18'

PRIMARY BEDROOM : 18' x 16'

BEDROOM : 18' x 11'

BEDROOM : 12' x 10'

RECREATION ROOM : 22' x 17'

BEDROOM : 12' x 10'

BEDROOM : 12' x 12'

DECK : 17' x 14'

GARAGE ROOF DECK : 23' x 20'

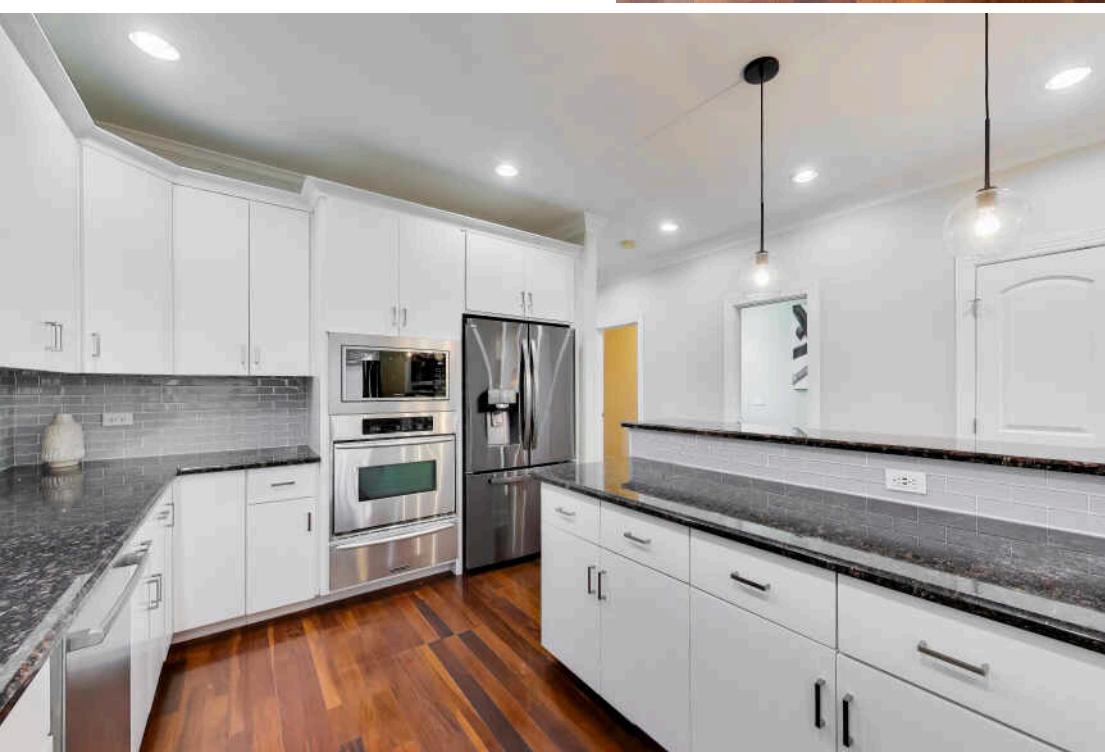
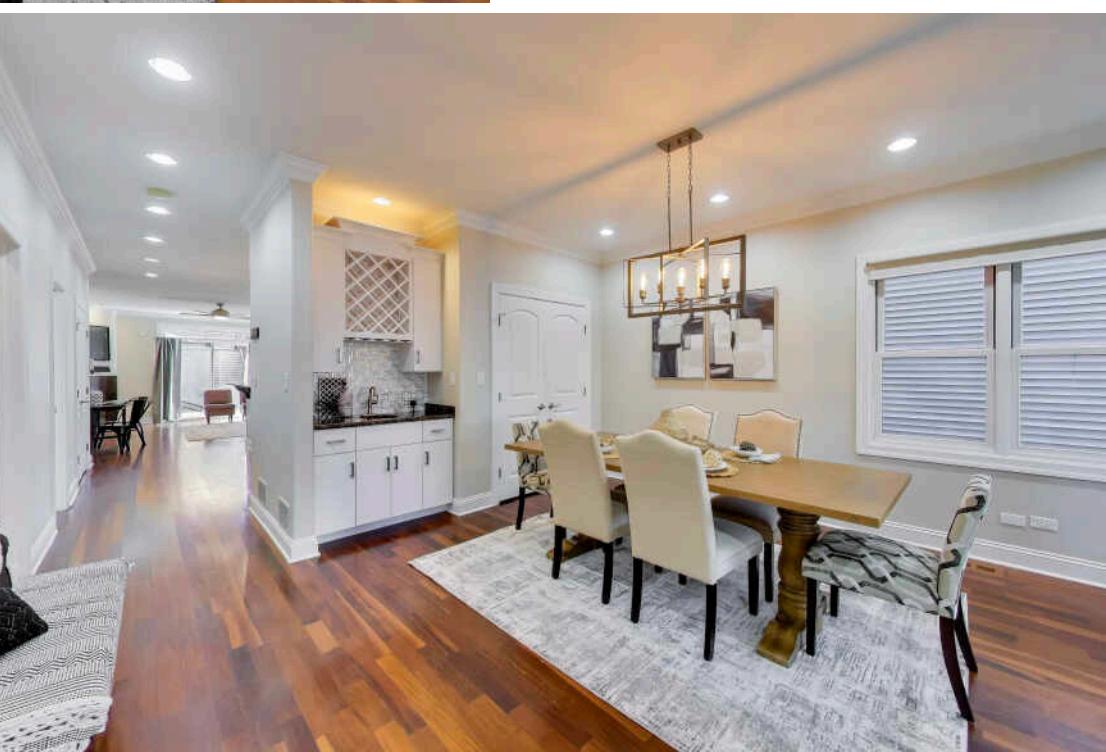
5 BEDROOM

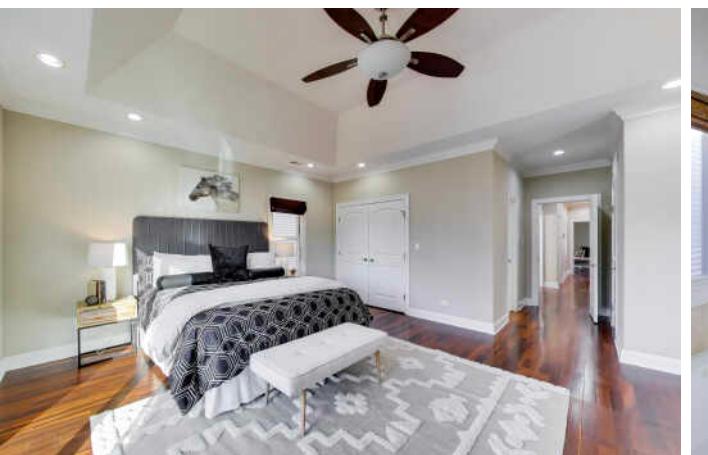
3.1 BATH

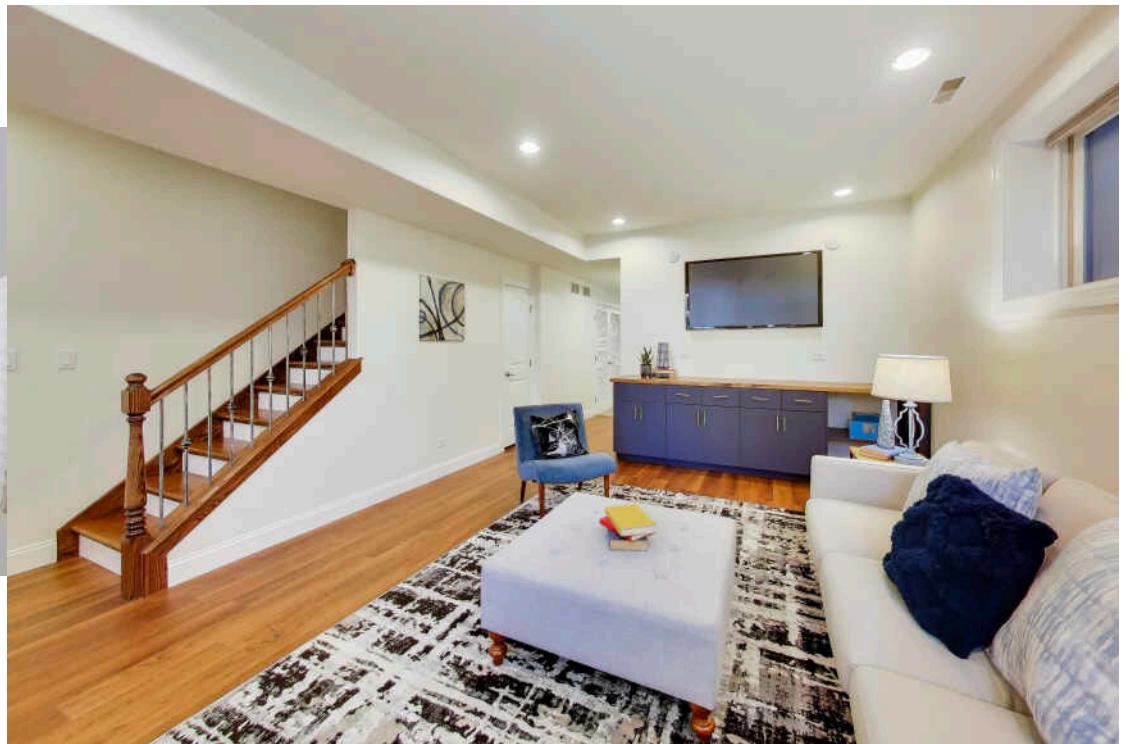
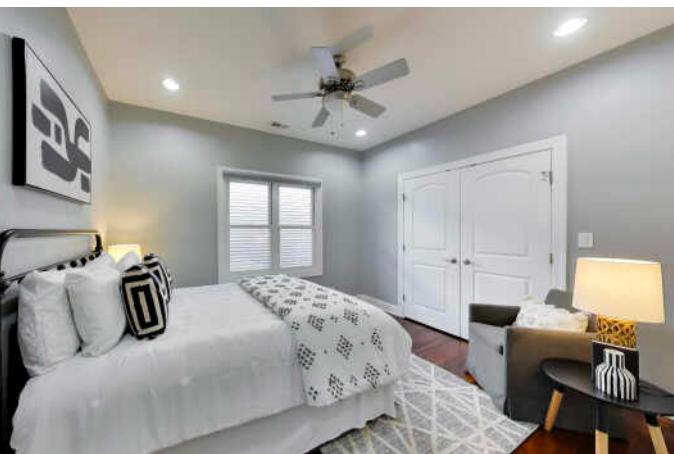
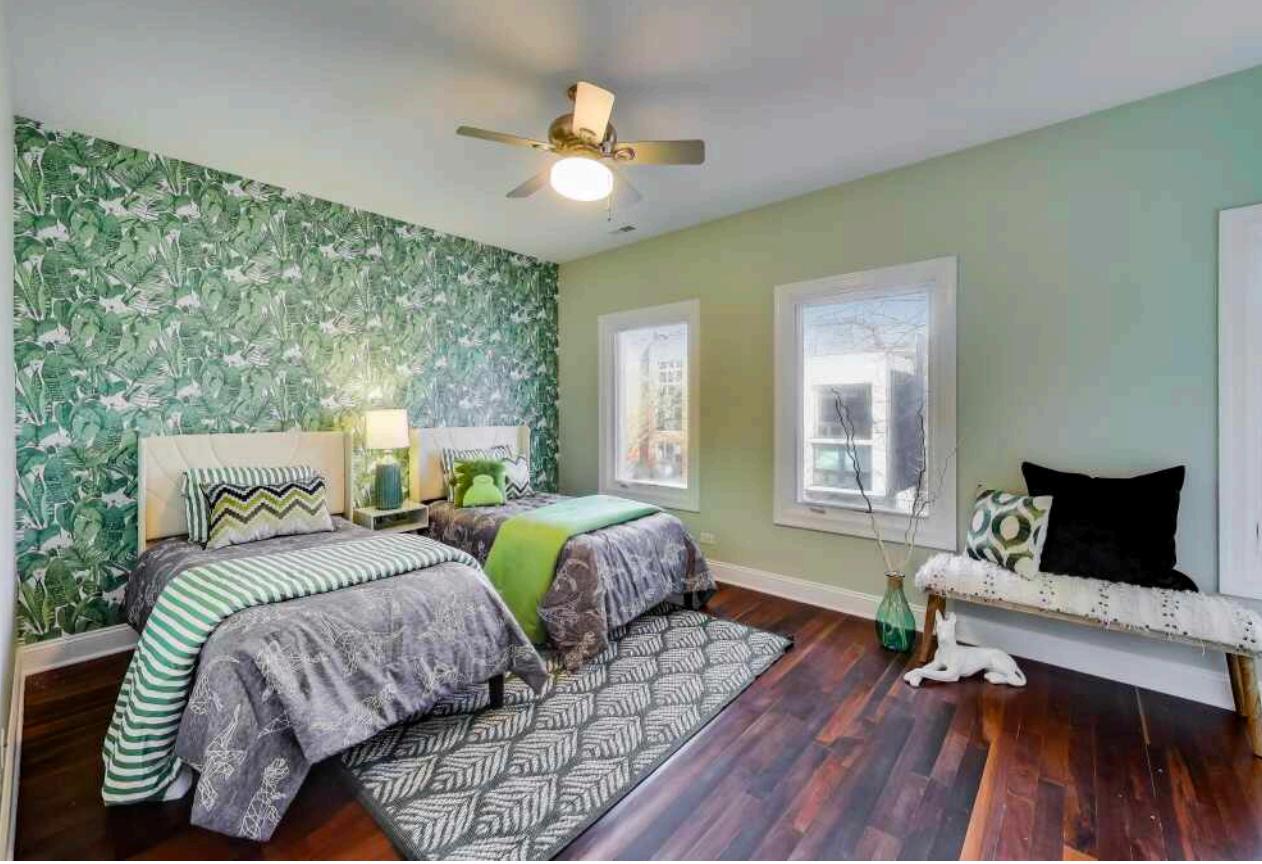
TAXES: \$19,486.68 (2024) WITH
HOMEOWNER EXEMPTION

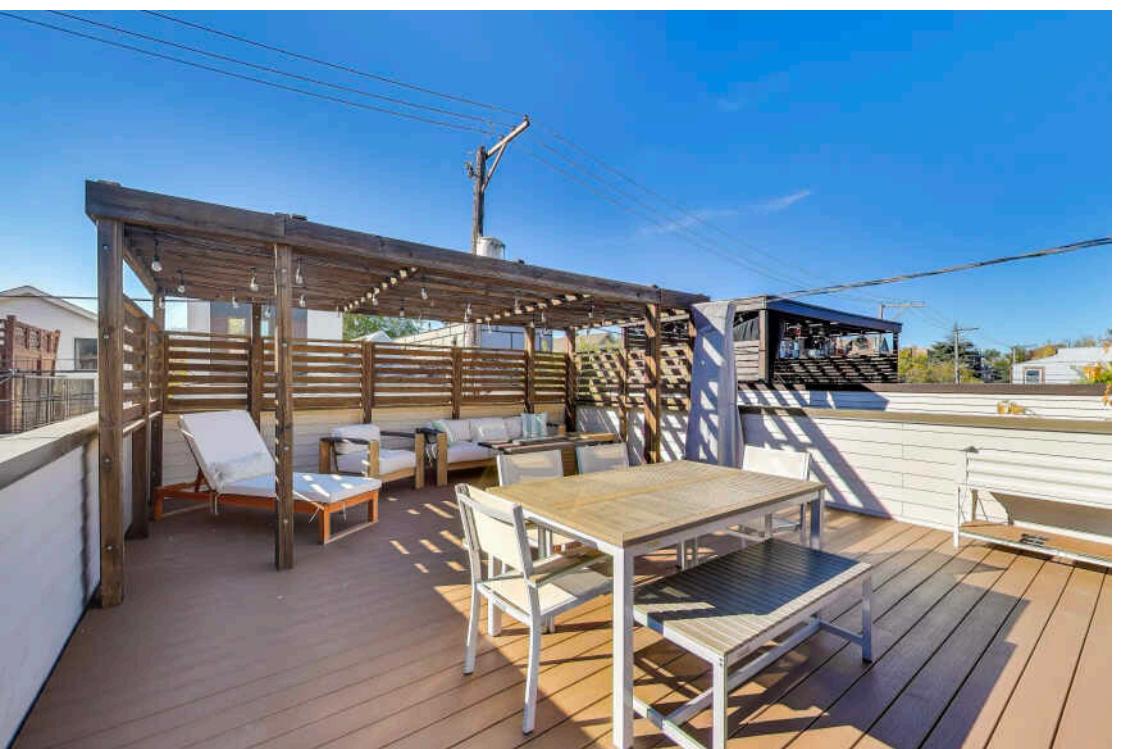
BUILT AS NEW CONSTRUCTION IN 2007, THIS STUNNING HOME HAS BEEN THOUGHTFULLY DESIGNED AND METICULOUSLY MAINTAINED.

Offering 5 bedrooms and 3.5 baths, this sun-drenched residence truly checks every box. The highly desirable floor plan features three spacious bedrooms and two full baths on the second level, including a luxurious primary suite with soaring ceilings, abundant storage, and a spa-like bath complete with an oversized shower, whirlpool tub, double vanity, and exceptional storage. The main level is an entertainer's dream, anchored by an oversized great room and a beautifully appointed kitchen. Highlights include newer appliances, granite countertops, tons of 42' cabinetry, pantry closet, and generous counter seating. A formal living and dining room with a built-in wet bar complete this level. The finished lower level offers a versatile rec room, 2 bedrooms, a full bath, and plentiful storage-truly a "Midwest basement" complete with fridge, deep freezer, and slop sink. Significant updates include smart home technology, both furnaces, one AC within last few years, and cosmetic updates throughout. Enjoy exceptional outdoor living, including a bluestone patio at the front of the home, a serene terrace off the primary suite, and a deck off the family room that leads to the show-stopping rooftop deck and pergola. Completely rebuilt in 2020, the rooftop features Trex decking, a new torch-down roof, and a custom, heavy-duty pergola integrated into the deck's framing for long-term durability. Situated mid-block for added privacy, this home sits at the crossroads of Wicker Park, Bucktown, Logan Square, and Humboldt Park-just steps from The 606 Trail, Blue Line CTA, dining, nightlife, and parks (walk to both Maplewood Park & Humboldt Park). Easy access to I-90 and I-290, protected bike lanes, Divvy stations, neighborhood groceries, major retailers, and beloved local coffee and dining favorites. This is a rare opportunity to own a truly turnkey home in one of Chicago's most dynamic neighborhoods.









10 1636 N ARTESIAN AVENUE

36 N ARTESIAN AVENUE 11

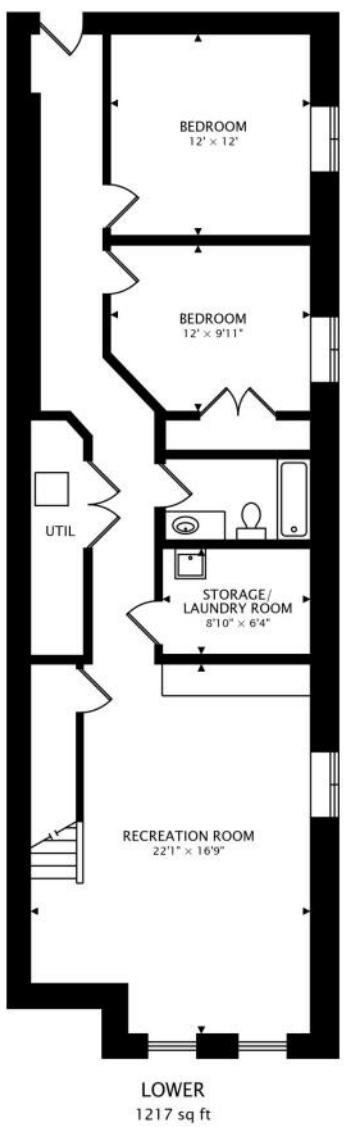
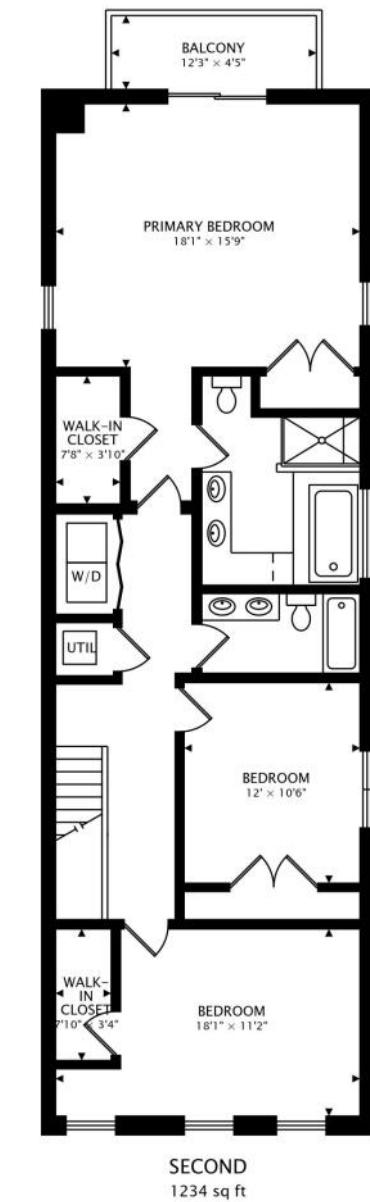
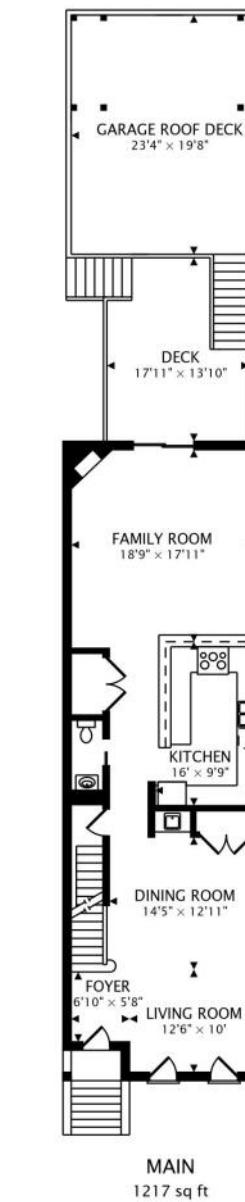
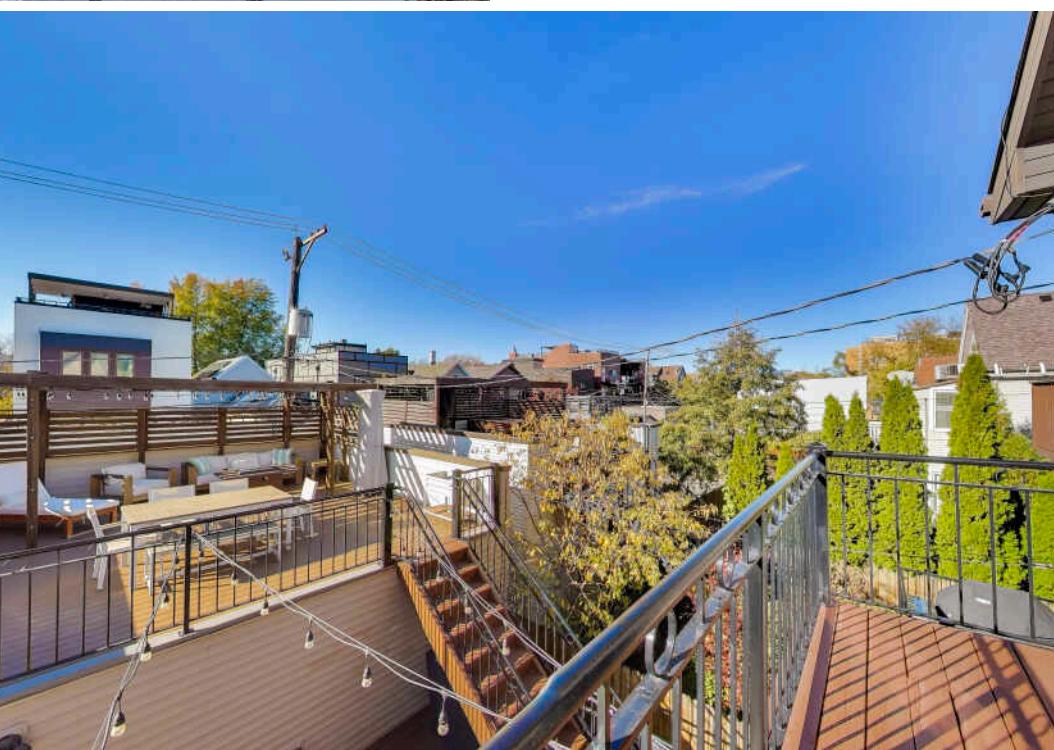


COMPRISED OF SEVERAL DISTINCT NEIGHBORHOODS, **WEST TOWN** IS A THRIVING COMMUNITY THAT HAS EXPERIENCED EXTENSIVE DEVELOPMENT OVER THE PAST DECADE.

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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