

**1725 W LE MOYNE STREET #1**  
WICKER PARK

**@properties**

**CHRISTIE'S**  
INTERNATIONAL REAL ESTATE



#### ROOM DIMENSIONS

LIVING ROOM : 14' × 13'

FAMILY ROOM : 17' × 14'

DINING ROOM : 15' × 10'

KITCHEN : 13' × 8'

PRIMARY BEDROOM : 14' × 13'

SECOND BEDROOM : 12' × 10'

THIRD BEDROOM : 10' × 10'

FRONT DECK : 13' × 5'

REAR DECK : 18' × 7'

TERRACE : 20' × 18'

3 BEDROOM

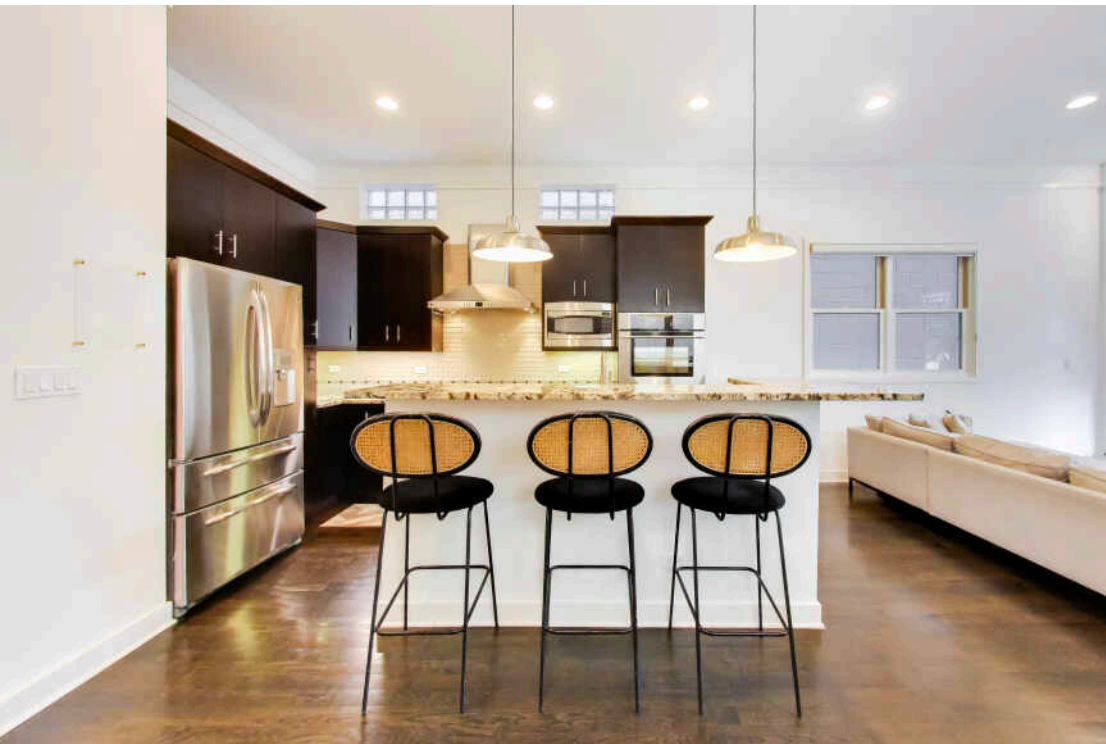
2.1 BATH

TAXES: \$14,304

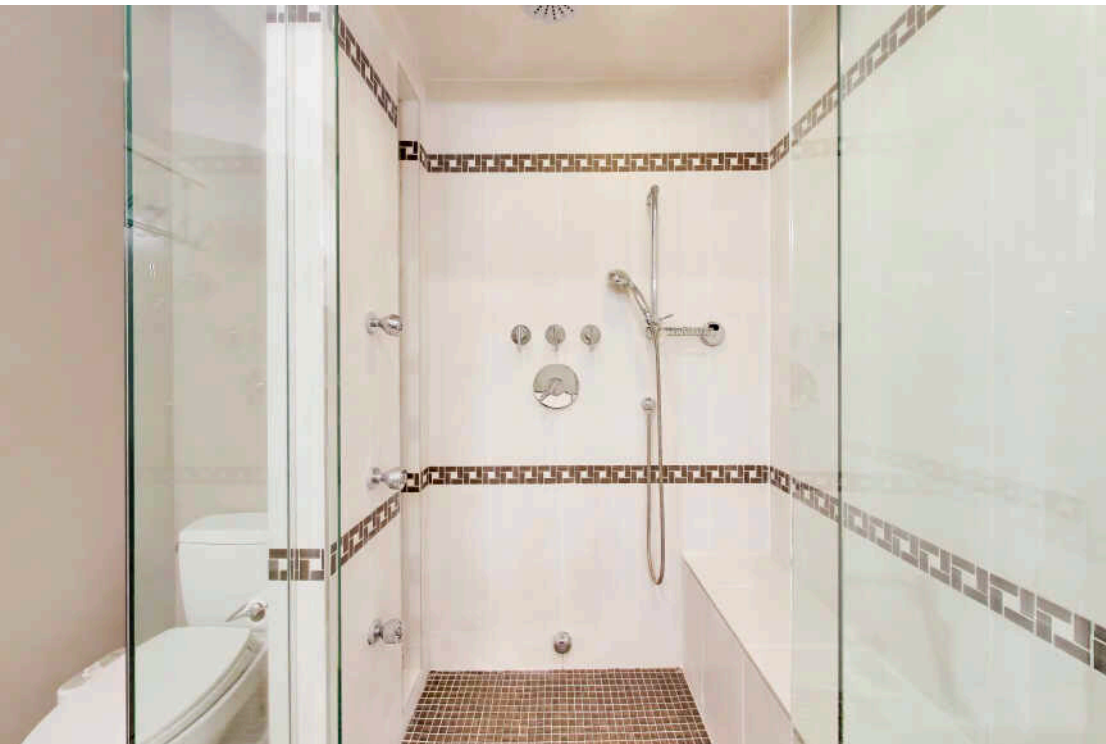
ASSESSMENTS: \$225 / MONTH

## STUNNING DUPLEX DOWN WITH FOUR PRIVATE OUTDOOR SPACES IN PRIME WICKER PARK LOCATION

Gorgeous 3 bedroom, 2.1 bath duplex down offering an ideal floor plan and exceptional indoor-outdoor living, featuring four private outdoor spaces. All bedrooms are thoughtfully located on the lower level, creating a quiet, private retreat, while the expansive main level is designed for seamless living and entertaining. The beautifully appointed kitchen showcases rich dark cabinetry, stainless steel appliances, a double oven, cooktop with vented hood, oversized island, and granite countertops-perfect for both everyday living and hosting. Retreat to the luxurious primary suite featuring a spa-caliber bath complete with steam shower, body sprays, rain shower head, dual vanity, and a separate soaking tub. Enjoy unmatched outdoor space including a garage rooftop deck, front and rear balconies, and a private back patio-rare for the area and exclusive to this unit. Additional highlights include designer finishes throughout, custom window treatments, in-unit laundry, and garage parking. Ideally located in the heart of Wicker Park on a tree-lined one way street, with easy access to the Blue Line, Metra, Kennedy Expressway, The 606 Trail and parks, and Chicago's best shopping, dining, and nightlife.

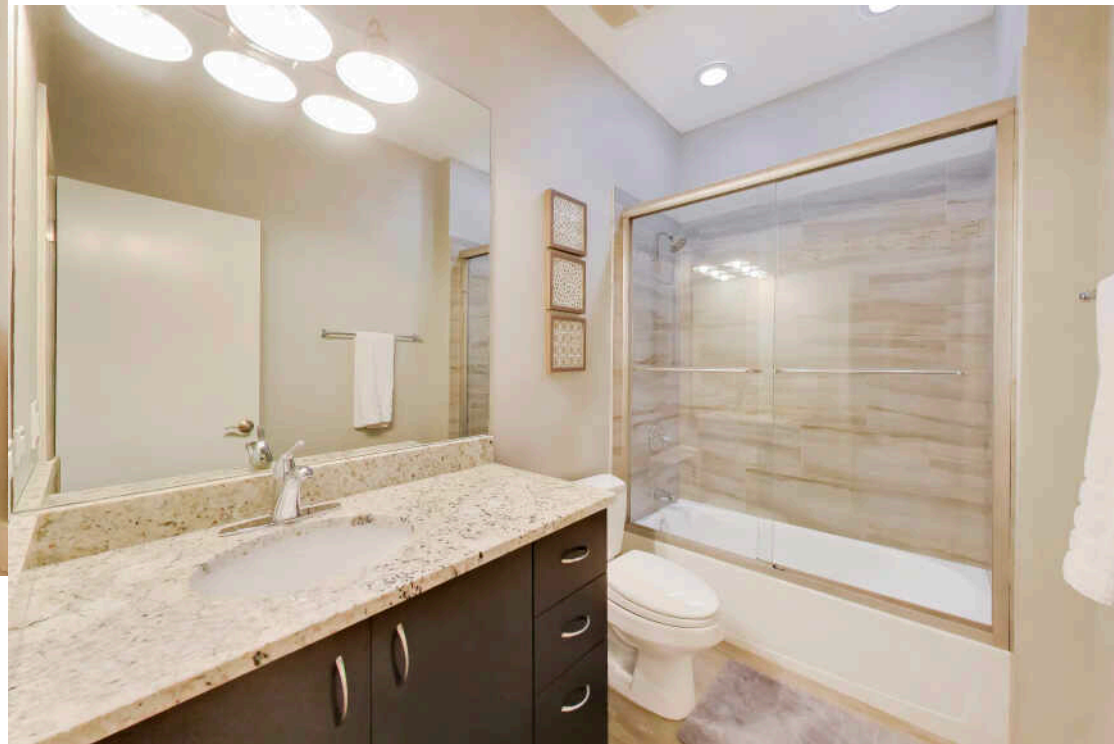




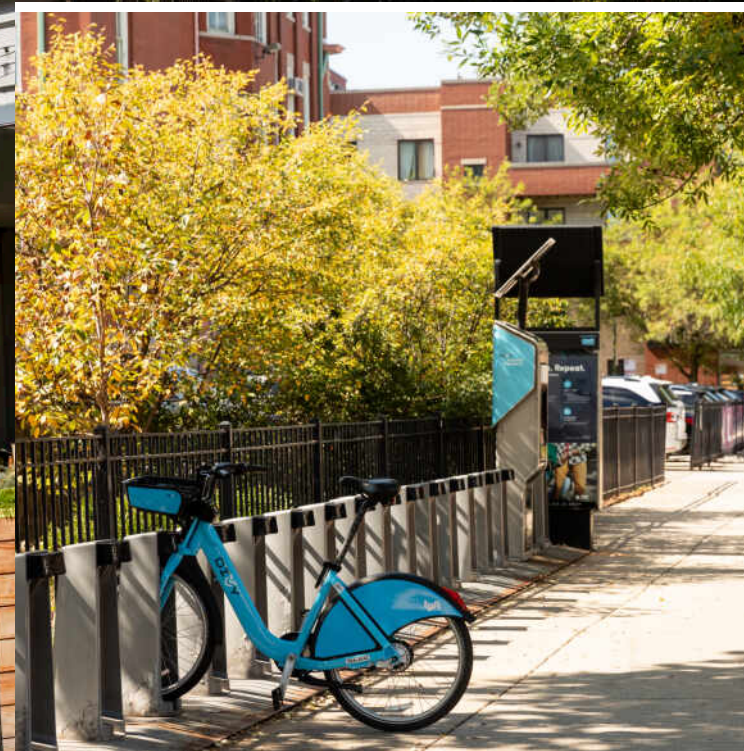




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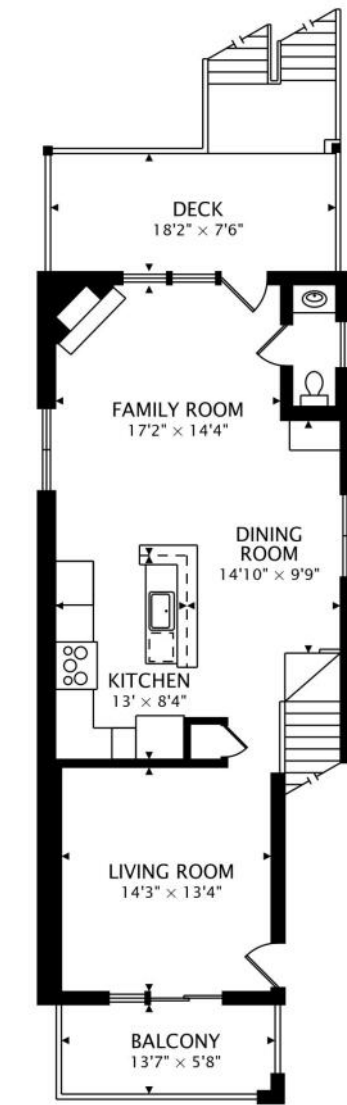
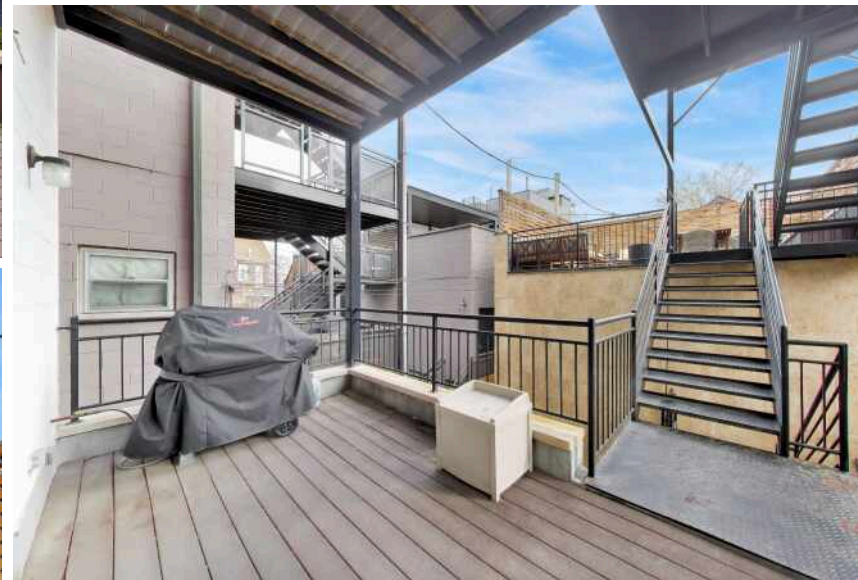
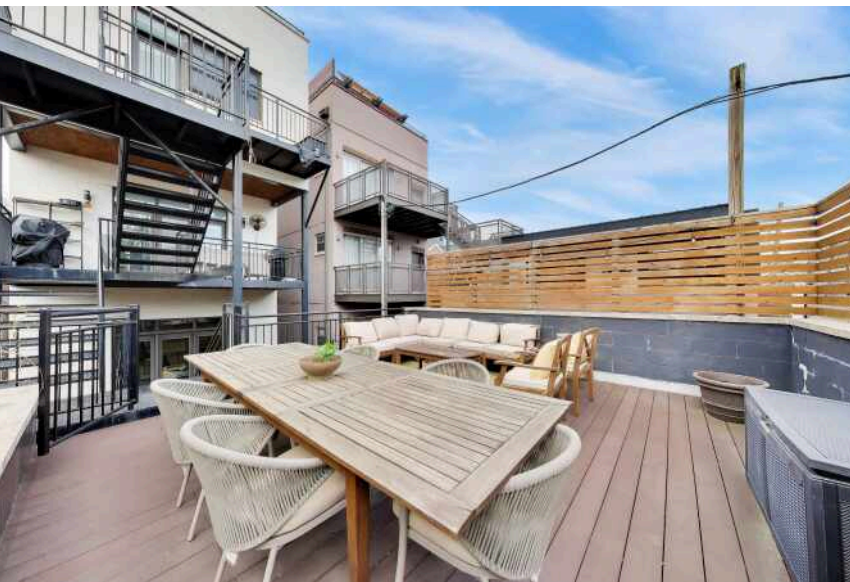
RESIDENTS AND BUSINESSES FLOCKED TO **WICKER PARK** TO REBUILD AFTER THE GREAT CHICAGO FIRE OF 1871. TODAY, CHICAGOANS FLOCK TO THE HIP, HAPPENING NEIGHBORHOOD FOR ITS EATERIES, ARTS AND ENTERTAINMENT.

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.

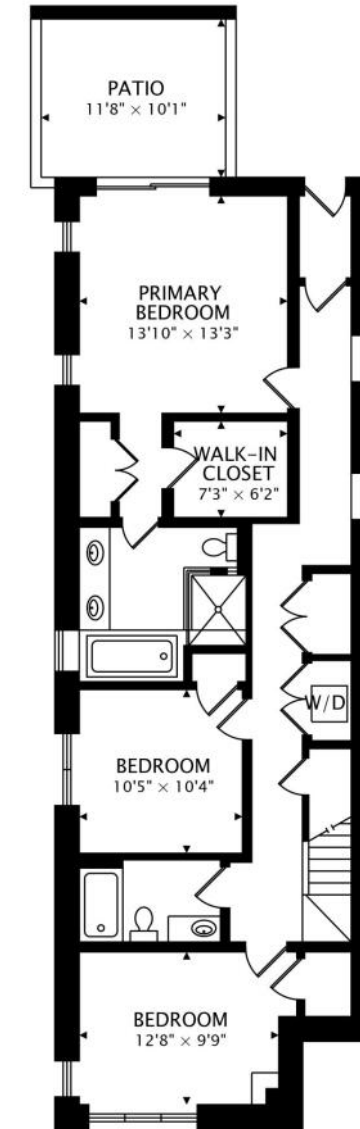
Located just south of Bucktown and northwest of The Loop, the neighborhood includes large historic 19th century brick and stone mansions and landmark Victorian homes on tree-lined streets. Modern new construction condominiums and single-family homes along with vintage walk-ups, three-flats and lofts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

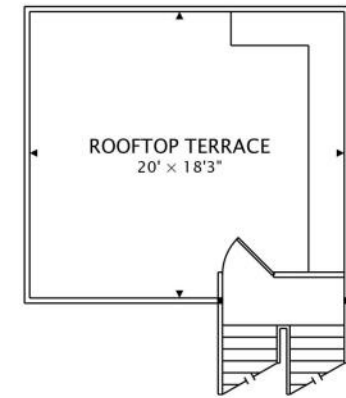
The CTA Blue Line offers convenient access to The Loop and O'Hare International Airport, while the Kennedy Expressway allows for an easy drive to surrounding neighborhoods and suburbs.



**MAIN**  
838 sq ft + 76 sq ft BALCONY + 136 sq ft DECK



**LOWER**  
1192 sq ft + 118 sq ft PATIO



**TERRACE**  
352 sq ft TERRACE



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