

**1725 W PIERCE AVENUE #1**  
WICKER PARK







**ROOM DIMENSIONS**

LIVING ROOM : 21' × 15'

FAMILY ROOM : 21' × 15'

KITCHEN : 19' × 11'

PRIMARY BEDROOM : 15' × 14'

SECOND BEDROOM : 11' × 11'

THIRD BEDROOM : 10' × 11'

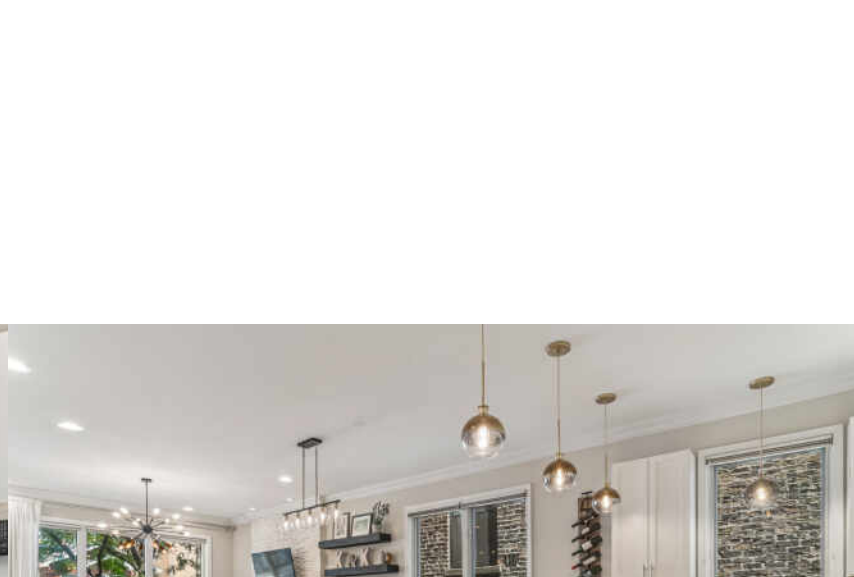
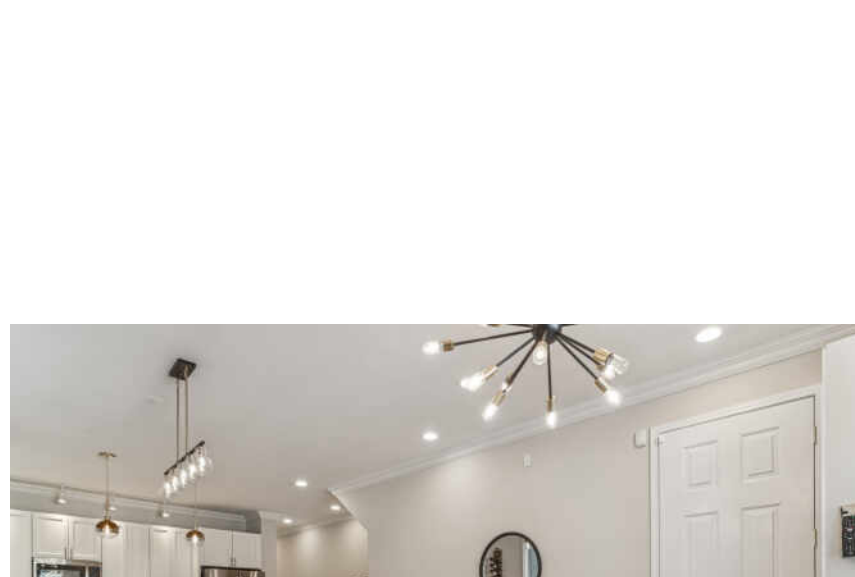
**3 BEDROOM**

**2.5 BATH**

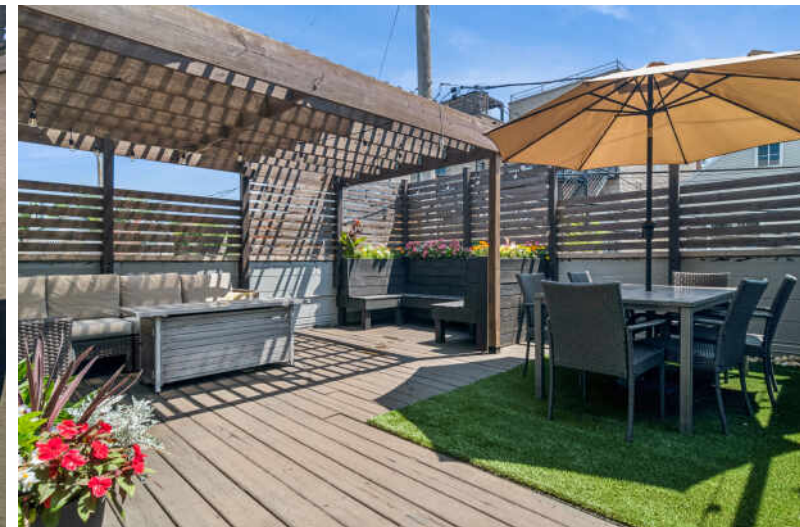
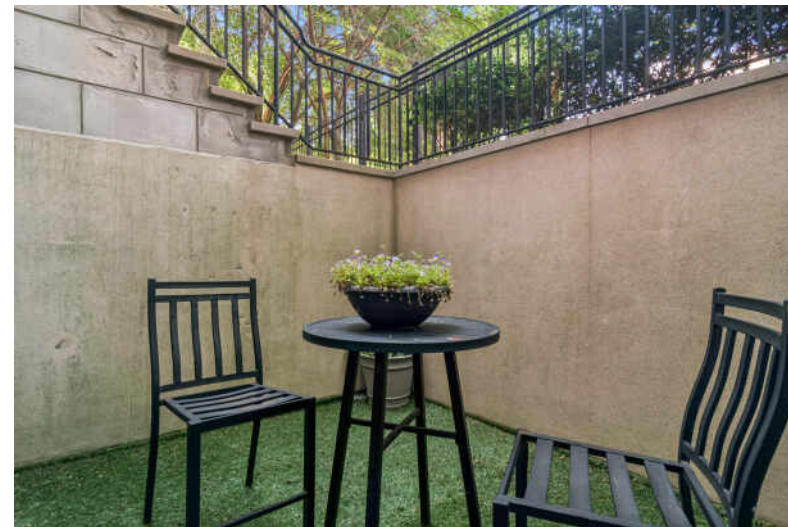
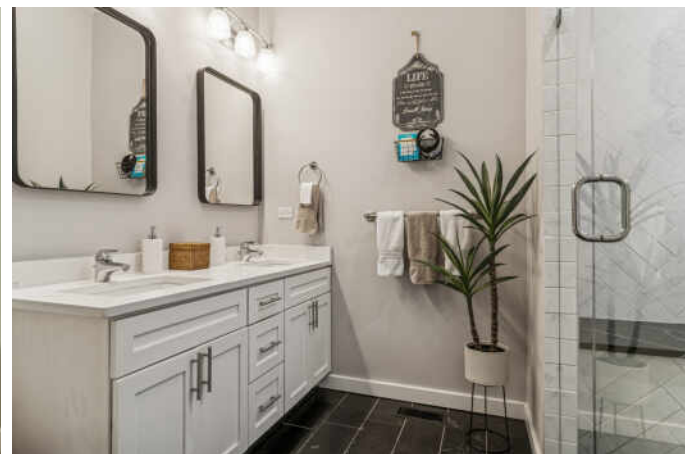
**ASSESSMENTS: 200**

Experience the best Wicker Park/Bucktown has to offer! This lovingly cared for duplex combines the appeal of single family home living with the convenience of condo life. Wether you are enjoying friends and family in the beautiful custom kitchen or celebrating life in one of your amazing outdoor spaces you will have found your home! Cozy comfort abounds in the spacious primary suite. The lower level features a massive family room with English garden walkout. The fireplace, wet bar, two bedrooms and beautiful full bath finish out the lower level. Tons of closet space, central AC, washer/dryer in unit, three private outdoor spaces including finished roof over garage, additional storage closet and garage. Steps from North/Milwaukee/Damen, 606 trail, el, metra, fine dining, entertainment and boutique shopping.

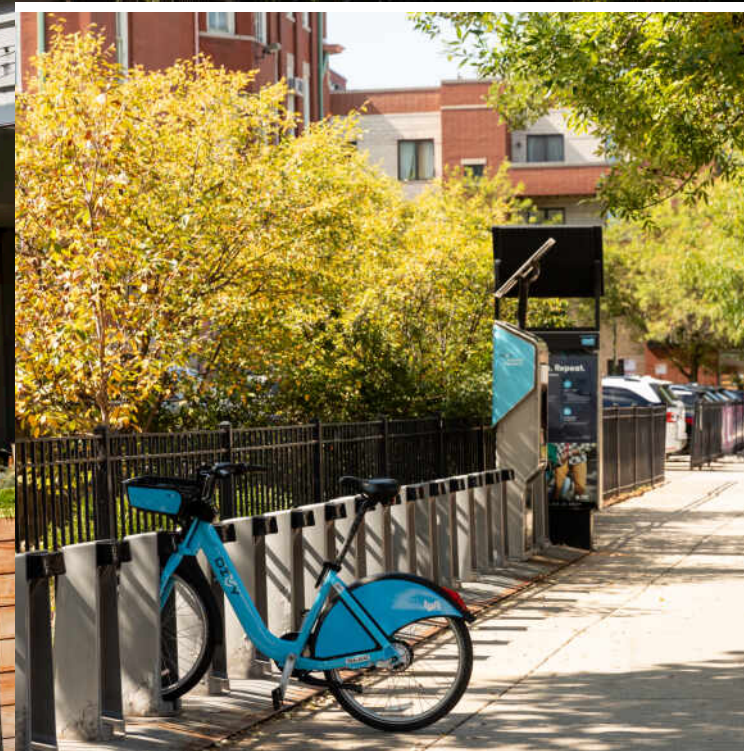












RESIDENTS AND BUSINESSES FLOCKED TO **WICKER PARK** TO REBUILD AFTER THE GREAT CHICAGO FIRE OF 1871. TODAY, CHICAGOANS FLOCK TO THE HIP, HAPPENING NEIGHBORHOOD FOR ITS EATERIES, ARTS AND ENTERTAINMENT.

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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All specifications, features, designs, price, assessments, taxes and materials are subject to change without notice. Depicted floor plans and architectural renderings are only an artist's impression.

