## 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'

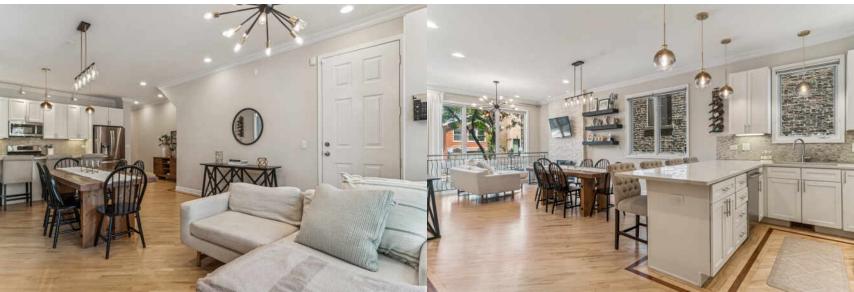
THIRD BEDROOM: 10' × 11'

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.

3 BEDROOM 2.5 BATH ASSESSMENTS: 200









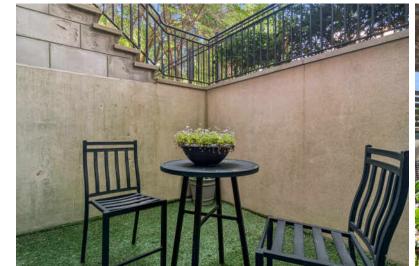














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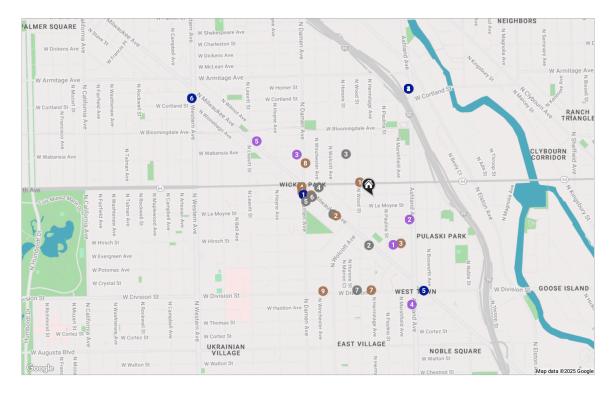
RESIDENTS AND BUSINESSES FLOCKED TO WICKER PARK TO REBUILD AFTER THE GREAT CHICAGO FIRE OF 1871. TODAY, CHICAGOANS FLOCK TO THE HIP, HAPPENING NEIGHBORHOOD FOR ITS EATERIES, ARTS AND ENTERTAINMENT.

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.



### RESTAURANTS\_

- 1 Bongo Room 1470 NORTH MILWAUKEE AVENUE, 0.2 MI
- 2 Antique Taco Wicker Park 1360 NORTH MILWAUKEE AVENUE, 0.2 MI
- 3 Club Lucky 1824 WEST WABANSIA AVENUE, 0.2 MI
- Piece Pizzeria and Brewery 1927 WEST NORTH AVENUE, 0.3 MI
- 5 Big Star Wicker Park
  1531 NORTH DAMEN AVENUE, 0.3 MI
- 6 Taxim
  1558 NORTH MILWAUKEE AVENUE,
  0.3 MI
- Smoke Daddy BBQ Wicker Park 1804 WEST DIVISION STREET, 0.4 MI

#### Q COFFEE\_

- Gallery Cafe 1760 WEST NORTH AVENUE, 0.1 MI
- 2 The Wormhole Coffee 1462 NORTH MILWAUKEE AVENUE, 0.2 MI
- Starbucks
  1341 NORTH PAULINA STREET, 0.2 MI
- 4 Starbucks 1588 NORTH MILWAUKEE AVENUE, 0.3 MI
- 5 Brü Chicago 1562 NORTH MILWAUKEE AVENUE, 0.3 MI
- 6 Stan's Donuts & Coffee 1560 NORTH DAMEN AVENUE, 0.3 MI
- Alliance Bakery Division
  1736 WEST DIVISION STREET, 0.4 MI

# The Goddess and Grocer Bucktown 1649 NORTH DAMEN AVENUE, 0.4 MI

Milk & Honey Cafe 1920 WEST DIVISION STREET, 0.5 MI

### ₹ GROCERY\_

- Jewel-Osco 1341 NORTH PAULINA STREET, 0.2 MI
- Carnicerias Guanajuato 1436 NORTH ASHLAND AVENUE, 0.2 MI
- 3 Olivia's Market 2014 WEST WABANSIA AVENUE, 0.4 MI
- 4 Garden Gourmet Market 1130 NORTH ASHLAND AVENUE, 0.5 MI
- 5 ALDI 1753 NORTH MILWAUKEE AVENUE, 0.6 MI

### TRANSIT\_

- 1 Damen CTA - BLUE LINE, 0.3 MI
- 2 Clybourn METRA - UNION PACIFIC NORTH, 0.5 MI
- 3 Clybourn METRA - UNION PACIFIC NORTHWEST, 0.5 MI
- 4 Clybourn METRA - UNION PACIFIC NORTH, 0.5 MI
- 5 Division CTA - BLUE LINE, 0.5 MI
- 6 Western CTA - BLUE LINE, 1.0 MI

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