



1734 NORTH CALIFORNIA AVENUE, UNIT 3 LOGAN SQUARE

1734 NORTH CALIFORNIA AVENUE, UNIT 3 • LOGAN SQUARE



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INTERNATIONAL REAL ESTATE

LP LUXURY
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1734 NORTH CALIFORNIA AVENUE, UNIT 3 • LOGAN SQUARE





1734 NORTH CALIFORNIA AVENUE, UNIT 3 EXCEPTIONAL PENTHOUSE LIVING

ROOM DIMENSIONS

Foyer	17'x5'
Living Room	29'x20'
Dining Room	14'x20'
Kitchen	16'x20'
Family Room	19'x16'
Primary Bedroom	14'x20'
Second Bedroom	13'x13'
Third Bedroom	12'x13'
Covered Balcony	8'x6'
Roof Deck	66'x20'
Primary Walk-In Closet	11'x5'
Second Walk-In Closet	6'x6'
Third Walk-In Closet	6'x6'
Laundry Room	7'x3'
Utility Room	7'x3'

FEATURES

Experience elevated city living in this 3,300-square-foot penthouse duplex, thoughtfully enhanced with over 1,000 square feet of private outdoor space. An extra-wide floor plan, soaring ceilings, wide-plank white oak flooring and refined contemporary finishes create an elegant yet highly livable home. The main level is designed for entertaining, centered around a dramatic open-sided fireplace and a striking floor-to-ceiling glass stairwell. The sophisticated kitchen features Italian flat-panel cabinetry, granite counters, a massive breakfast bar, custom lighting, Bosch appliances and Furturo of Italy hood. The spacious living area opens to a private balcony, creating an inviting extension of the living space. The expansive primary suite features a built-in fireplace, tiled mantel wall, electronic shades and organized walk-in closet. The spa-inspired primary bath offers heated floors, dual heated mirrors, heated towel bar, glass-enclosed shower with rain/hand showers, and freestanding vessel tub. The second bedroom boasts a well-appointed ensuite bath, while additional baths provide custom tilework and designer details. All bedrooms feature custom window treatments and walk-in closets. The third-floor family room, complete with wet bar and beverage refrigerator, opens directly to an extraordinary full-span private rooftop deck framed by expansive urban and skyline views.

This home is ideally located steps from the 606 and within walking distance of the restaurants, shops, parks and neighborhood destinations of Logan Square and Humboldt Park.



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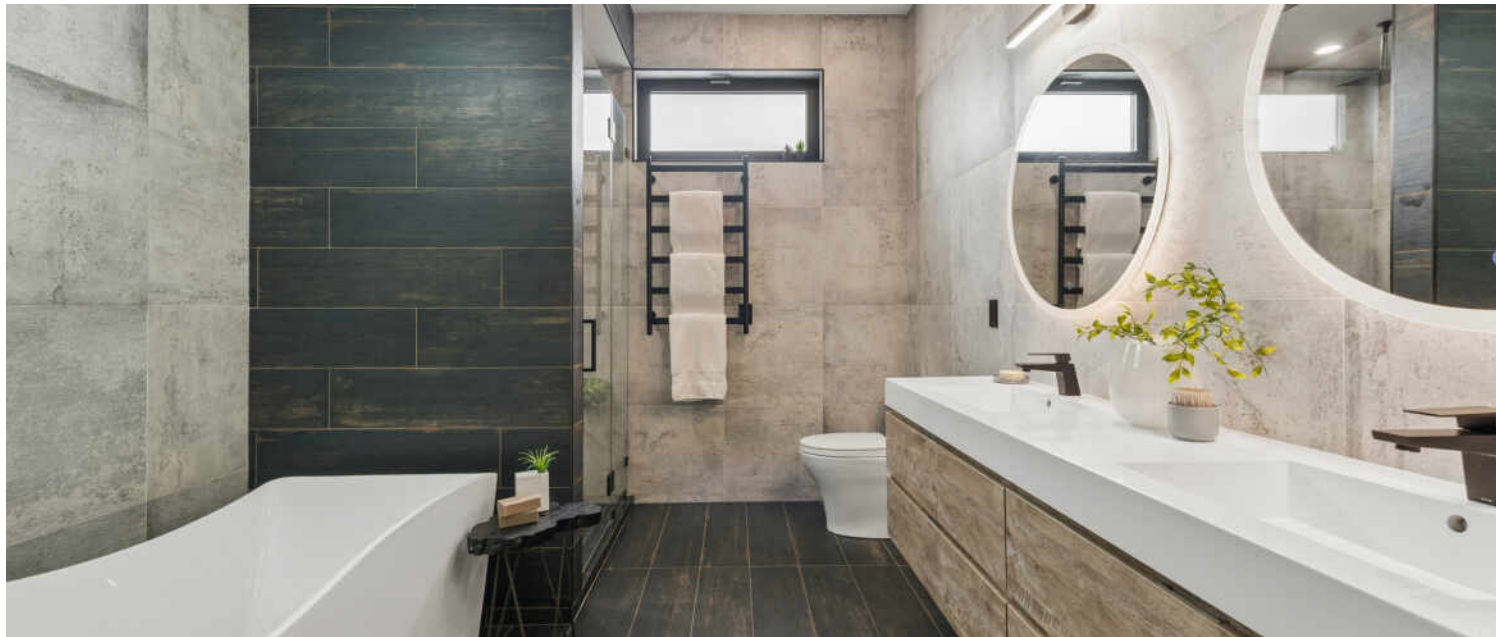
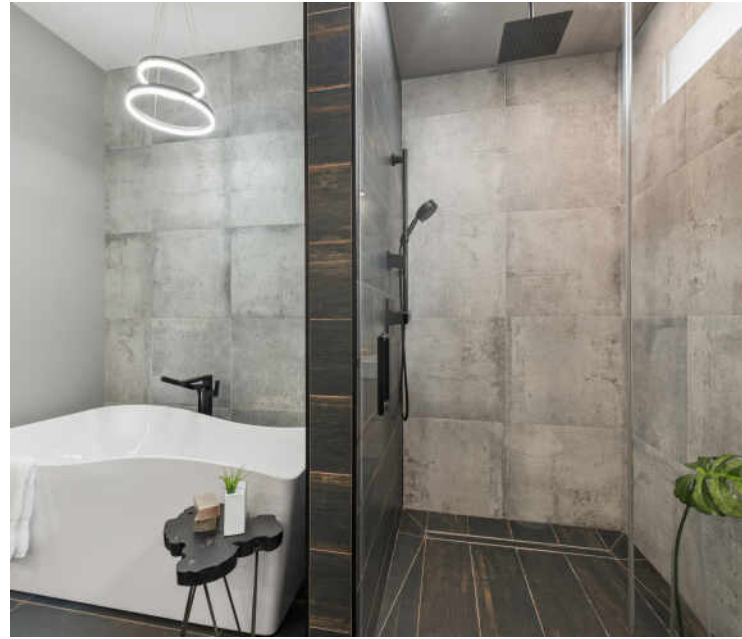






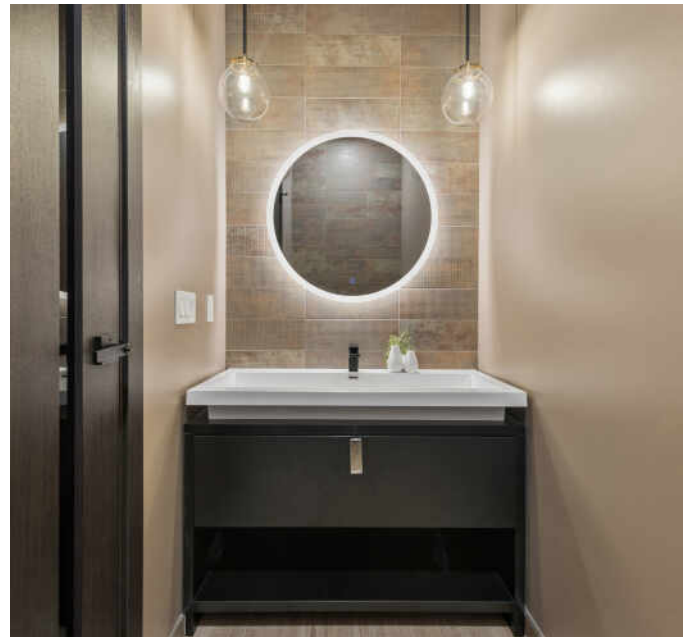
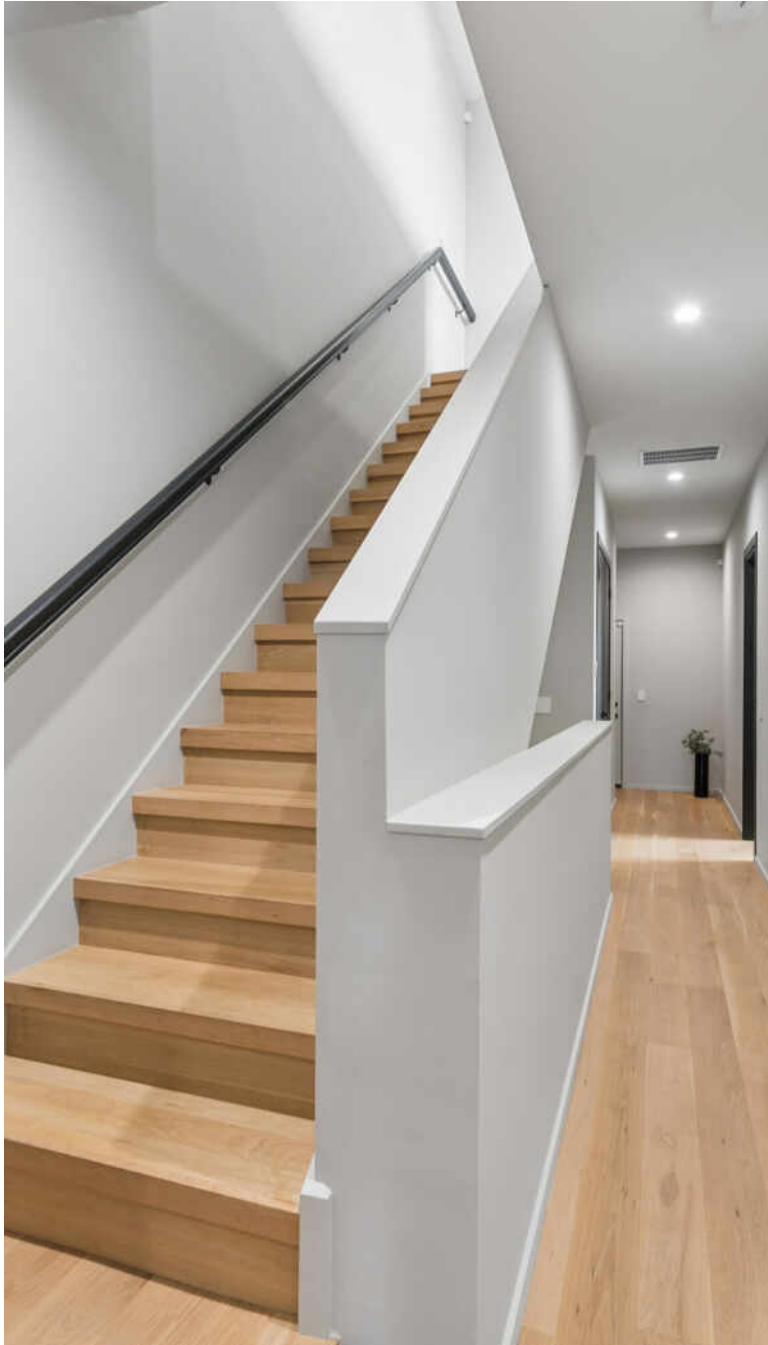




















UNIT 3
1734 N. CALIFORNIA AVE
CHICAGO, IL 60647

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



LOGAN SQUARE PROVES THAT IT IS HIP TO BE SQUARE AFTER ALL. THE NEIGHBORHOOD ATTRACTS RESIDENTS WITH ITS ARTISTIC VIBE, PARK-LIKE BOULEVARDS, AND THRIVING DINING SCENE.

Locals love the art, music, and entertainment that this hip and vibrant neighborhood has to offer. Residents also enjoy an endless variety of restaurants, parks, and community events that take place throughout the year.

The Logan Square Boulevards District, lined with beautiful homes and mature trees, is a designated Chicago landmark.

Although it's surrounded by some of Chicago's trendiest areas for nightlife, the neighborhood definitely holds its own. Logan Square is home to locally-owned restaurants, bars, and bistros, including hotspots noted by *Bon Appétit* as among Chicago's best. Artists and musicians live and work in the neighborhood, performing and displaying their art at local coffee shops, cafes, and theaters.

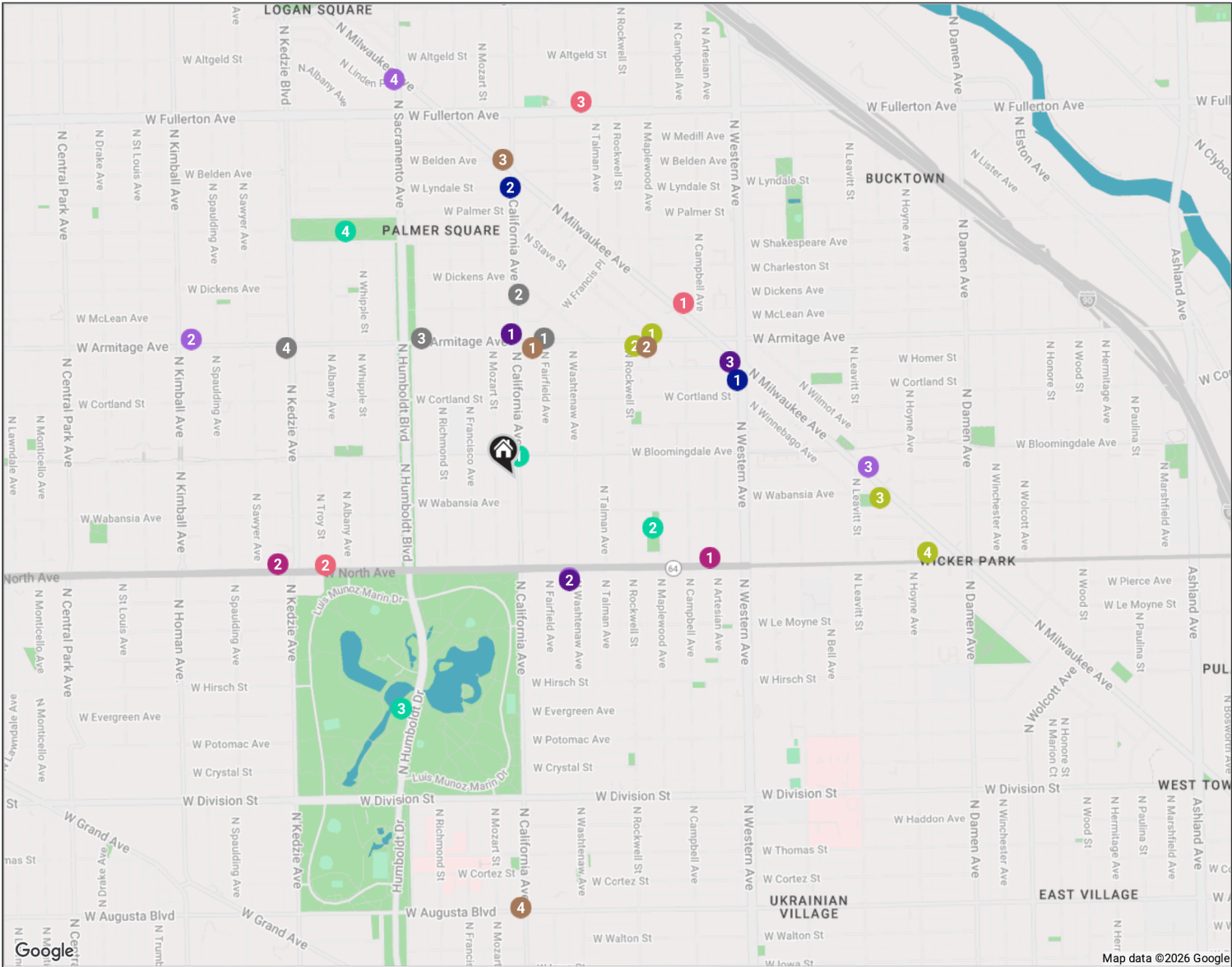
Known for its historic greystones, large bungalows, and stately mansions, Logan Square has seen a boom of residential development, including condominiums, lofts, townhomes, three-flats, and single-family homes. While there is ample new construction, the community still retains its historic charm by repurposing and preserving its landmarks.

The neighborhood's easy access to the CTA Blue Line is another draw for residents along with The 606 trail.

NEIGHBORHOOD GUIDE MAP

1734 NORTH CALIFORNIA AVENUE, UNIT 3

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NEIGHBORHOOD GUIDE

RESTAURANTS

- 1 Table, Donkey and Stick
2728 WEST ARMITAGE AVENUE,
0.3 MI
- 2 Bang Bang Pie & Biscuits
2051 NORTH CALIFORNIA AVENUE,
0.4 MI
- 3 Parson's Chicken & Fish
(Logan Square)
2952 WEST ARMITAGE AVENUE,
0.4 MI
- 4 Scofflaw
3201 WEST ARMITAGE AVENUE,
0.6 MI

COFFEE

- 1 Katherine Anne
Confections
2745 WEST ARMITAGE AVENUE,
0.3 MI
- 2 Caffè Umbria
2545 WEST ARMITAGE AVENUE,
0.4 MI
- 3 Cafe Mustache
2313 NORTH MILWAUKEE AVENUE,
0.7 MI

4 Spinning J Bakery and Soda Fountain 1000 NORTH CALIFORNIA AVENUE, 0.9 MI

SHOPPING

- 1 Walgreens
WALGREENS, 0.5 MI
- 2 Roeser's Bakery
3216 WEST NORTH AVENUE, 0.6 MI

GROCERY

- 1 Cermak Produce
2701 WEST NORTH AVENUE, 0.3 MI
- 2 Armitage Produce
3334 WEST ARMITAGE AVENUE,
0.8 MI
- 3 ALDI
1753 NORTH MILWAUKEE AVENUE,
0.8 MI
- 4 Target Grocery
2434 NORTH SACRAMENTO AVENUE,
0.9 MI

GYM

- 1 Moksha Yoga Center
2528 WEST ARMITAGE AVENUE,
0.4 MI

2 Chicago Elite Fitness - Home of Bucktown CrossFit 2577 WEST ARMITAGE AVENUE, 0.4 MI

3 CorePower Yoga - Bucktown 1704 NORTH MILWAUKEE AVENUE, 0.8 MI

4 Bucktown Athletic Club 2040 WEST NORTH AVENUE, 0.9 MI

ENTERTAINMENT

- 1 Concord Music Hall
2047 NORTH MILWAUKEE AVENUE,
0.5 MI
- 2 Humboldt Park Branch,
Chicago Public Library
1605 NORTH TROY STREET, 0.5 MI
- 3 Fireside Bowl
2646 WEST FULLERTON AVENUE,
0.8 MI

TRANSIT

- 1 Western
CTA - BLUE LINE, 0.5 MI
- 2 California
CTA - BLUE LINE, 0.6 MI

PARKS

- 1 California Overlook
BLOOMINGDALE TRAIL, 0.1 MI
- 2 Maplewood Park
1640 NORTH MAPLEWOOD AVENUE,
0.3 MI
- 3 Humboldt (Alexander Von)
Park
1400 NORTH HUMBOLDT DRIVE,
0.6 MI
- 4 Palmer Square Park
2200 NORTH KEDZIE BOULEVARD,
0.7 MI

SERVICES

- 1 PNC Bank
2800 WEST ARMITAGE AVENUE,
0.3 MI
- 2 First American Bank ATM
CERMAK PRODUCE, 0.3 MI
- 3 City of Chicago First Ward
Office
1958 NORTH MILWAUKEE AVENUE,
0.5 MI

NO REPRESENTATIONS ARE MADE REGARDING THE ACCURACY OF THE INFORMATION PROVIDED.
ALL DATA IS SUBJECT TO CHANGE AND SHOULD BE VERIFIED WITH LOCAL SOURCES.

