

1734 W PIERCE AVENUE #1
WICKER PARK





ROOM DIMENSIONS

LIVING/DINNING : 14' × 20'

KITCHEN : 14' × 11'

BED 1 : 16' × 11'

BED 2' : 11' × 12'

BED 3 : 11' × 11'

FAMILY ROOM : 12' × 22'

3 BEDROOM

2.1 BATH

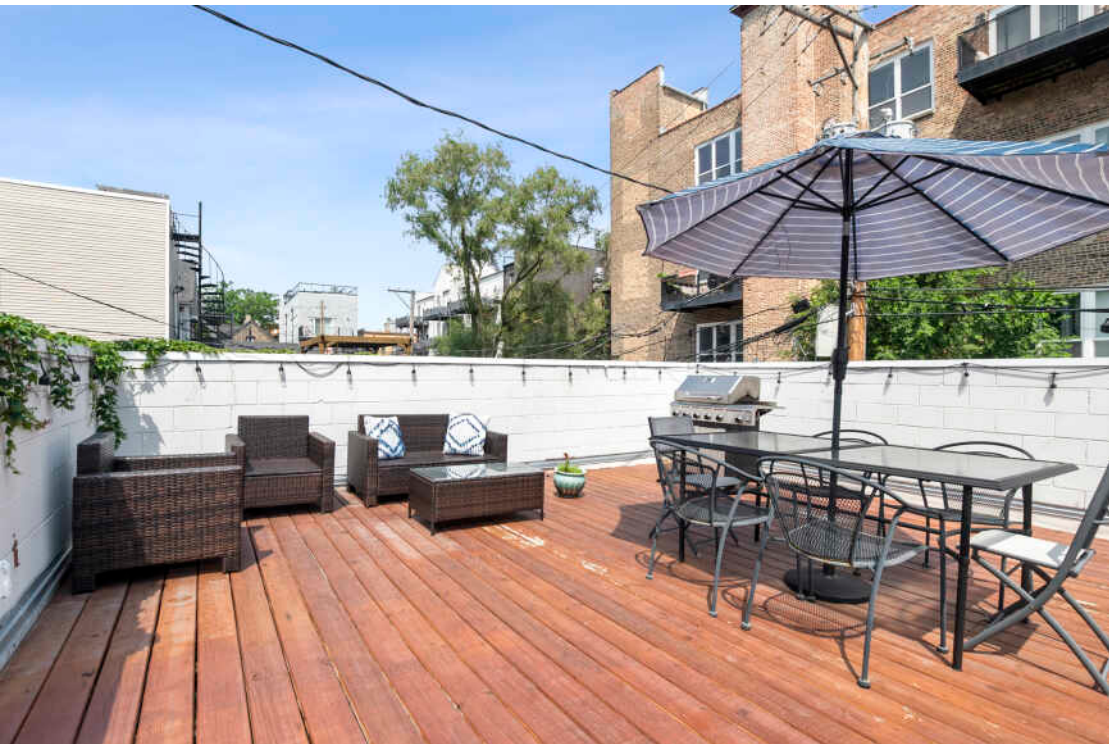
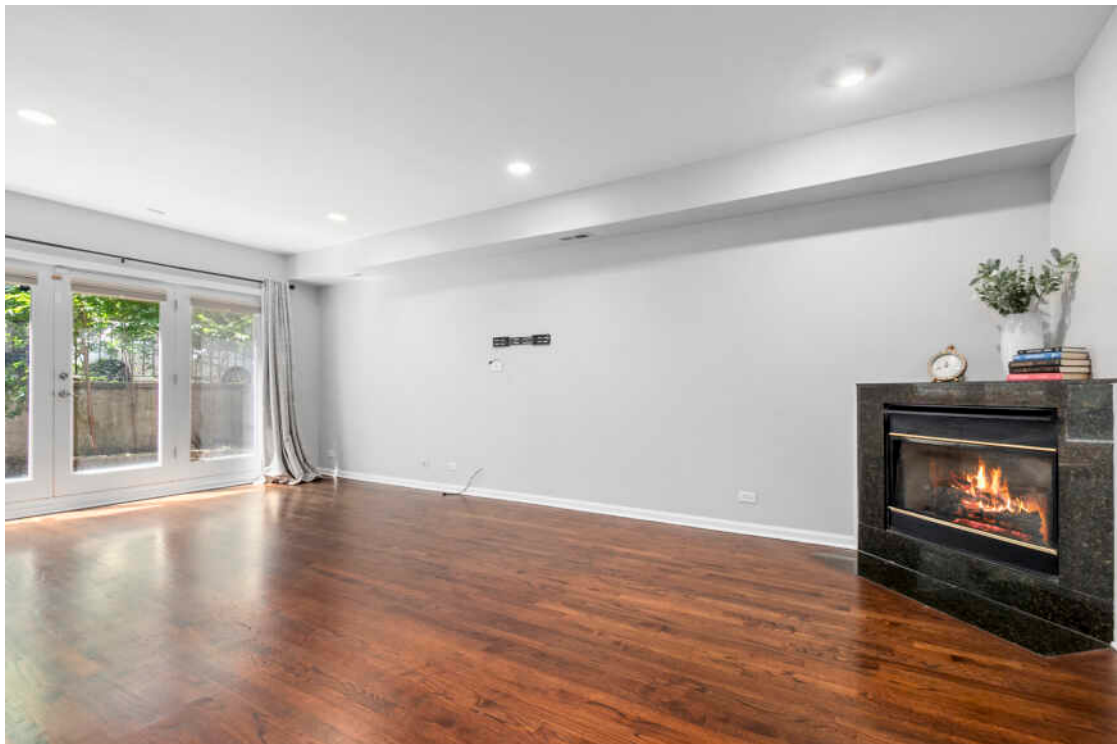
TAXES: \$11,535

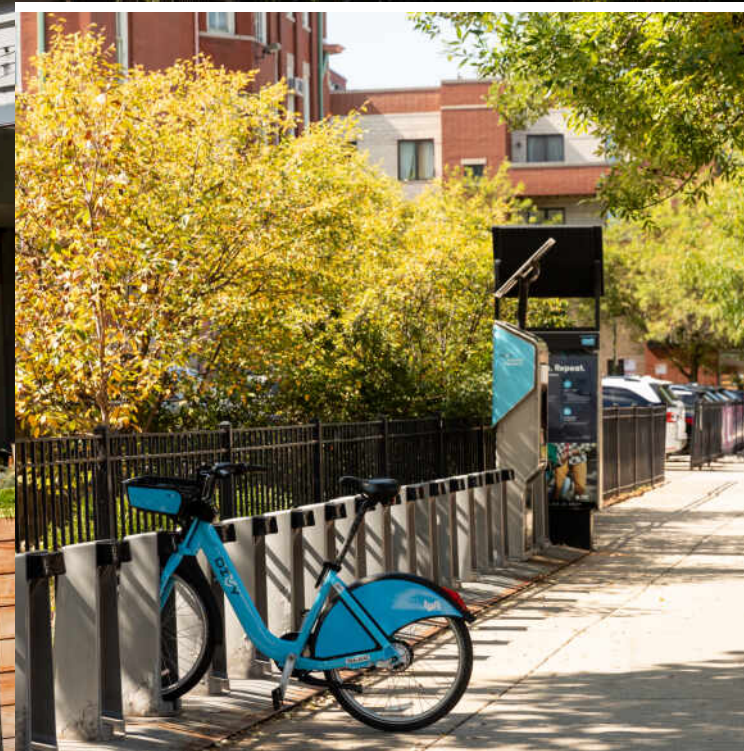
ASSESSMENTS: \$210

WELCOME HOME

Amazing Wicker Park duplex-down with all the things! This 3 bed, 2.5 bath condo offers an updated, open kitchen with island, beautiful hardwood floors, in-unit laundry, primary ensuite, two fireplaces, a private patio space, and one garage parking spot included. This summer enjoy the shared, 20'X20' rooftop-deck over the garage! This two-unit building is pet friendly with low HOA dues and a new roof. Pierce is a quiet street with easy guest parking. All in an incredible, walkable location close to Wicker Park shops, restaurants and bars. Easy access to the highway, the Blueline, and the 606!







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.

