

**1803 W RACE AVENUE 2W**  
WEST TOWN





**ROOM DIMENSIONS**

LIVING ROOM : 17' × 12'  
KITCHEN : 17' × 8'  
MASTER BEDROOM : 14' × 12'  
SECOND BEDROOM : 11' × 10'

**2 BEDROOM**

**2 BATH**

**TAXES: \$8,191.11**

**ASSESSMENTS: \$160.00 /MO**

Welcome to this spacious 2 bedroom, 2 bath condo located in Chicago's West Town.

As soon as you walk through the doors, you'll fall in with the gorgeous finishes this home has to offer. Some of the outstanding features include: 42" custom cherry cabinetry, granite counters, an abundant island with eating area. Hardwood floors throughout. Gas burning fireplace in the living room. Master suite with balcony. The Master Bath has a double sink, whirlpool tub and step-in shower!

Includes parking, in-unit laundry, and storage!

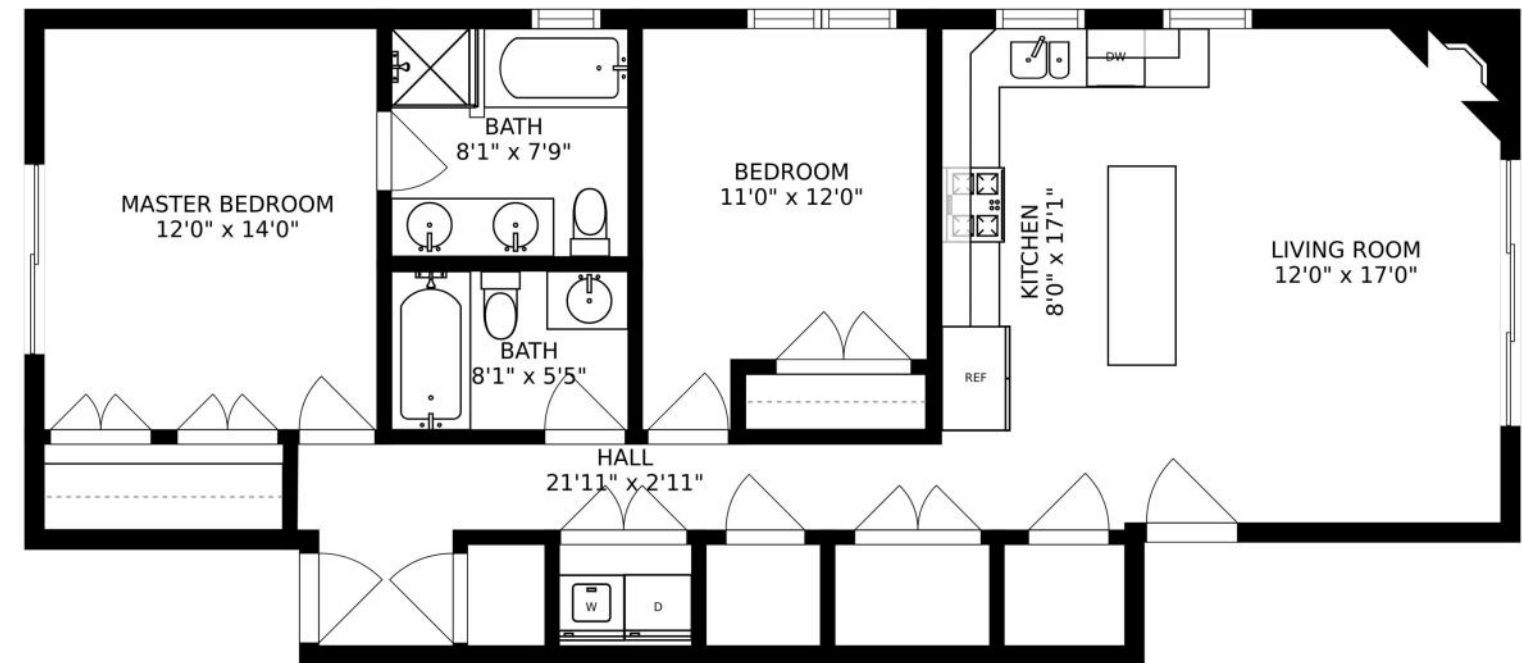
This condo is move-in ready and conveniently located near shopping, restaurants, nightlife, and the Green & Pink line. Welcome home!

- Elementary School: Talcott Elementary School
- High School: Wells Community Academy Senior H
- School District: 299, 299, 299









SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





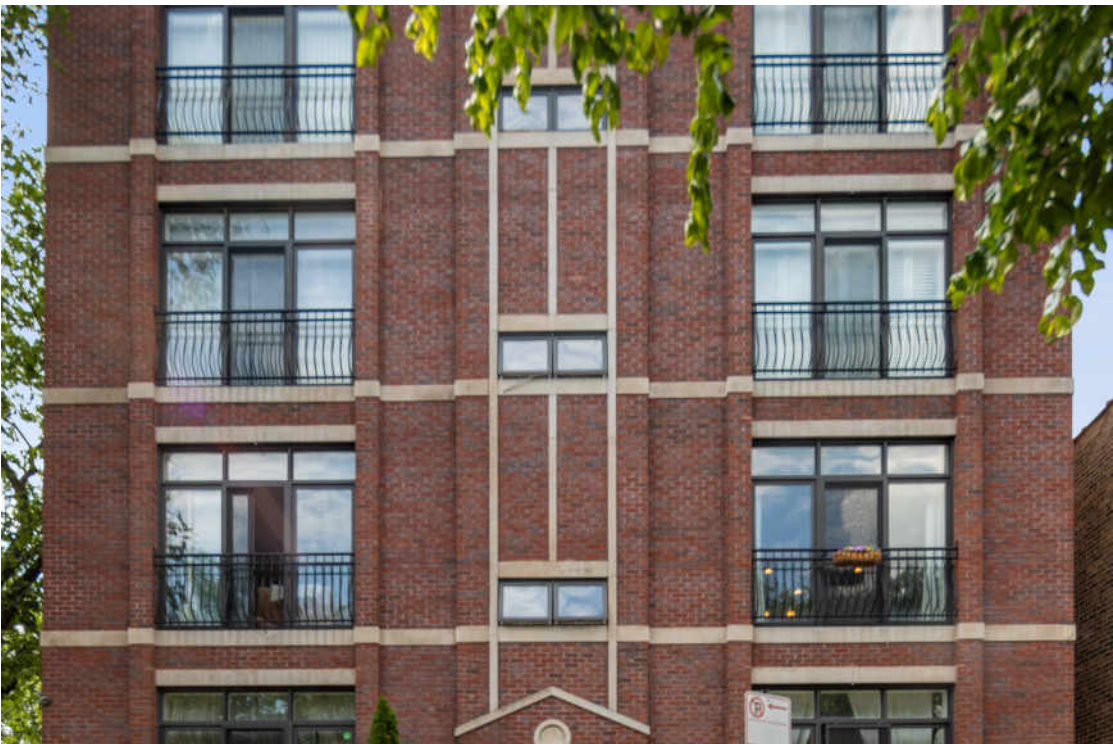
COMPRISED OF SEVERAL DISTINCT CHICAGO NEIGHBORHOODS NORTHWEST OF THE LOOP, **WEST TOWN** IS A THRIVING COMMUNITY THAT HAS EXPERIENCED EXTENSIVE DEVELOPMENT OVER THE LAST DECADE.

The community includes the neighborhoods of Wicker Park, Ukrainian Village, East Village, River West, Fulton River District, Noble Square, East Humboldt Park, and parts of Bucktown. With an eclectic mix of hip cafes, independent bookstores, art galleries, music venues, and peaceful city parks, West Town appeals to a variety of lifestyles.

Over the last several years, the community has seen an influx of trendy eateries, bars, and boutiques pop up along Division Street, Chicago Avenue, Grand Avenue, and Damen Avenue, making it a popular destination for shoppers looking for the hottest fashions and for foodies in search of unique cuisine. Every year, locals enjoy a number of festivals, including Do Division Street Fest, West Fest, Renegade Craft Fair, and the West Town Art Walk.

West Town features an assortment of housing styles and price ranges. Condominiums take the form of vintage walk-ups, rustic lofts, and new-construction three-flats and mid-rises. Single-family homes range from smaller cottages and bungalows to gut-rehabbed greystones, historic mansions, and eye-popping multimillion-dollar new construction.





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