

1938 W AUGUSTA BOULEVARD #402
EAST UKRAINIAN VILLAGE





ROOM DIMENSIONS

LIVING ROOM : 13' x 18'

KITCHEN : 15' x 9'

DINING AREA : 15' x 9'

PRIMARY BEDROOM : 13' x 23'

SECOND BEDROOM : 14' x 12'

THIRD BEDROOM : 13' x 15'

BALCONY : 14' x 12'

Gorgeous better-than-new construction 3 bed, 3 bath home in highly desired Wicker Park! Step inside this luxurious condo to find an open-concept floor plan flooded with natural light, hardwood floors, sonos speakers throughout, and the finest of designer finishes. The massive living and dining room offers a beverage bar station with additional built-in cabinets and a spacious balcony with incredible skyline city views. Chef's kitchen is equipped with top-of-the-line stainless steel appliances, quartz countertops, a dropped island ceiling with custom tile, custom cabinetry, and an abundance of storage. The gracious primary bedroom boasts a large walk in closet and spa-like en-suite bathroom with a dual vanity and huge shower. Both the second and third bedrooms are generously sized with substantial closet space. A laundry room with built-in cabinetry and full sized side-by-side washer/dryer complete this fabulous home. This chic, boutique elevator building is centrally located to public transportation and Wicker Park's Michelin Star restaurants, trendy cafes, and historic museums. One heated garage parking spot included.



3 BEDROOM
3 BATH
TAXES: \$14,931.35
ASSESSMENTS: \$509.67







FACT SHEET

PROPERTY ADDRESS 1938 W Augusta Blvd, Unit 402

# Bed	3
# Bath	3
Approx Sq Ft	2,000
Exclusions from sale	N/A
Direction of Exposure	South
Year Built	2019
Total # of units	16
# of floors	5
# of pets allowed/weight limit	Dogs & Cats
Monthly HOA Assessment	\$509.67
Parking Assessment (if separate)	Included
HOA Includes	Water, Parking, Common Insurance, Exterior Maintenance, Scavenger, Snow Removal
Unit taxes & PIN	17-06-413-050-1010 (2024) \$14,931.35
Parking Taxes & PIN	Assigned
Tax exemptions	None
Parking spot #	7
Parking floor #	1
EV charger compatible? Process for installing EV?	Yes - electrical is set up, will require charging station install
Guest parking options	Street
Gas monthly cost	
Electric monthly cost	
Storage # & floor level	Area & storage gate in front of parking spot
Building Amenities	Elevator
Amenities floor level(s)	N/A
Special Assessment amount	None

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Is there a rental cap?	No
Total # of current rentals	0
How long do you need to occupy the unit before renting it (if rentals are allowed)	N/A
Reserves	\$35,000
Major in-unit upgrades	Additional built in cabinets, built-in Sonos speaker system, dropped island ceiling w/ custom tile, quartz countertops, full laundry room w/ built in cabinets & countertops
Forced Air, Electric, or Radiant Heating/Air?	Forced Air
Type, Make & Age of A/C	2019
Type, Make & Age of Furnace	2019 & Carrier
Lower Level Radiant Heat?	N/A
Age & Make of Windows	2019 & Pella Windows
Age & Make of Microwave	2019 Panasonic
Age & Make of Refrigerator	2019 Jenn-Air
Age & Make of Stove/Oven	2019 Jenn-Air
Age & Make of Dishwasher	2019 Jenn-Air
Age & Make of Hot Water Heater	2019 Bradford White
Age & Make of Washer/Dryer	2019 Electrolux
Type & Age of Floors	2019 Hardwood Floors
Party room fee	None
Number of years lived at the property?	Owned since Sept. 2019
AIR BNB Allowed?	No
Pending litigations or leins?	No
Last time building was sealed?	N/A
VHA /FHA approved?	No
Move-in & Move-out fee	N/A
Management Info	Darius Mocuta
Developer/Builder	



SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



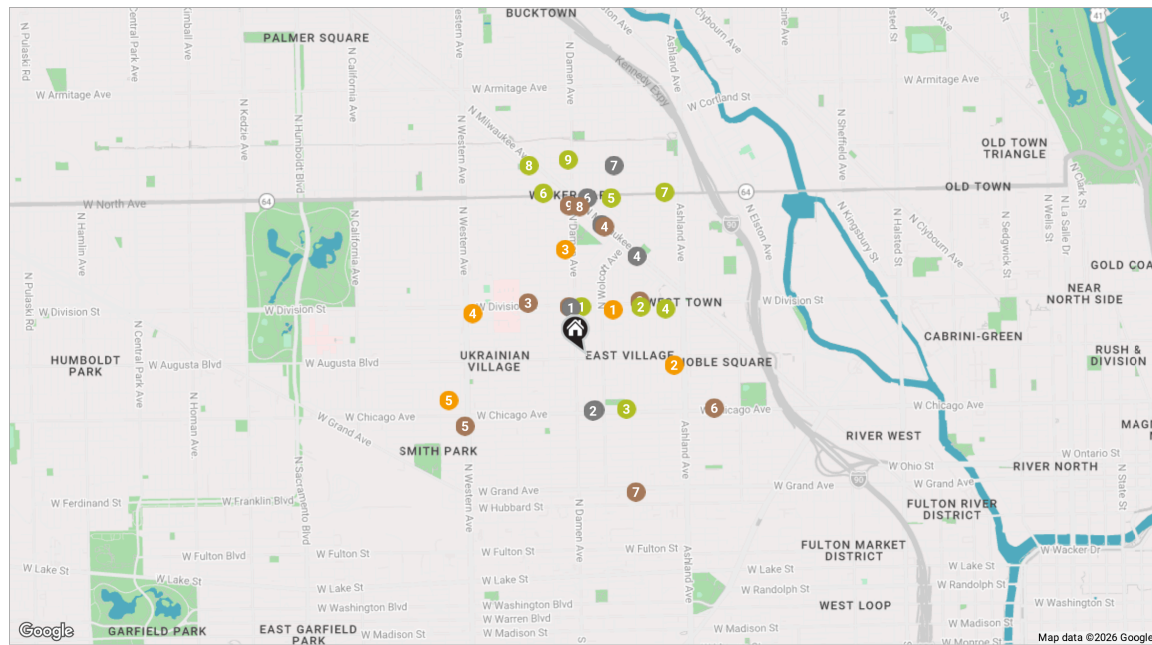
YOU KNOW A NEIGHBORHOOD HAS REACHED A CERTAIN LEVEL OF COOL WHEN IT ADOPTS A NEW NAME. SUCH IS THE CASE WITH **EAST VILLAGE**, THE NEIGHBORHOOD FORMALLY KNOWN AS EAST UKRAINIAN VILLAGE.

Just 10 minutes from The Loop and a few blocks from Wicker Park, the East Village is enjoying a rebirth, attracting Chicagoans seeking homes that are in close proximity to everything they love about the city.

The mostly residential neighborhood is surrounded by a lively commercial area with a variety of eateries, bars and shops.

Housing options include single-family homes, condominiums, two- and three-flat greystones as well as small cottages. To preserve the neighborhood's character, the blocks bounded by Division, Chicago, Hermitage and Damen have been designated a Chicago Landmark District and placed on the National Register of Historic places.

A new wave of transit-oriented developments (TOD) is underway, including a historic art deco church that was saved from demolition and converted into apartments with rooftop decks and amazing views. Locals can take advantage of the bike lanes along Milwaukee Avenue as well as the multiple CTA bus routes and nearby Blue Line stop on Division. They can also hop on the expressway for easy traveling to The Loop or suburbs.



NOTES

RESTAURANTS

- 1 Fatpour Wicker Park:
Ultimate Chicago Sports Bar
2005 WEST DIVISION STREET, 0.2 MI
- 2 Roots Handmade Pizza -
West Town
1924 WEST CHICAGO AVENUE, 0.3 MI
- 3 West Town Bakery
1916 WEST CHICAGO AVENUE, 0.3 MI
- 4 Antique Taco Wicker Park
1360 NORTH MILWAUKEE AVENUE,
0.5 MI
- 5 Bongo Room
1470 NORTH MILWAUKEE AVENUE,
0.6 MI
- 6 Piece Pizzeria and Brewery
1927 WEST NORTH AVENUE, 0.7 MI
- 7 Club Lucky
1824 WEST WABANSIA AVENUE, 0.9 MI

COFFEE

- 1 Janik's Cafe
2011 WEST DIVISION STREET #3157,
0.2 MI
- 2 Alliance Bakery — Division
1736 WEST DIVISION STREET, 0.4 MI
- 3 Letizia's Natural Bakery
2144 WEST DIVISION STREET, 0.4 MI
- 4 The Wormhole Coffee
1462 NORTH MILWAUKEE AVENUE,
0.6 MI
- 5 Dark Matter Coffee - The
Mothership
738 NORTH WESTERN AVENUE, 0.6 MI
- 6 Standing Passengers
1458 WEST CHICAGO AVENUE, 0.6 MI
- 7 Publican Quality Bread
1759 WEST GRAND AVENUE, 0.7 MI
- 8 Brù Chicago
1562 NORTH MILWAUKEE AVENUE,
0.7 MI

GYM

- 1 Move Well Fast + Division
St. CrossFit
1947 WEST DIVISION STREET, 0.2 MI
- 2 Wicker Park Fitness
1735 WEST DIVISION STREET SUITE
100, 0.3 MI
- 3 YogaCare
1808 WEST CHICAGO AVENUE #2R,
0.3 MI
- 4 Wicker Park Athletic Club
1635 WEST DIVISION STREET, 0.4 MI
- 5 Pure Barre
1837 WEST NORTH AVENUE, 0.7 MI
- 6 Bucktown Fitness Club
2100 WEST NORTH AVENUE, 0.8 MI
- 7 Orangetheory Fitness
1634 WEST NORTH AVENUE, 0.8 MI

SCHOOLS

- 1 LaSalle II School
1148 NORTH HONORE STREET, 0.2 MI
- 2 William H. Wells Community
Academy High School
936 NORTH ASHLAND AVENUE, 0.4 MI
- 3 A N Pritzker Public School
2009 WEST SCHILLER STREET, 0.5 MI
- 4 Roberto Clemente
Community Academy
1147 NORTH WESTERN AVENUE, 0.6 MI
- 5 Frederic Chopin Elementary
School
2450 WEST RICE STREET, 0.7 MI



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