



1945 N WILMOT AVENUE #1F
BUCKTOWN

@properties

CHRISTIE'S
INTERNATIONAL REAL ESTATE



ROOM DIMENSIONS

LIVING ROOM : 16' × 14'

DINING AREA : 13' × 7'

KITCHEN : 13' × 11'

BUTLER'S PANTRY : 9' × 5'

PRIMARY BEDROOM : 14' × 13'

BEDROOM 2 : 12' × 9'

BEDROOM 3 : 9' × 9'

IN-UNIT STORAGE : 10' × 3'

BALCONY : 17' × 7'

PATIO : 20' × 7'

3 BEDROOM

2.1 BATH

TAXES: \$11,474.33

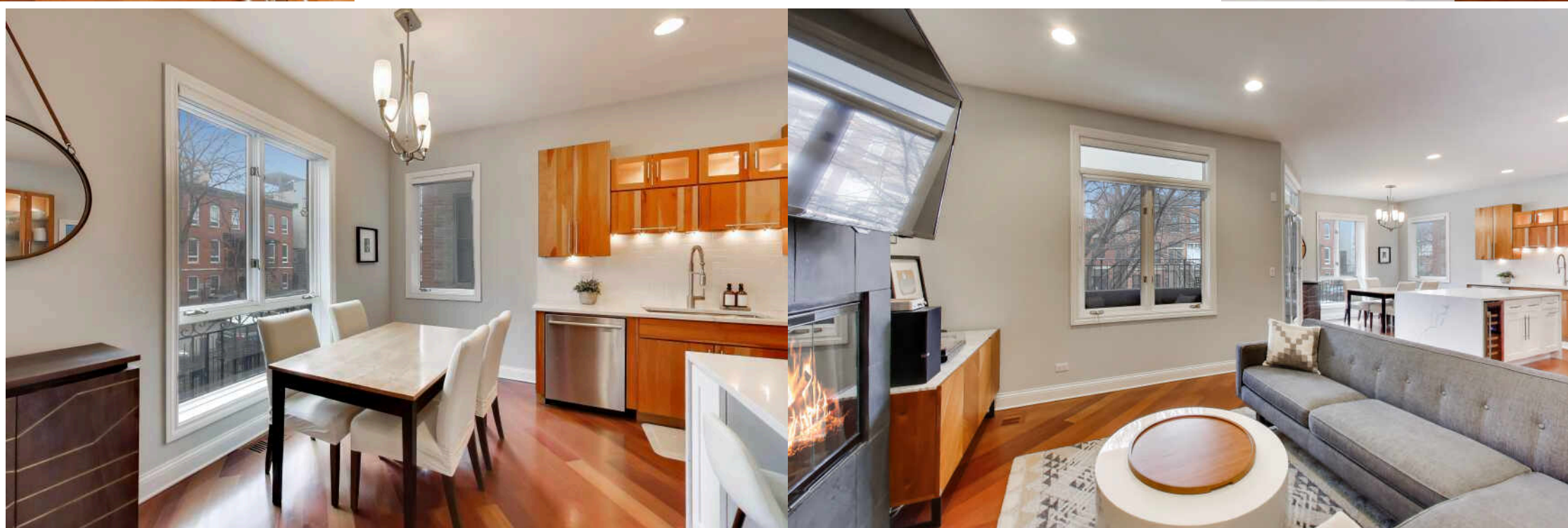
ASSESSMENTS: \$295

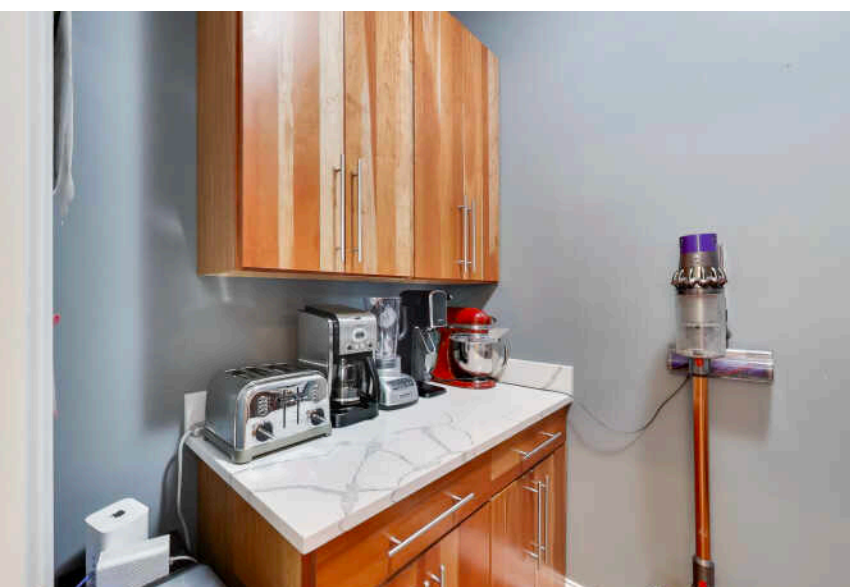
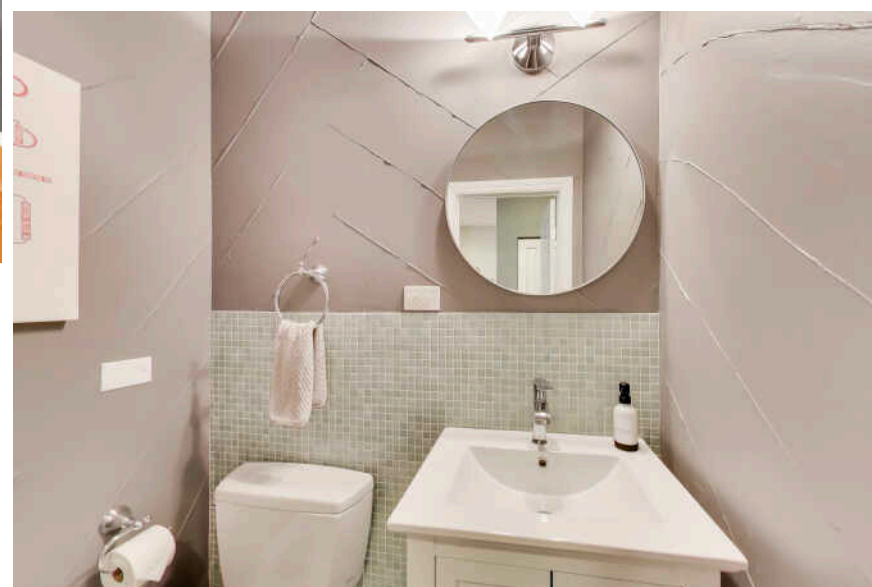
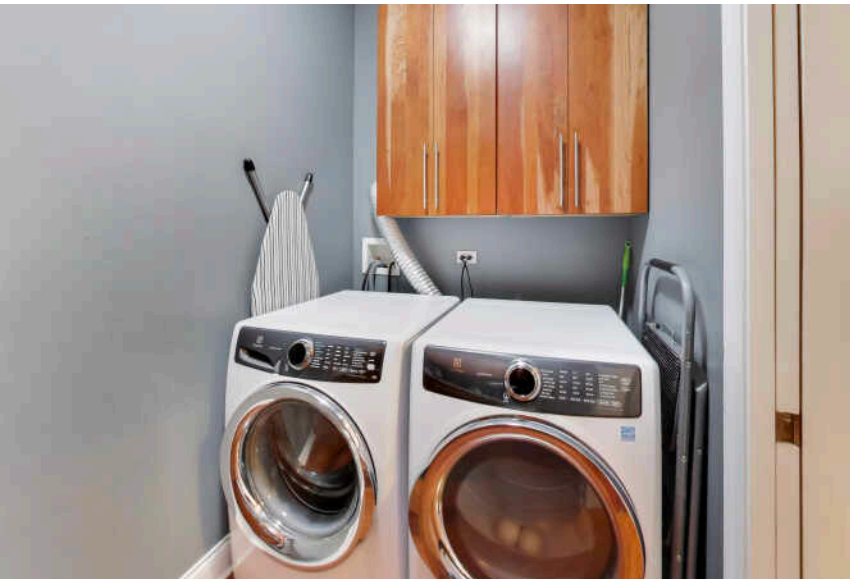
DISTINCTIVE & DESIRABLE

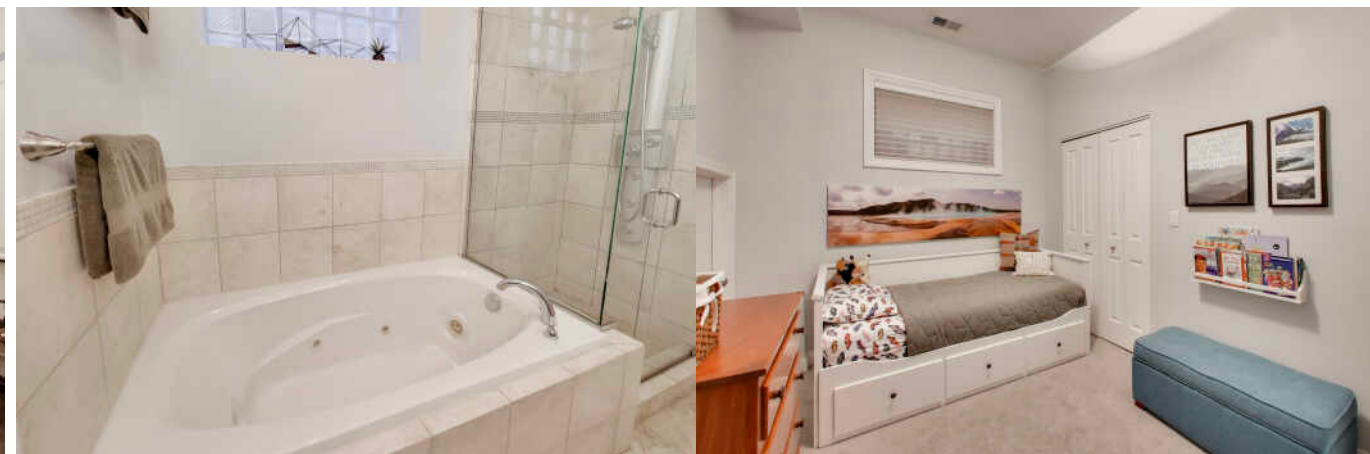
Welcome home to 1945 N. Wilmot Avenue in Bucktown. This owner occupied 4-unit building with a 4-car detached garage is situated on a wide lot. Wilmot Avenue is a quiet tree lined street, and the stretch from Oakley to Armitage is one-way with zoned, additional easy street parking.

Unit 1F is a gorgeous sunlit 3-bedroom and 2.5-bathroom duplex condo with modern upgrades & delightful property features.

- 2021 kitchen remodel with new eat-in kitchen island, wine refrigerator, quartz countertops, tiled backsplash, and new high-end Fischer & Paykel and Bosch refrigerator, dishwasher and microwave.
- 2026 fireplace/chimney inspection
- 2024 tankless water heating system for hot water and radiant floor
- 2018 HVAC system
- 2019 Washer/Dryer
- 1 garage parking space is included
- .2 miles to Western Blue to downtown or ORD.









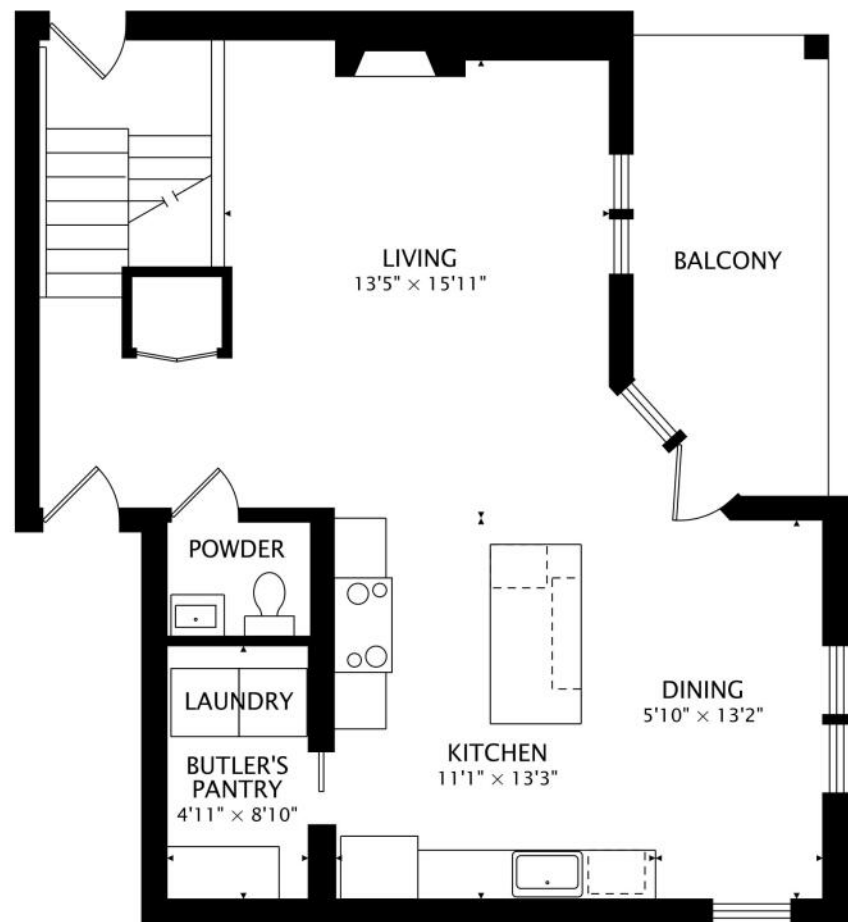
AS AN ARTISTS' COMMUNITY, NIGHTLIFE HOTSPOT, FOODIE DESTINATION, AND SHOPPING MECCA, **BUCKTOWN** IS UNDISPUTEDLY ONE OF CHICAGO'S TRENDIEST NEIGHBORHOODS.

Bucktown's restaurant scene is diverse and local friendly. Residents also enjoy a unique mix of independent bookstores, shops, bars, galleries, and theaters. Meanwhile, upscale retailers have made the neighborhood a designer destination.

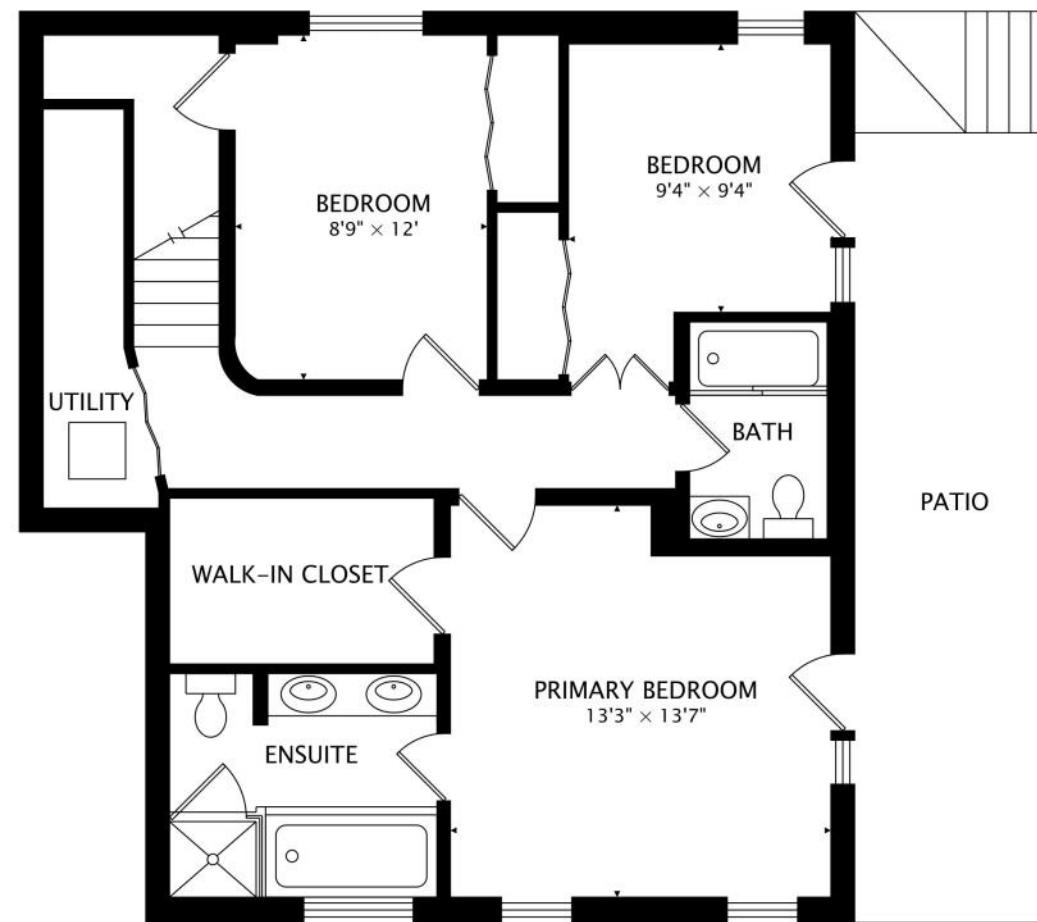
Overlooking the six corners intersection, a stunning Art Deco skyscraper is now a modern boutique hotel with a rooftop bar and amazing views. A stately historic bank building on the corner is now home to a pharmacy with stunning archways and stained-glass ceilings.

Located a few miles northwest of The Loop, Bucktown has a variety of housing including modern new construction, stately brownstones, and loft apartments and condominiums.

Between the CTA's Blue Line, the 606 Trail, and numerous bus routes, it's easy for residents to get to surrounding neighborhoods. Likewise, drivers appreciate being able to hop on the expressway just east of the community.



MAIN
731 sq ft + 101 sq ft BALCONY



LOWER
801 sq ft + 188 sq ft PATIO



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