



1945 N WILMOT AVENUE #3
BUCKTOWN

@properties®

CHRISTIE'S
INTERNATIONAL REAL ESTATE



ROOM DIMENSIONS

LIVING ROOM : 17' × 16'

KITCHEN : 17' × 18'

PRIMARY BEDROOM : 18' × 14'

SECOND BEDROOM : 13' × 10'

THIRD BEDROOM : 13' × 10'

ROOFTOP DECK : 30' × 40'

PANORAMIC CITY VIEW

Just in time to enjoy the open air on what could be your expansive custom-built private rooftop deck with Trex floor, a cedar pergola and built-in cedar planter boxes. What's more.... a private jaw dropping city skyline view. 1945 N Wilmot is a 4-unit building situated on a quiet tree lined one-way street with zoned, easy street parking for yourself and guests. This light filled top floor 3-bedroom 2-bathroom Bucktown condo is on a wide Chicago lot providing a desirable floor plan and additional two outdoor terraces -- front and back, plus garage parking. The kitchen has an expansive eat-in island was recently remodeled with new white shaker style cabinets and a marble hexagon backsplash. The primary bath was recently remodeled with a modern subway tiled shower, plumbing new fixtures, a hexagon tiled floor, new mirrors and lighting plus an added linen closet -- a wise design. Fresh paint and refinished hardwood floors throughout entire condo. The HVAC, full sized washer dryer, and dishwasher replaced in last 5 years. Nothing to do but move in and add your personal touch! Located near the Western Blue Line, The 606, coffee shops, dining, shopping, & a block to Ehrler Park.



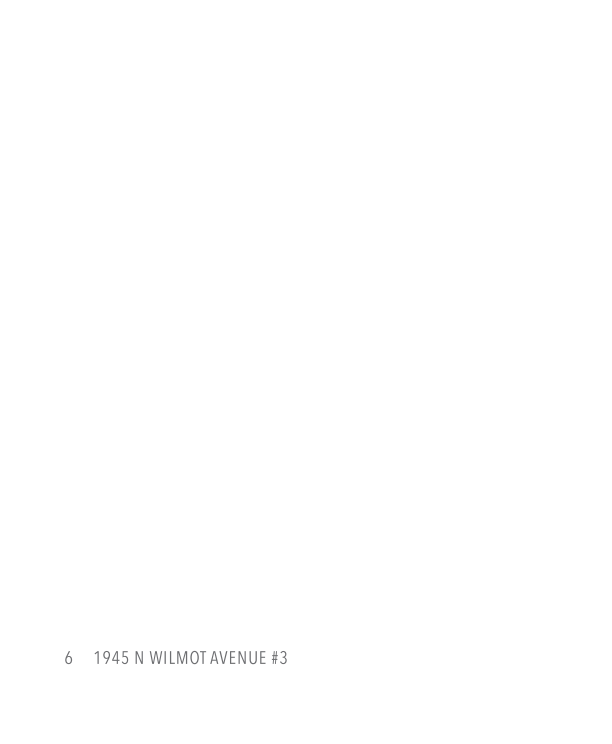
3 BEDROOM

2 BATH

TAXES: \$10,639

ASSESSMENTS: \$275 / MONTH

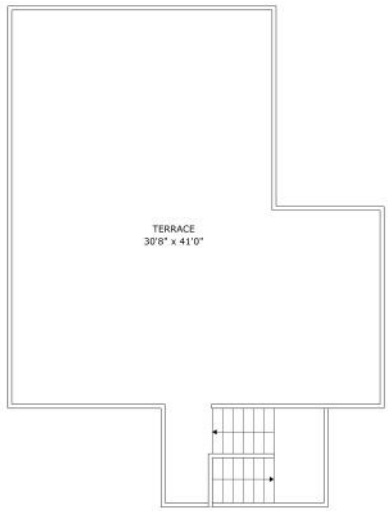








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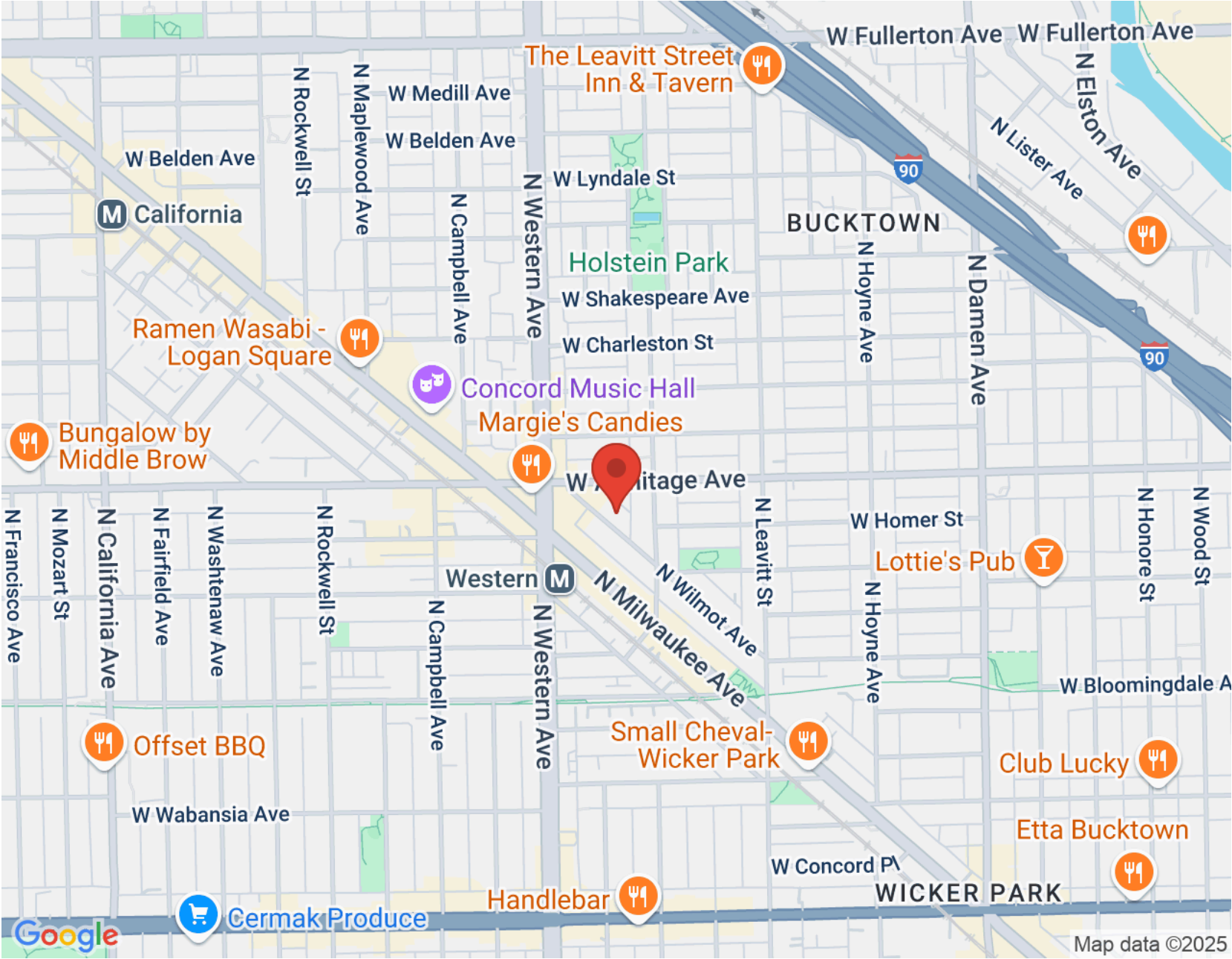
AS AN ARTISTS' COMMUNITY, NIGHTLIFE HOTSPOT, FOODIE DESTINATION, AND SHOPPING MECCA, **BUCKTOWN** IS UNDISPUTEDLY ONE OF CHICAGO'S TRENDIEST NEIGHBORHOODS.

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.



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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.

