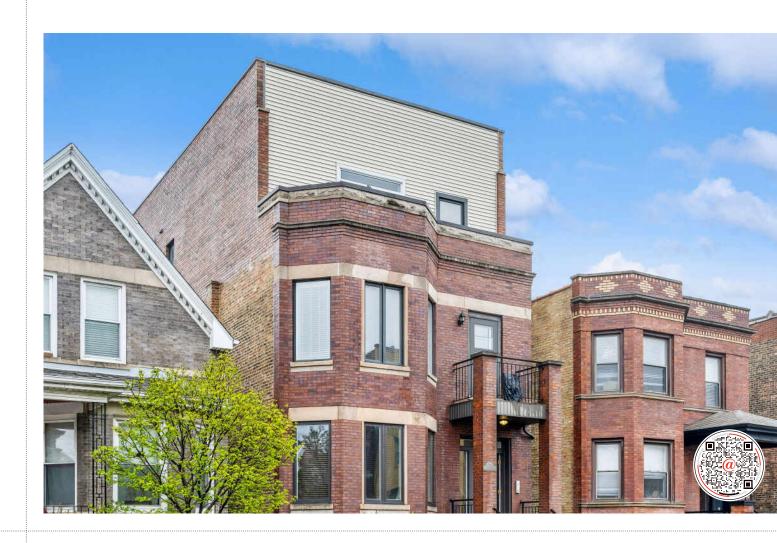
2235 W AUGUSTA BOULEVARD #3

UKRAINIAN VILLAGE







UKRAINIAN VILLAGE PENTHOUSE

Welcome home to this gorgeous 2 bedroom 2 bath penthouse, with a fully builtout, private roof deck in vibrant Ukrainian Village. You will feel the width of this expansive condo the moment you enter. Featuring an open concept main living space, the new buyer will love the cozy fireplace, serene front balcony for morning coffee, plenty of room for a large dining table and impressive space to entertain. The kitchen has lots of useful counter space and features a large island with bar seating, touchless faucet, disposal and stainless steel appliances. Freshly painted, with hardwood flooring throughout, this property truly ticks off all high-priority boxes: huge primary bedroom with a walk-in closet, en-suite bathroom with dual sinks, lots of closet storage space, in-unit laundry, and a garage parking space included in the price. The private roof deck spans the entire length of the unit and provides incredible views of the Chicago skyline. Half the space has wood decking and includes a bar area and pergola, while the other half is finished with new astroturf and patio lights. The owner has made many useful updates, particularly a brand new HVAC, raised garden beds on the back deck, new decking on the front deck, and a custom built-in bar off the kitchen. Close to parks, restaurants, hip bars, shopping, and all that Wicker Park and West Town have to offer.

2 BEDROOM 2 BATH

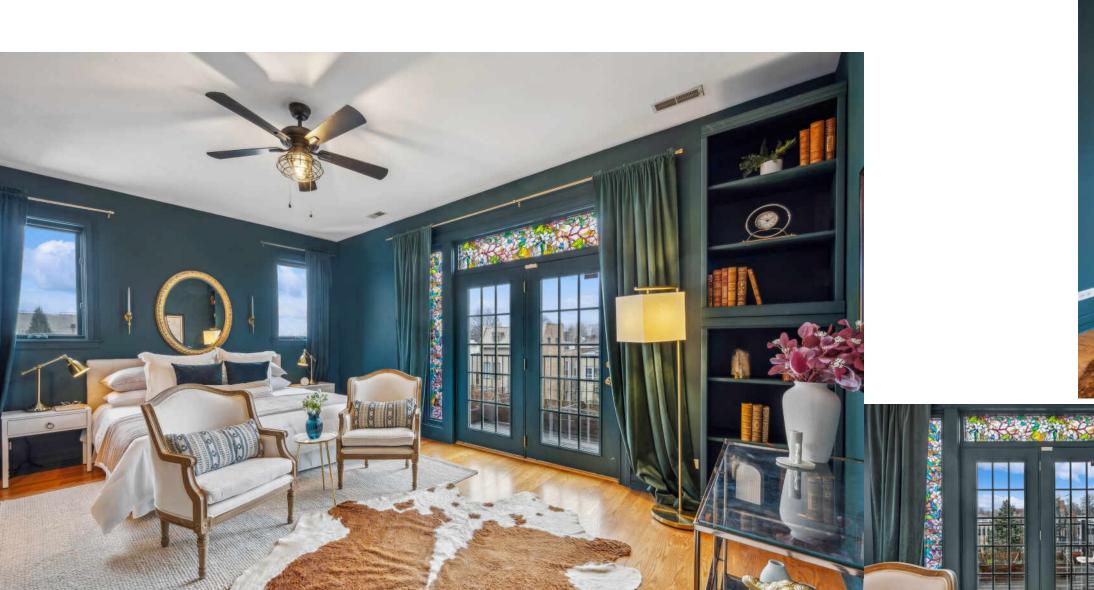
TAXES: \$9,039

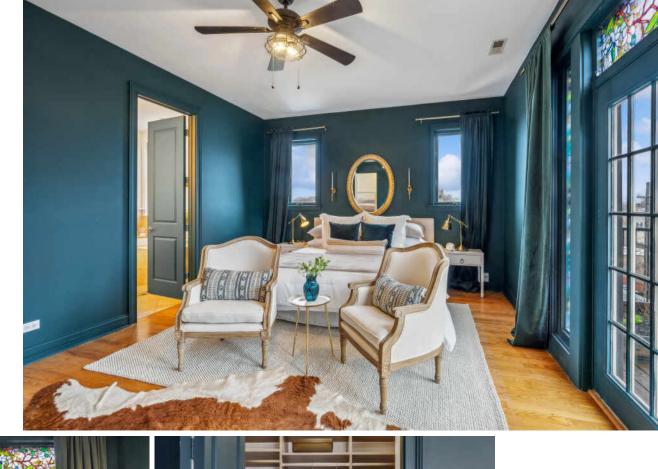
ASSESSMENTS: \$230 / MONTH











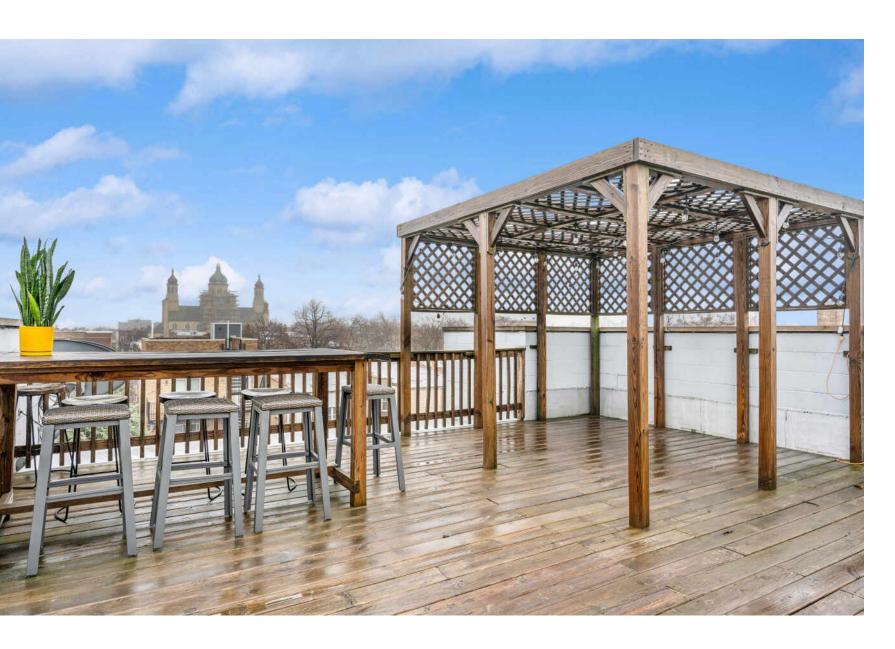


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SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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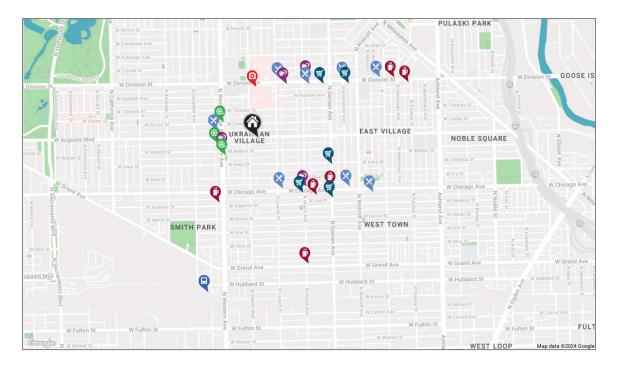


UKRAINIAN VILLAGE IS A COZY HAVEN ON CHICAGO'S WEST SIDE.

The neighborhood has welcomed new residents in its resurgence as well as a number of hip eateries, bars, and boutiques that have popped up along Division Street, Chicago Avenue, and Damen Avenue. With Wicker Park nearby, residents also have easy access to dozens of restaurants, eclectic shops, art galleries, and nightlife.

Although bustling with activity, Ukrainian Village also boasts a relaxed vibe. Residents enjoy warm weather at nearby Commercial Club Park, which is 1.52 acres and has a playground, baseball field, basketball court, and fieldhouse.

Homes in Ukrainian Village include single-family, multi-family, Victorianstyle homes, brick cottages and two-and three-flats on quiet tree-lined streets. The community is accessible by the Kennedy Expressway, the CTA Blue Line, and several bus routes.





a tavola 2148 WEST CHICAGO AVENUE, 0.2 MI

Boeufhaus 1012 N WESTERN AVE, 0.2 MI

Enoteca Roma

2146 WEST DIVISION STREET, 0.3 MI

The Fifty/50 2047 WEST DIVISION STREET, 0.3 MI

Letizia's Natural Bakery 2144 WEST DIVISION STREET, 0.3 MI

West Town Bakery 1916 WEST CHICAGO AVENUE, 0.5 MI

Milk & Honey Cafe 1920 WEST DIVISION STREET, 0.5 MI

Smoke Daddy BBQ - Wicker Park 1804 WEST DIVISION STREET, 0.6 MI

Arami 1829 WEST CHICAGO AVENUE, 0.6 MI

COFFEE SHOPS

Mothership

2021 WEST CHICAGO AVENUE, 0.4 MI

Pierre's Bakery Chicago 1956 WEST CHICAGO AVENUE, 0.4 MI

Liberation Kitchen 2054 WEST GRAND AVENUE, 0.6 MI

Alliance Bakery — Division 1736 WEST DIVISION STREET, 0.7 MI

Starbucks 1701 WEST DIVISION STREET, 0.7 MI

SHOPPING

KASIA'S DELI, INC. 2101 WEST CHICAGO AVENUE, 0.3 MI

Dark Matter Coffee - The

738 NORTH WESTERN AVENUE, 0.3 MI

Starbucks

Create Your Space Studio 937 NORTH WESTERN AVENUE, 0.2 MI

> Division St. CrossFit 2133 WEST DIVISION STREET, 0.3 MI

Black Dog Gelato 859 NORTH DAMEN AVENUE, 0.4 MI

2011 WEST DIVISION STREET #3157,

745 NORTH DAMEN AVENUE, 0.4 MI

1913 WEST DIVISION STREET, 0.5 MI

PHEALTH CLUBS

Janik's Cafe

Sprout Home

Penelope's

0.4 MI

Elite Integrated Pilates 2058 WEST CHICAGO AVENUE, 0.3 MI

Hilltop Yoga 2046 WEST DIVISION STREET, 0.4 MI

O HOSPITALS

St Mary of Nazareth Hospital: 2233 WEST DIVISION STREET, 0.2 MI

ENTERTAINMENT

EZ Inn 921 N WESTERN AVE, 0.2 MI

The Empty Bottle 1035 N WESTERN AVE, 0.2 MI

Sportsman's Club 948 N WESTERN AVE, 0.2 MI



Western Ave METRA - MILWAUKEE DISTRICT NORTH,

Western METRA - NORTH CENTRAL SERVICE, 0.7 MI

NOTES			

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