

**2300 W BLOOMINGDALE AVENUE #B**  
BUCKTOWN





#### ROOM DIMENSIONS

LIVING ROOM : 16' × 13'

KITCHEN : 11' × 8'

PRIMARY BEDROOM : 15' × 12'

SECOND BEDROOM : 14' × 11'

Welcome home to this beautifully updated 2 bed / 2 bath duplex condo with a private attached garage in the heart of Bucktown! Ideally located in a quiet courtyard building just steps from The 606, this spacious two-story home offers beautiful hardwood floors, an open-concept floor plan, and incredible natural light throughout. The main level features a stunning kitchen complete with newer stainless steel appliances, granite countertops, high-end wood cabinetry, matte black pendant lighting, and a stylish subway tile backsplash. The oversized island opens seamlessly into the spacious living room featuring a cozy gas fireplace, creating the perfect space for entertaining or everyday living. The primary suite is conveniently located on the main level and offers great closet space, an en-suite bath, and in-unit washer/dryer just outside the bedroom door. Downstairs, you'll find the generously sized second bedroom with another en-suite bathroom, making it ideal for guests, a work-from-home setup, or additional living space. Recently updated with luxury vinyl plank flooring, the lower level also features French doors leading to your private patio space and secondary entrance. Just off the lower level is the attached 1-car garage with an additional tandem exterior parking space directly behind (included in price). Easy street access with no alley directly off Winnebago Ave. Professionally managed and investor-friendly HOA with no rental cap. Prime Bucktown location just 1 block off Milwaukee Ave and only a 3-minute walk to the Western Blue Line stop, with easy access to restaurants, shopping, nightlife, parks, and transportation.

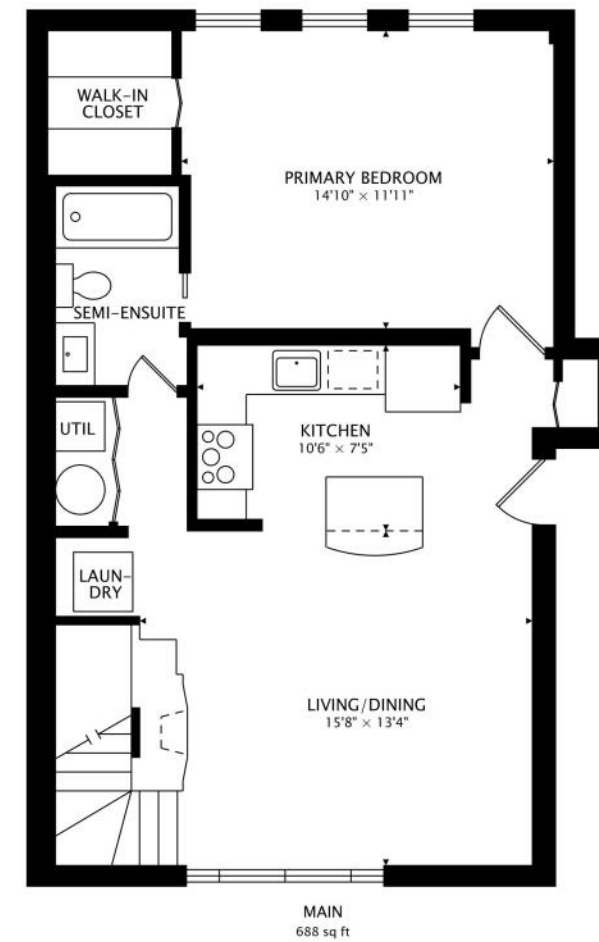
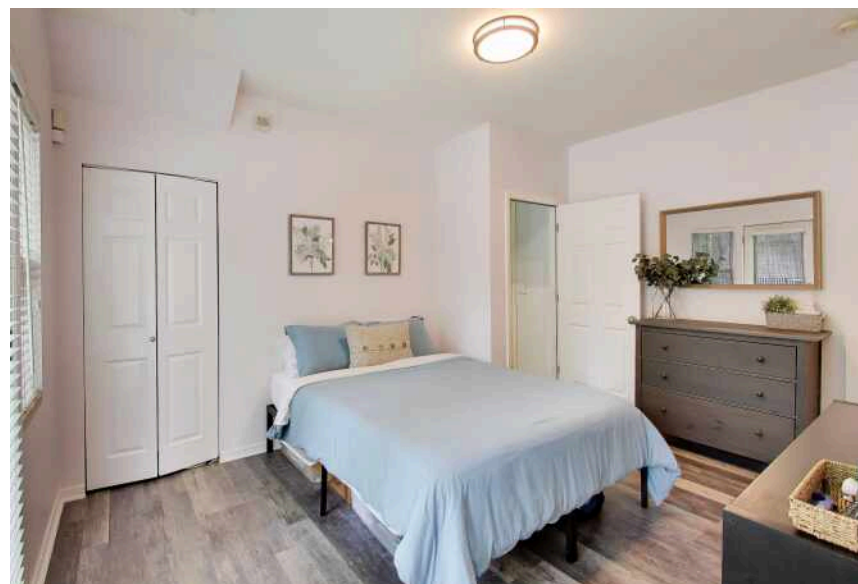
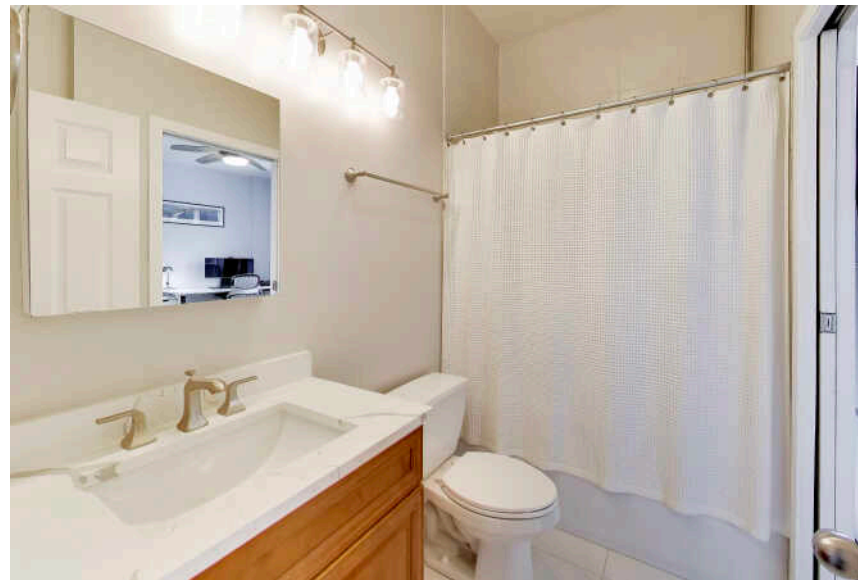
2 BEDROOM

2 BATH

TAXES: \$7,656

ASSESSMENTS: \$332 / MONTH







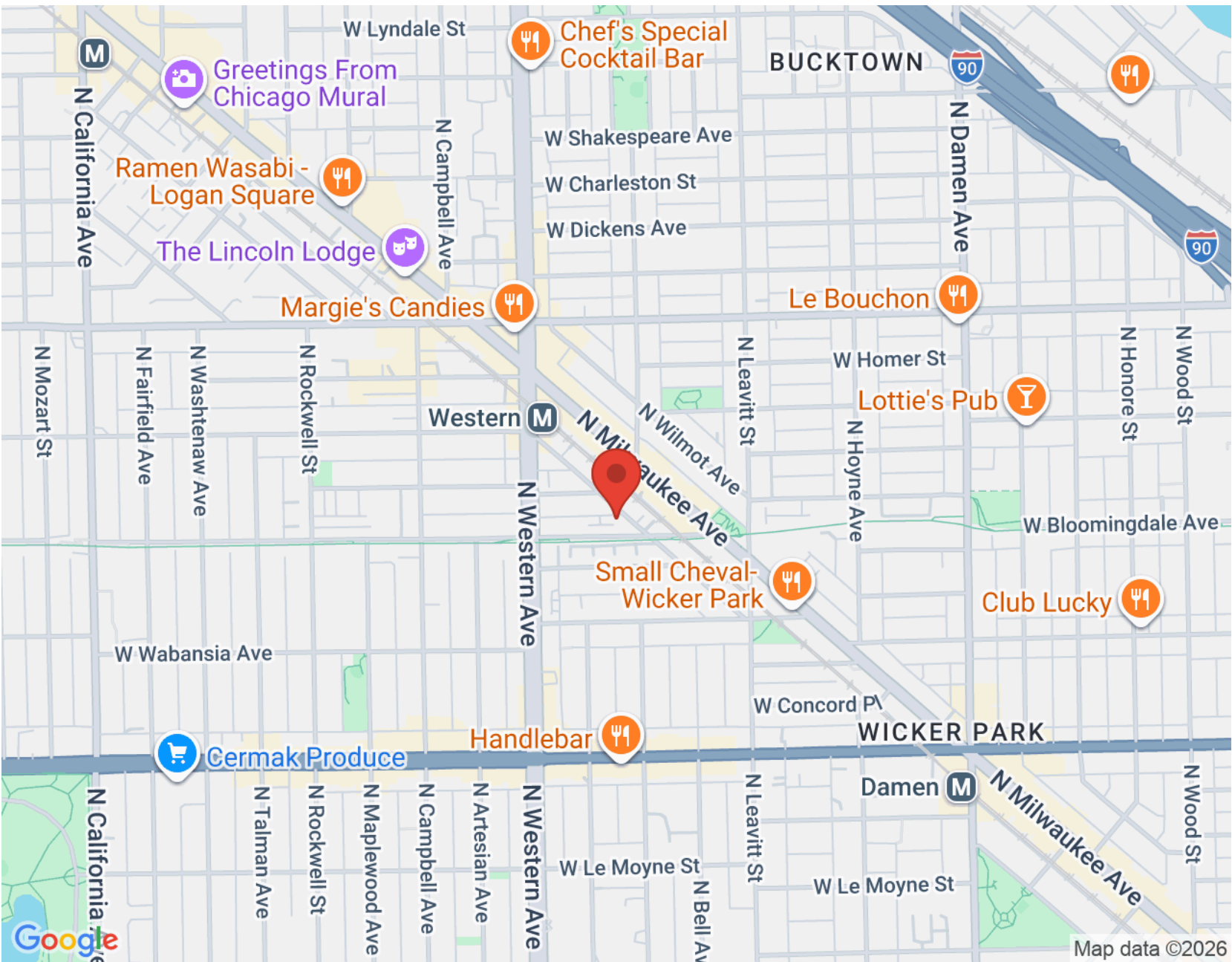
AS AN ARTISTS' COMMUNITY, NIGHTLIFE HOTSPOT, FOODIE DESTINATION, AND SHOPPING MECCA, **BUCKTOWN** IS UNDISPUTEDLY ONE OF CHICAGO'S TRENDIEST NEIGHBORHOODS.

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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