

2300 W. ST. PAUL AVE. UNIT 502
BUCKTOWN

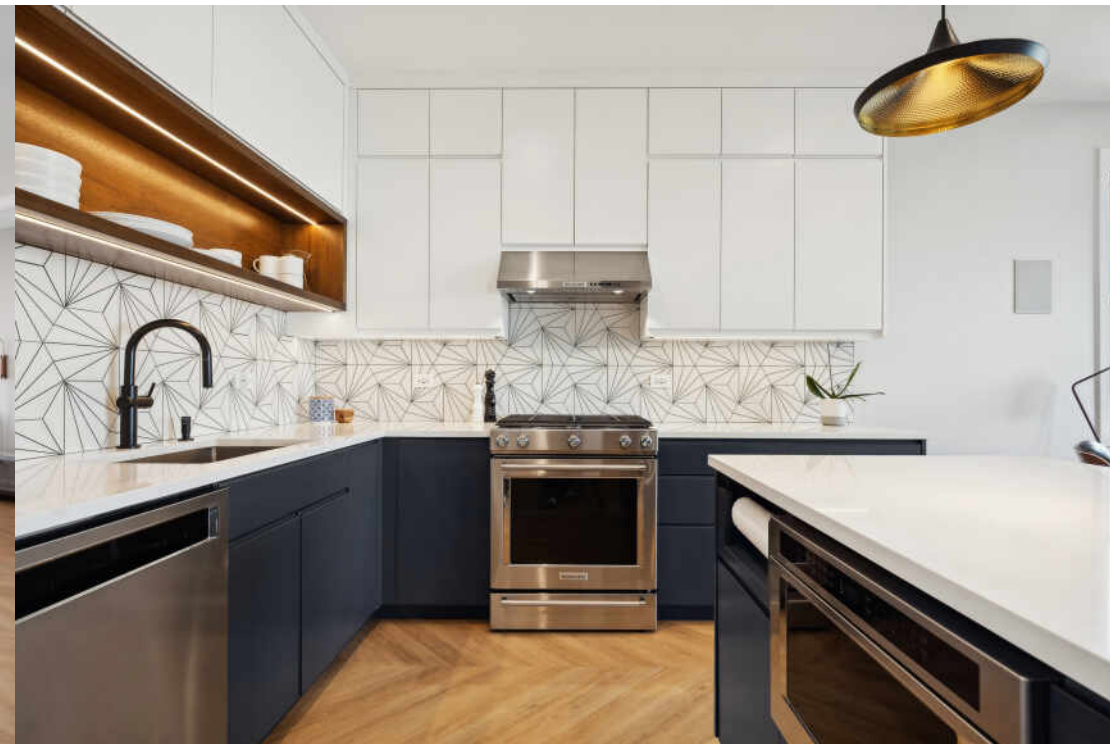




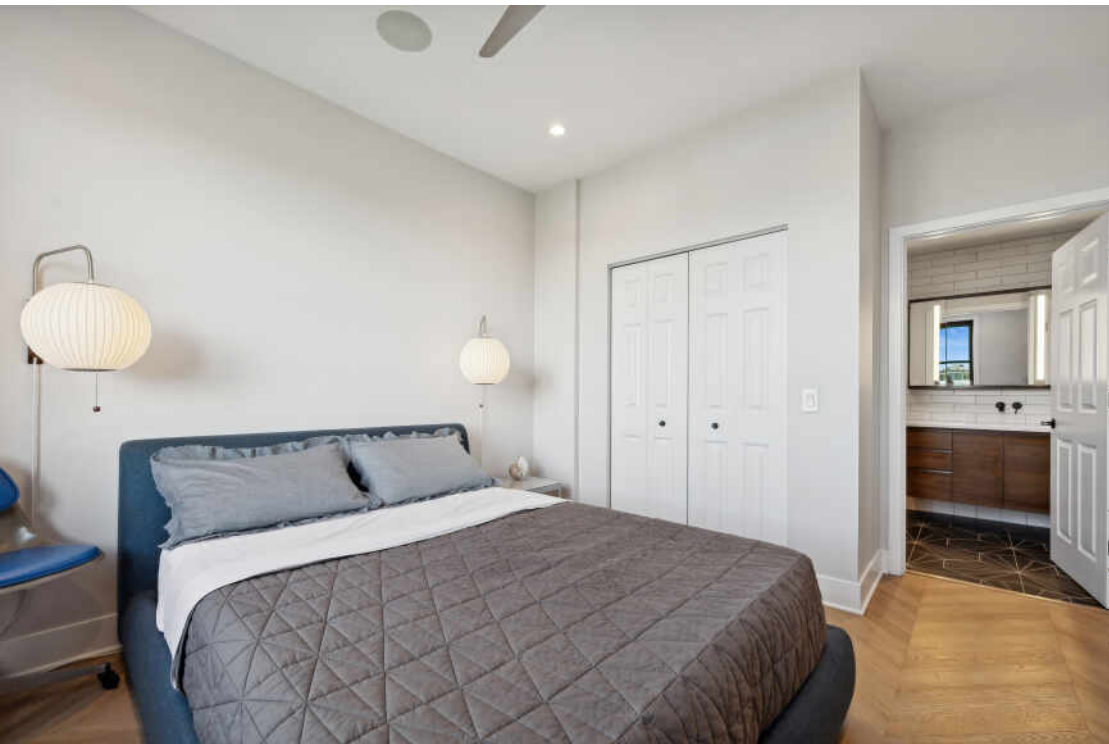
2 BEDROOM
1.5 BATH
TAXES: \$7,190.40
ASSESSMENTS: \$355.25

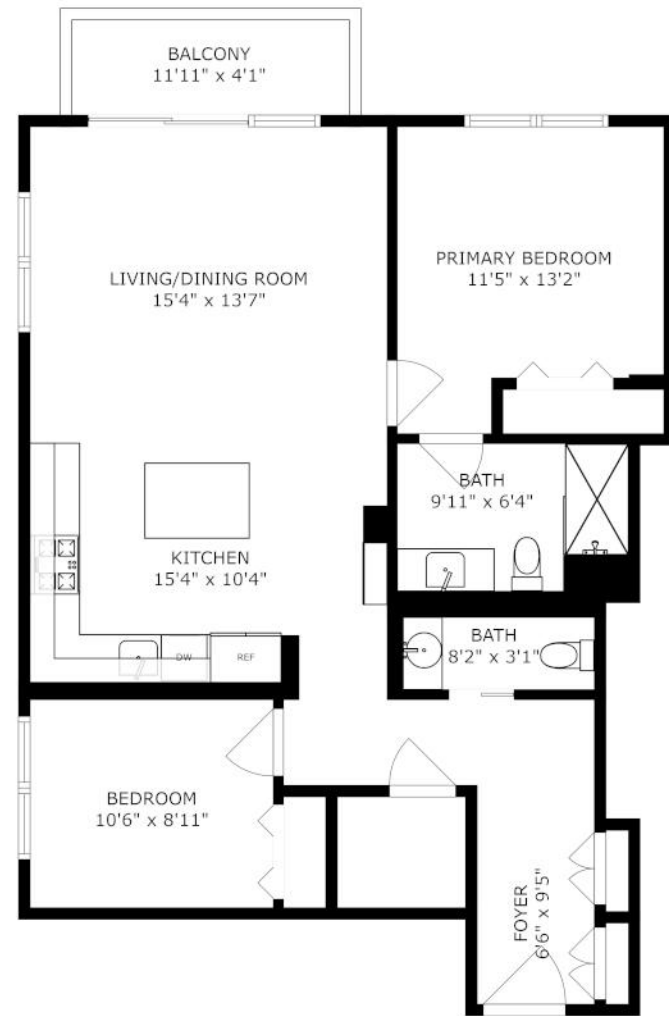
EXQUISITE BUCKTOWN CONDO FULLY RENOVATED!

This exquisite Bucktown condo, fully renovated in 2021 with plans by Habitar Design, exemplifies contemporary urban living with meticulous craftsmanship and premium upgrades. Attention to detail is evident throughout, blending refinement and simplicity.*Breathtaking Views and Abundant Natural Light:* Enjoy uninterrupted skyline vistas from the living room, balcony, and primary bedroom. No expense was spared, from the stunning chevron-patterned flooring, to the wall tiling, custom lighting, and technology throughout. *Chef-Inspired Kitchen:* Redesigned for flow, illumination, and storage, the kitchen boasts custom, ceiling-high cabinets, countertop and toe-kick lighting, and an island with a drawer microwave and pullout recycling. Wood accents and open shelving, lightly-veined quartz, a touchless faucet, and a designer backsplash create a sophisticated yet functional space. The sculptural Tom Dixon pendants add dramatic flair. *Luxurious Bathrooms:* Both bathrooms have been completely transformed with discerning stone choices and Kohler fixtures. The primary bathroom includes a lavish walk-in shower with wall-mounted, handheld, and rain shower units. The powder room, with its Art Deco design contrasting modern themes, features a pocket door to maximize space.*Smart Home Features:* A true smart home with voice-controlled light switches, built-in speakers ready for streaming, and app-controlled roller shades. Newer energy-saving Marvin windows and a sliding glass door provide excellent insulation. WiFi thermostat, USB-C outlets, newer furnace, water heater, Kitchen Aid appliances, and LG W & D. *Prime Location:* Situated steps away from Bucktown's boutiques, renowned dining spots, vibrant nightlife, and grocery stores, this condo also offers nearby access to public transportation with a short walk to two Blue Line stops. A resident-only gated park provides a space to relax or enjoy time with your pet. Secure parking and a storage unit are included. *The Perfect Urban Oasis:* This one-of-a-kind, turn-key condo offers everything you desire: elegance, modern amenities, an unbeatable location, and city views that change with the angle of the sun. It is the ultimate urban retreat!









SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



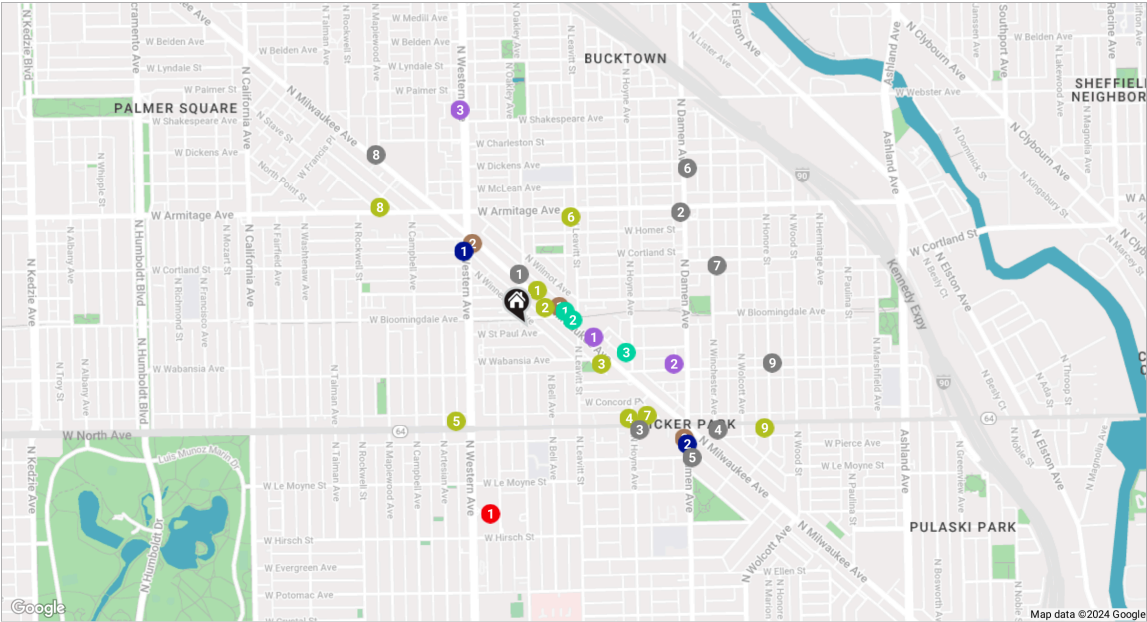
AS AN ARTISTS' COMMUNITY, NIGHTLIFE HOTSPOT, FOODIE DESTINATION, AND SHOPPING MECCA, **BUCKTOWN** IS UNDISPUTEDLY ONE OF CHICAGO'S TRENDIEST NEIGHBORHOODS.

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.



RESTAURANTS

- 1 Irazu Costa Rican Restaurant & Catering
1865 NORTH MILWAUKEE AVENUE, 0.1 MI
- 2 Le Bouchon
1958 NORTH DAMEN AVENUE, 0.4 MI
- 3 Sultan's Market
2057 WEST NORTH AVENUE, 0.4 MI
- 4 Piece Brewery
1927 WEST NORTH AVENUE, 0.5 MI
- 5 Big Star
1531 NORTH DAMEN AVENUE, 0.5 MI
- 6 Coast Sushi Bar
2045 NORTH DAMEN AVENUE, 0.5 MI
- 7 Lottie's Pub
1925 WEST CORTLAND STREET, 0.5 MI
- 8 Ramen Wasabi
2101 NORTH MILWAUKEE AVENUE, 0.5 MI

COFFEE

- 1 Ipsento 606
1813 NORTH MILWAUKEE AVENUE, 0.1 MI
- 2 Starbucks
1932 NORTH MILWAUKEE AVENUE, 0.2 MI
- 3 Stan's Donuts & Coffee
1560 NORTH DAMEN AVENUE, 0.4 MI

GROCERY

- 1 ALDI
1753 NORTH MILWAUKEE AVENUE, 0.2 MI
- 2 Olivia's Market
2014 WEST WABANSIA AVENUE, 0.4 MI
- 3 Fresh Market Place
2134 NORTH WESTERN AVENUE, 0.5 MI

GYM

- 1 Zen Yoga Garage
1845 NORTH MILWAUKEE AVENUE, 0.1 MI
- 2 CHI50 Megaformer Chicago
1814 NORTH MILWAUKEE AVENUE, 0.1 MI
- 3 CorePower Yoga - Bucktown
1704 NORTH MILWAUKEE AVENUE, 0.2 MI
- 4 Bucktown Fitness Club
2100 WEST NORTH AVENUE, 0.3 MI
- 5 Anytime Fitness
2412 WEST NORTH AVENUE, 0.3 MI
- 6 Chi Yoga Shack
1942 NORTH LEAVITT STREET, 0.3 MI
- 7 Bucktown Athletic Club
2040 WEST NORTH AVENUE, 0.3 MI
- 8 Moksha Yoga Center
2528 WEST ARMITAGE AVENUE, 0.4 MI
- 9 Pure Barre
1837 WEST NORTH AVENUE, 0.6 MI

MEDICAL

- 1 Presence Medical Group
1431 NORTH WESTERN AVENUE #205, 0.4 MI

TRANSIT

- 1 Western
CTA - BLUE LINE, 0.2 MI
- 2 Damen
CTA - BLUE LINE, 0.5 MI

PARKS

- 1 Park No. 567
1801-11 NORTH MILWAUKEE AVENUE, 0.1 MI
- 2 The Bloomingdale Trail - Milwaukee and Leavitt Access Point
NORTH LEAVITT ST AND BLOOMINGDALE TRAIL, 0.1 MI
- 3 The Bucktown Green
1724 NORTH WILMOT AVENUE, 0.2 MI



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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.

