

2300 W WABANSIA AVENUE #133  
BUCKTOWN







#### ROOM DIMENSIONS

LIVING ROOM : 24' × 12'

DINING ROOM : 13' × 10'

KITCHEN : 16' × 12'

PRIMARY BEDROOM : 14' × 12'

1 BEDROOM

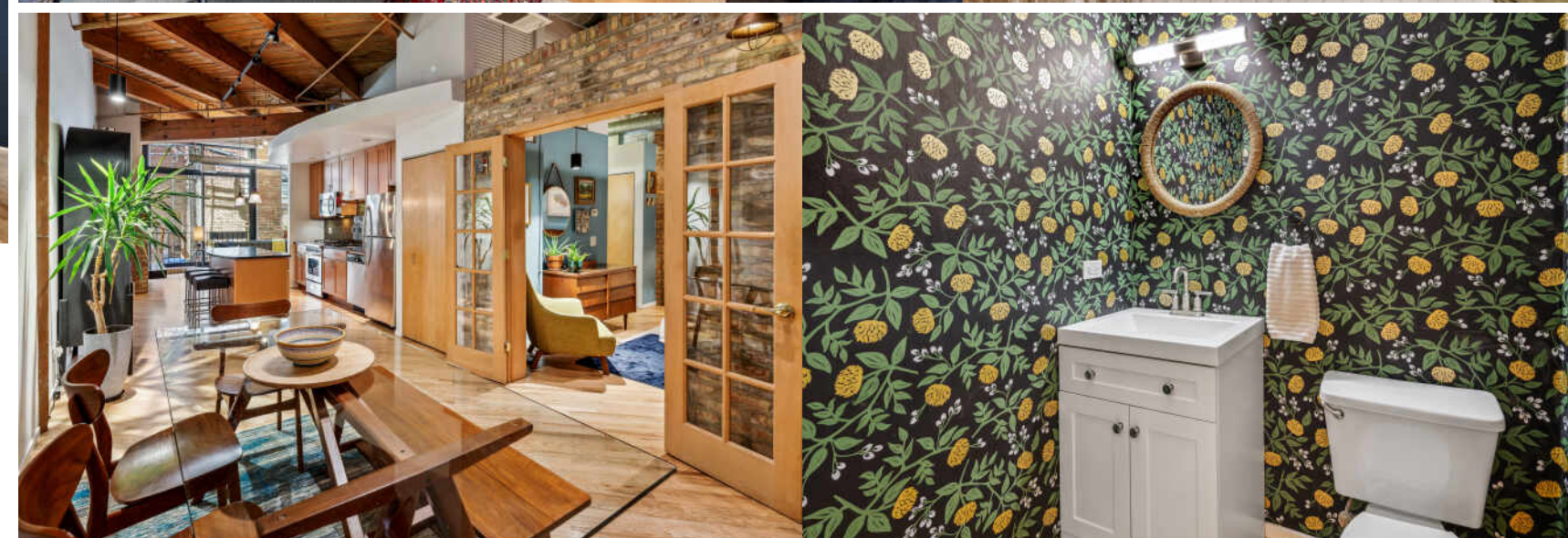
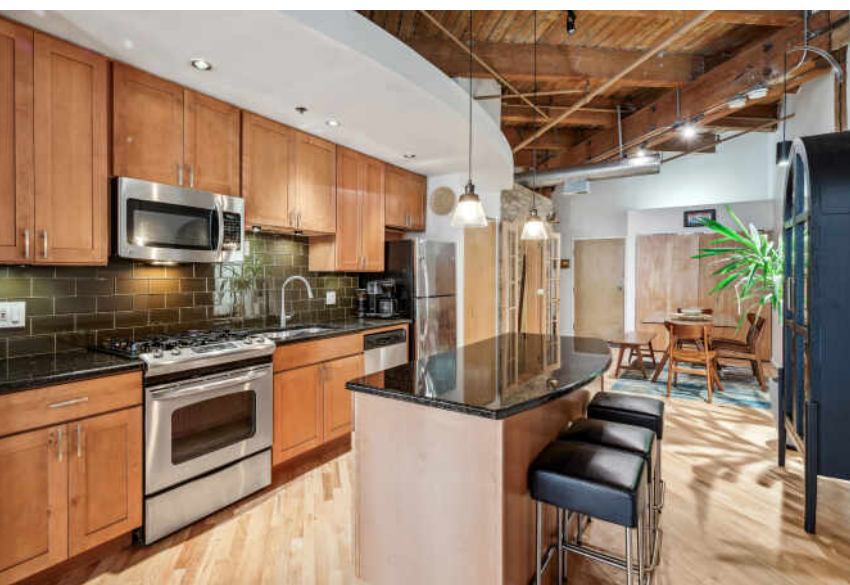
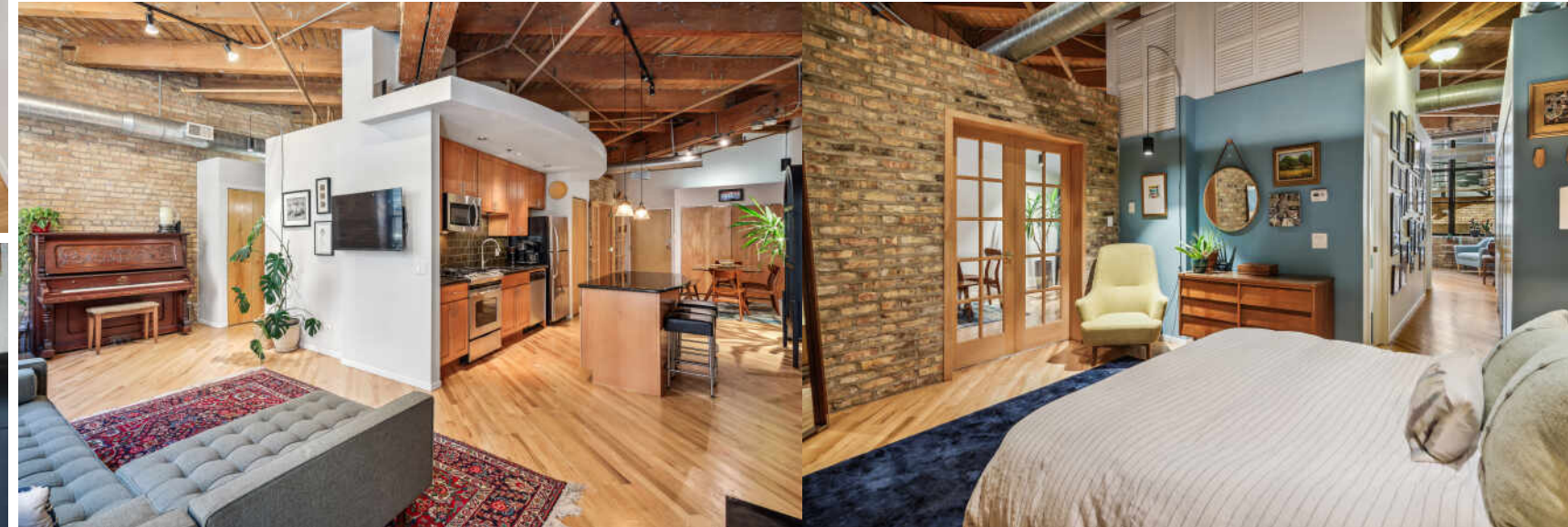
1.1 BATH

TAXES: \$7,823

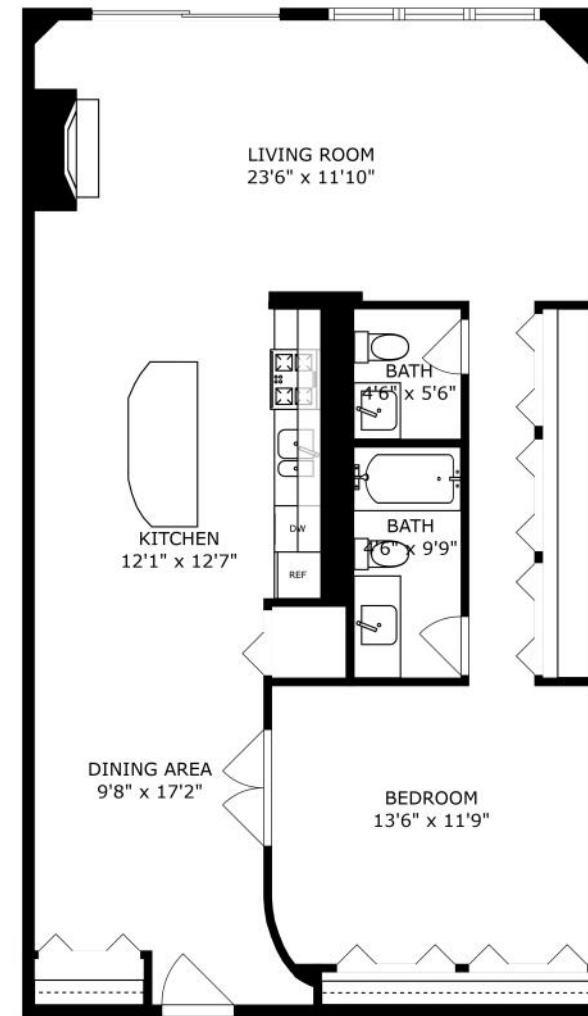
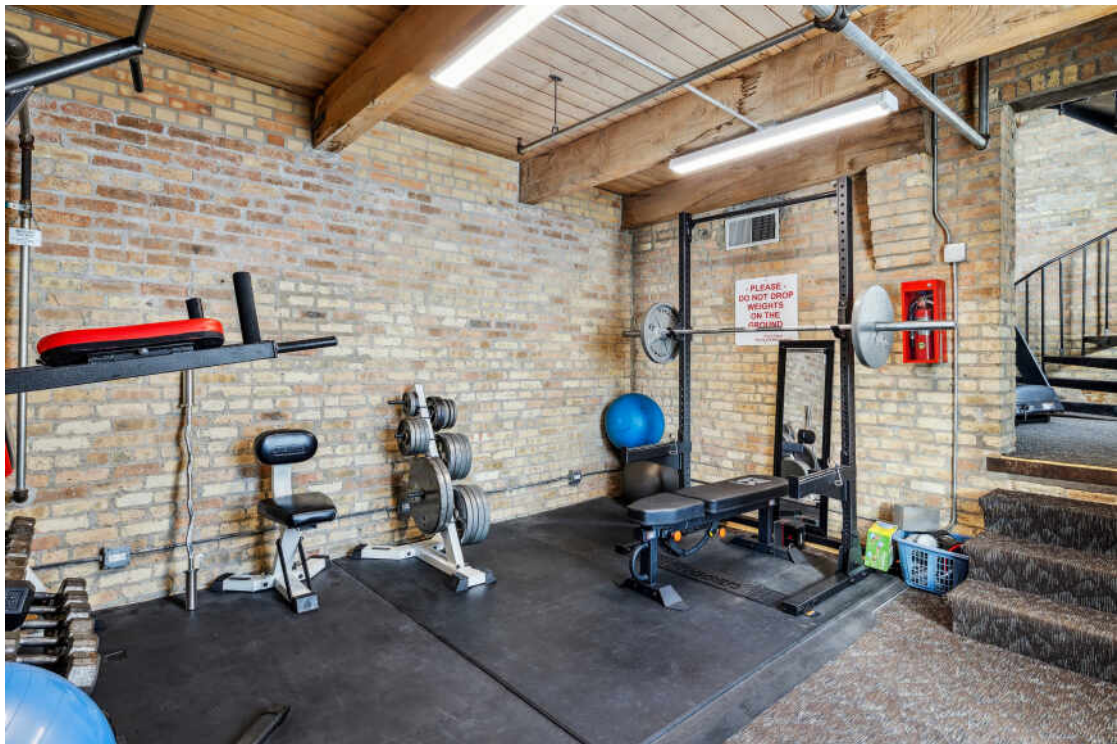
ASSESSMENTS: \$466 / MONTH

Welcome to the Clocktower lofts in the heart of Bucktown! This oversized, high 1st Floor, 1 bedroom 1/1bath unit was originally a two-bedroom unit that was opened up for more living space. Wonderful open floor plan has soaring beamed ceilings, exposed brick, and beautiful diagonal hardwood floors. Spacious centrally located kitchen features maple cabinets with granite countertops and stainless appliances, and a large island with overhead pendant lighting for entertaining. Huge living room space features a fireplace with custom brick mantle surround and new custom built-in bookshelves. Juliet balcony with sliding doors for lots of extra sunlight and fresh air. Separate dining space big enough for a full size dining set! Lots of storage in the many closets throughout the unit plus a storage unit that comes included! Both the powder room and full bathroom have been newly remodeled. New full size stackable washer/dryer in unit. New furnace and AC condenser just serviced. DEEDED GARAGE PARKING SPACE IS INCLUDED. Building has workout room and awesome common roof deck with fabulous city views. Walking distance to transportation, restaurants, shopping, THE 606 and so much more! This one is a stunner!



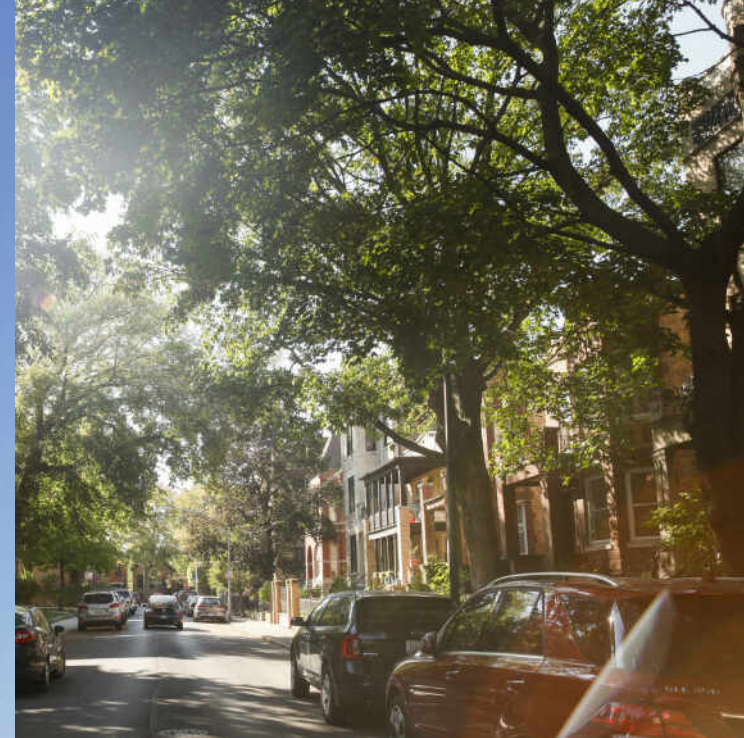






SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





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

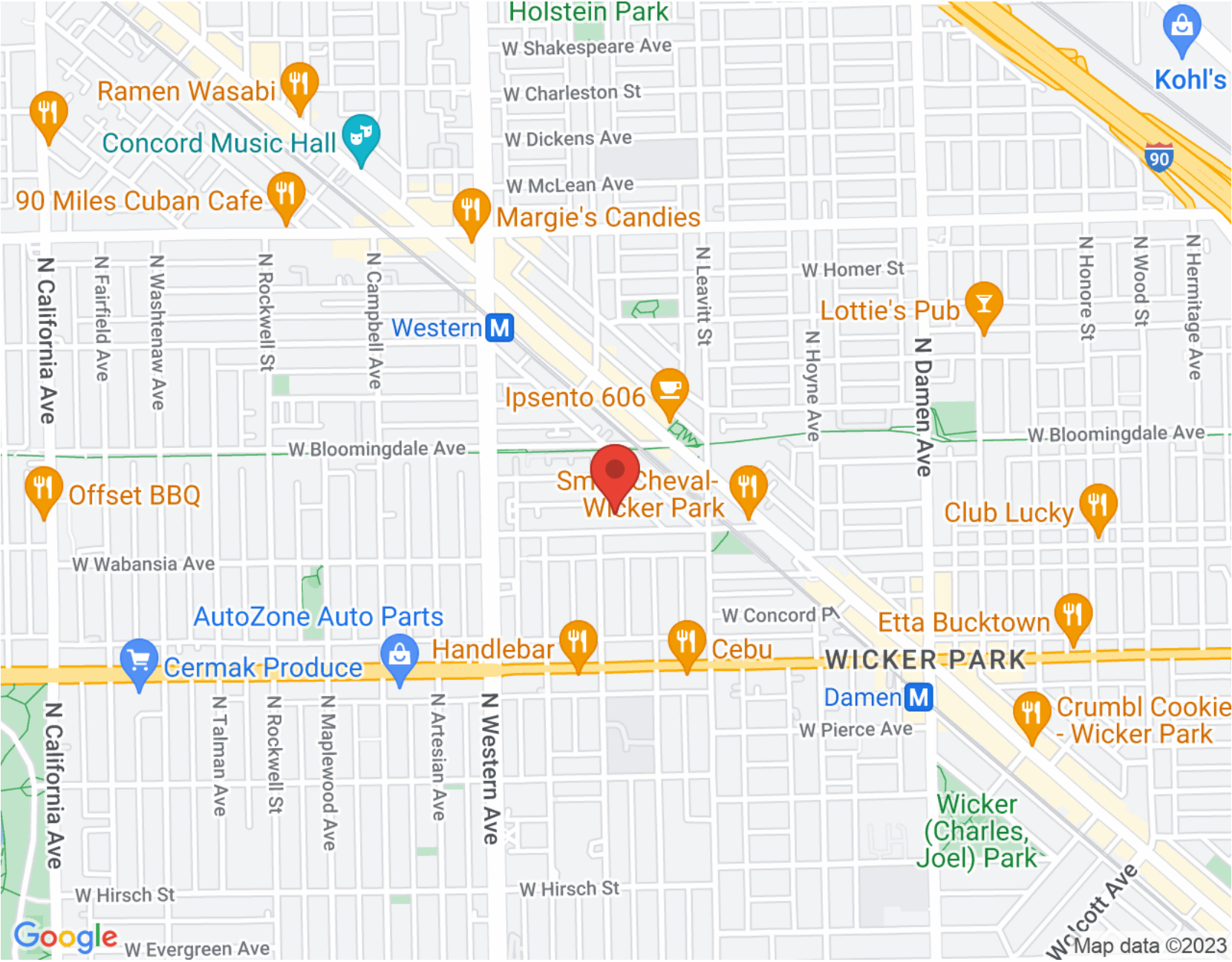
Bucktown's restaurant scene is diverse and local friendly. Residents also enjoy a unique mix of independent bookstores, shops, bars, galleries, and theaters. Meanwhile, upscale retailers have made the neighborhood a designer destination.

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.





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## DAN FOWLER

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