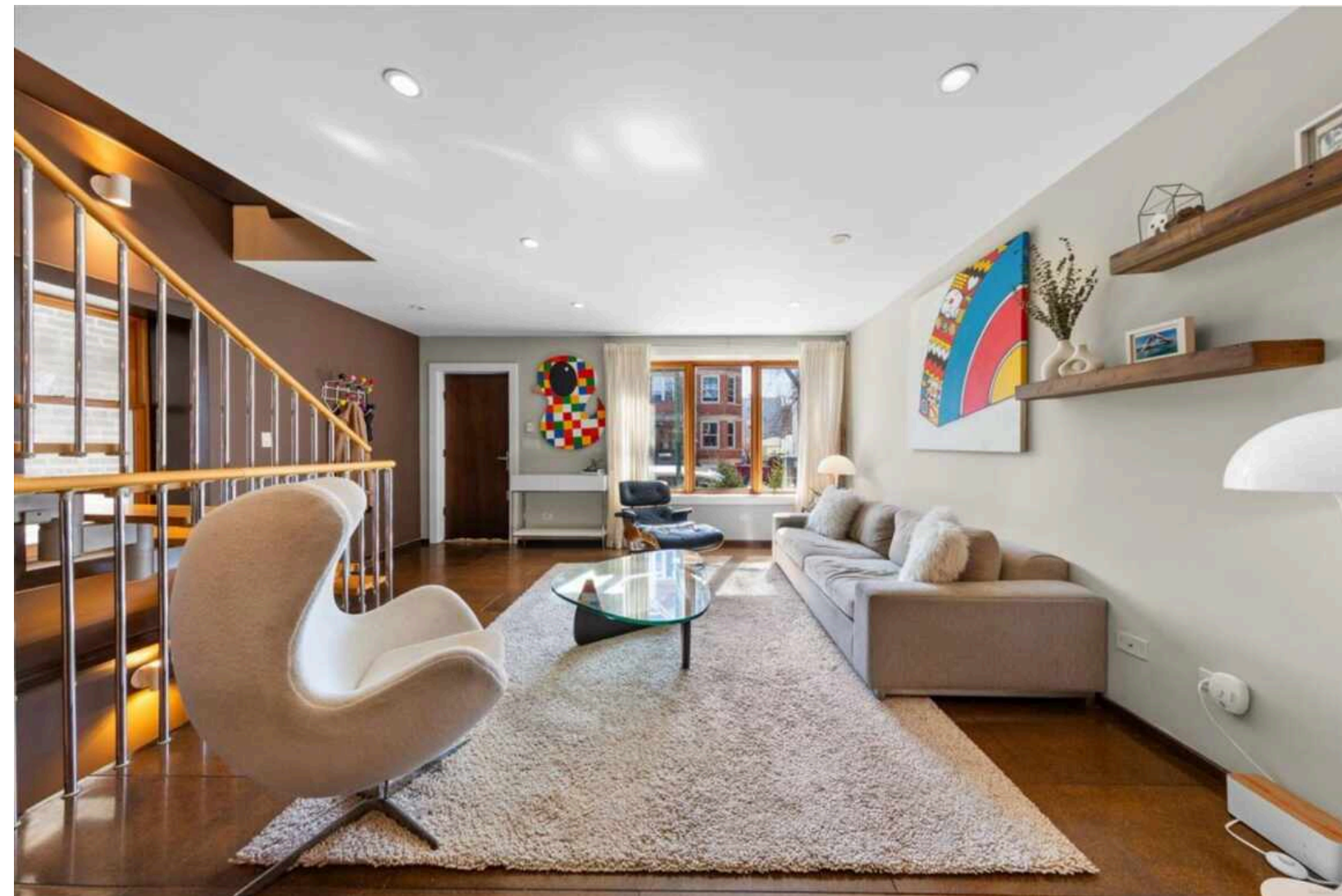


2334 W MEDILL AVENUE
BUCKTOWN

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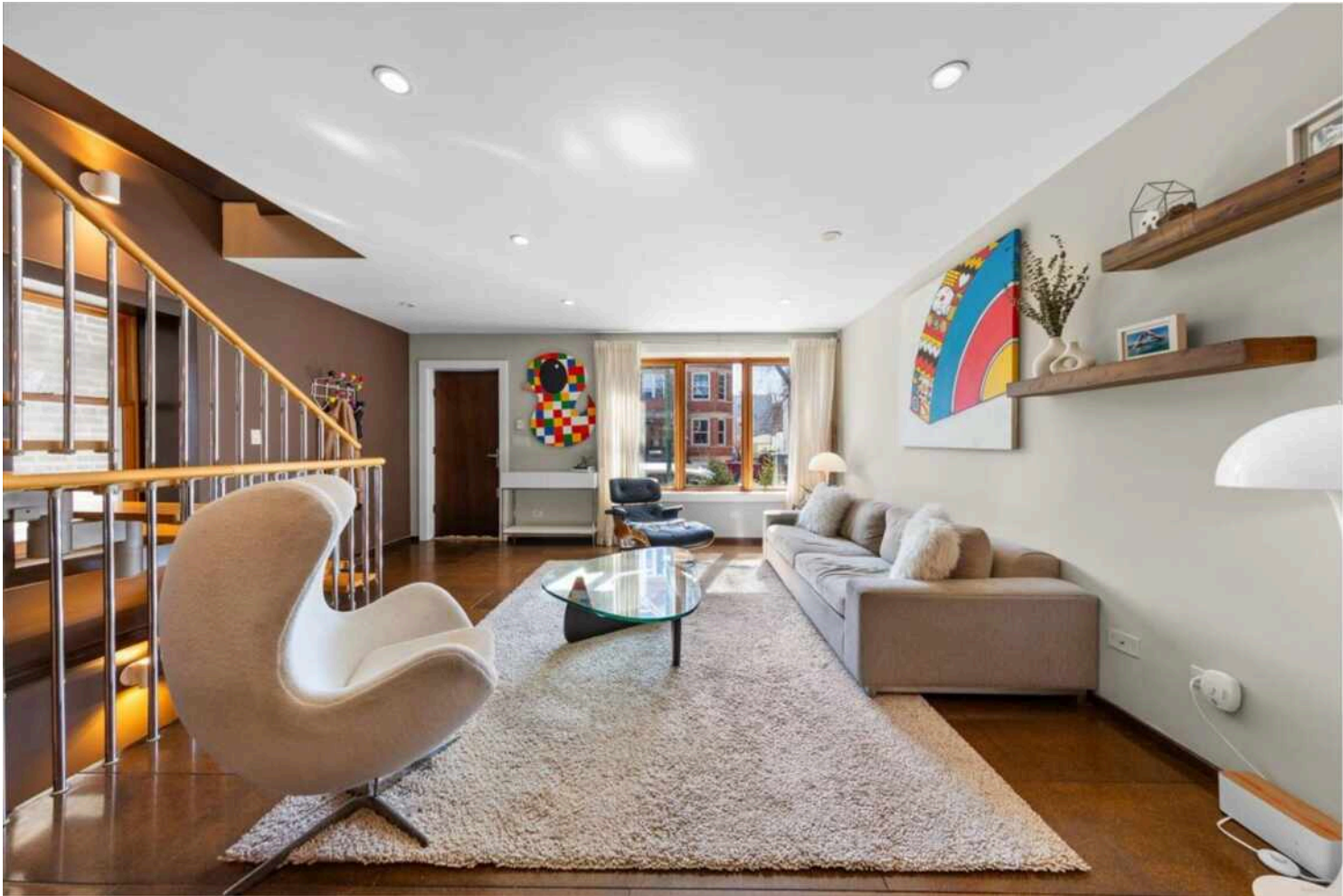
JENNIFER PIET BROKER

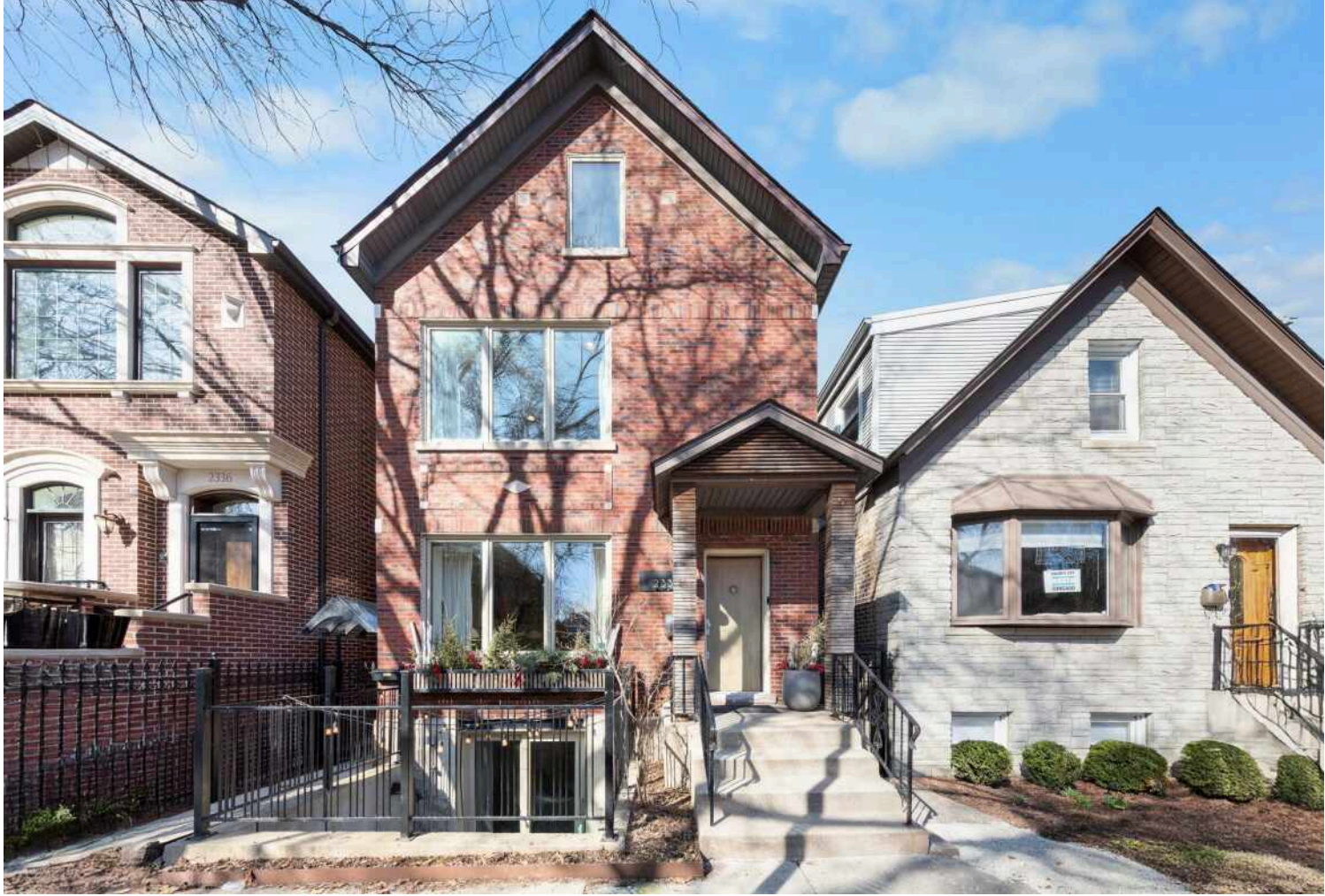
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2334 W MEDILL AVENUE COOL HOME + COOL COACH HOUSE

ROOM DIMENSIONS

Living Room	23'x17'
Family Room	17'x16'
Dining Room	17'x13'
Kitchen	17'x11'
Primary Bedroom	17'x15'
Primary Sitting Room	12'x11'
Second Bedroom	16'x10'
Third Bedroom	14'x10'
Office	19'x10'
Fourth Bedroom	10'x9'
Mud Room	15'x11'
Coach Living Rm	21'x18'
Coach Kitchen	15'x6'
Coach Bedroom 5	14'x13'
Coach Bedroom 6	14'x10'
Coach Loft	12'x6'

FEATURES

Prepare to be captivated by this rare 4-story home with a COACH house located on one of Bucktown's most coveted 1-way streets and in Pulaski IB district. This home is anchored by a custom floating staircase designed in Italy and eco-friendly HEATED cork flooring. The chef's kitchen is a true showstopper, featuring a sleek concrete breakfast bar, newer cabinetry, and premium appliances. The kitchen was curated by the former owner who designs kitchens and cabinets for a living. This design esthetic is carried throughout the home with custom built -in's EVERYWHERE: mudroom, closets, bookcases & office! A separate two-level coach house sleek and modern in design with 2 bedrooms & 1.5 baths, plus office, offers endless possibilities for an Air B& B, au-pair suite, high-end rental, or creative studio. This home offers indoor & outdoor living - choose your own adventure of 5 outdoor spaces! Step outside into your own private sanctuary: a professionally landscaped "urban oasis" where a lush grape vine trellis provides a seasonal backdrop for entertaining. The thriving garden has produced everything from snap peas to corn, while the front yard dazzles annually with giant white hydrangeas and alliums... its so dazzling its featured in the Bucktown Garden Walk!

- Coach House Income potential: \$4000/month = buying power increased by est. \$500,000
- Updates: Kitchen appliances + Cabinets, tankless hot water heater, New Roof, HVAC & flood control system, lighting, bathroom fixtures & paint
- Home is featured in Chicago Crains!



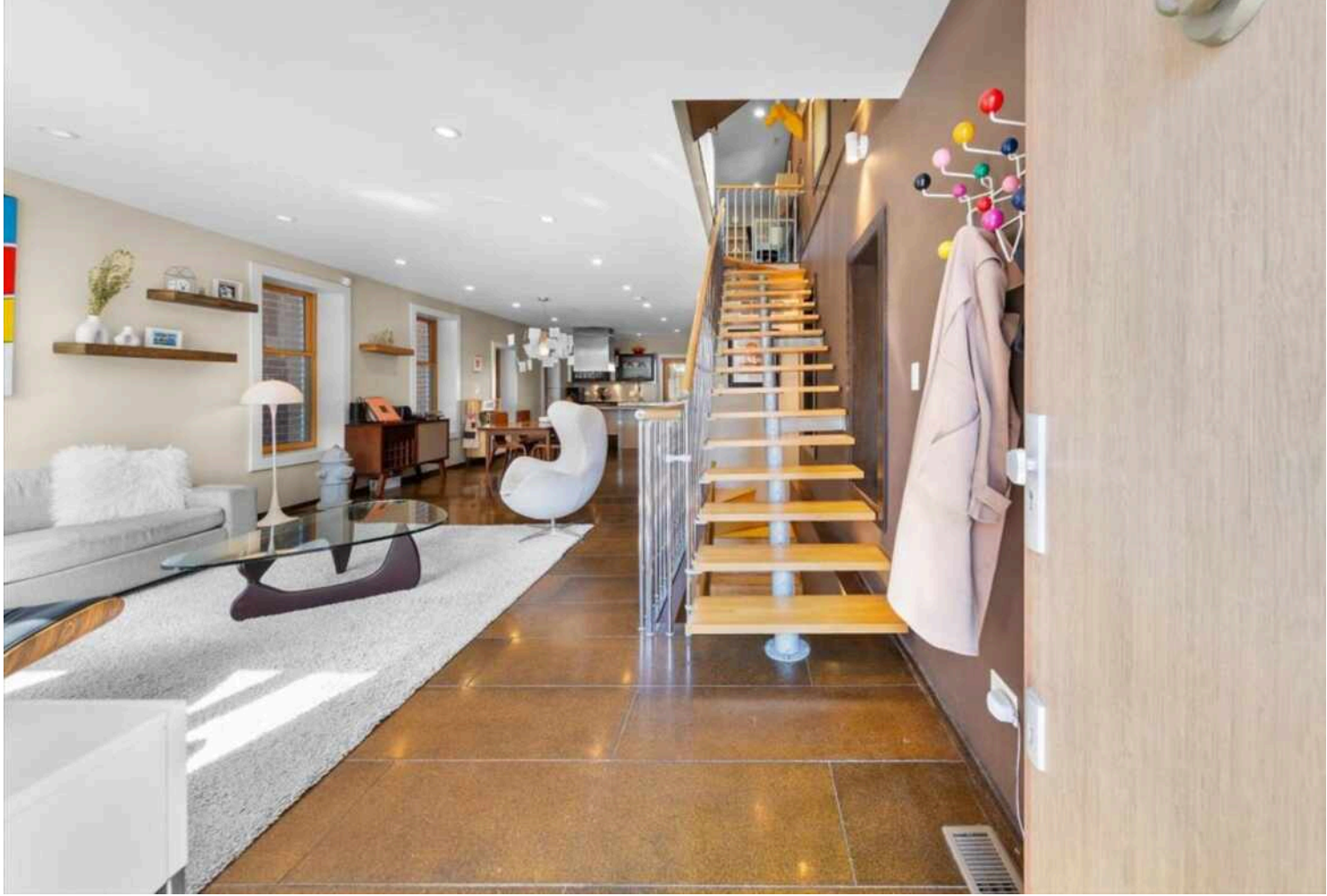
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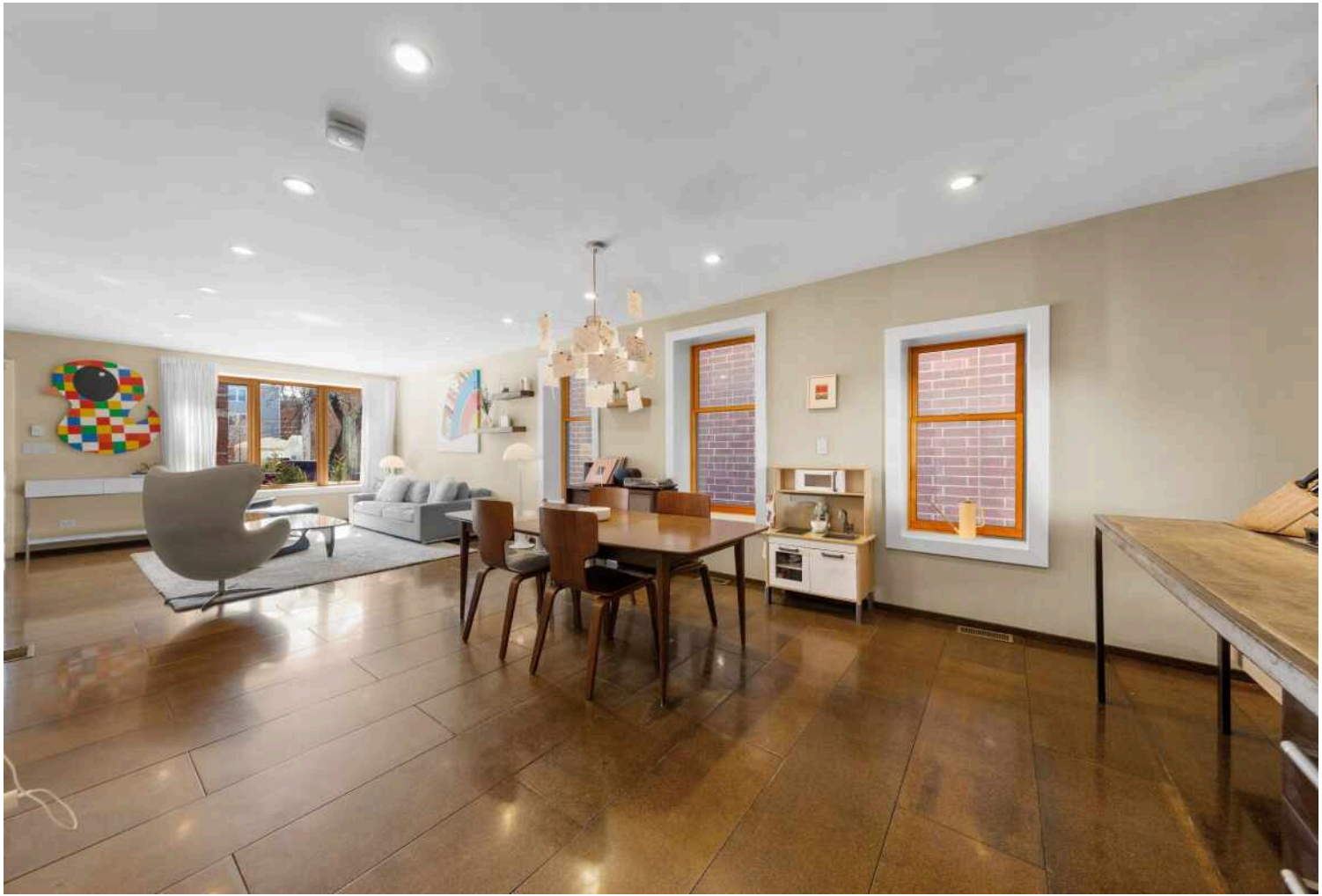


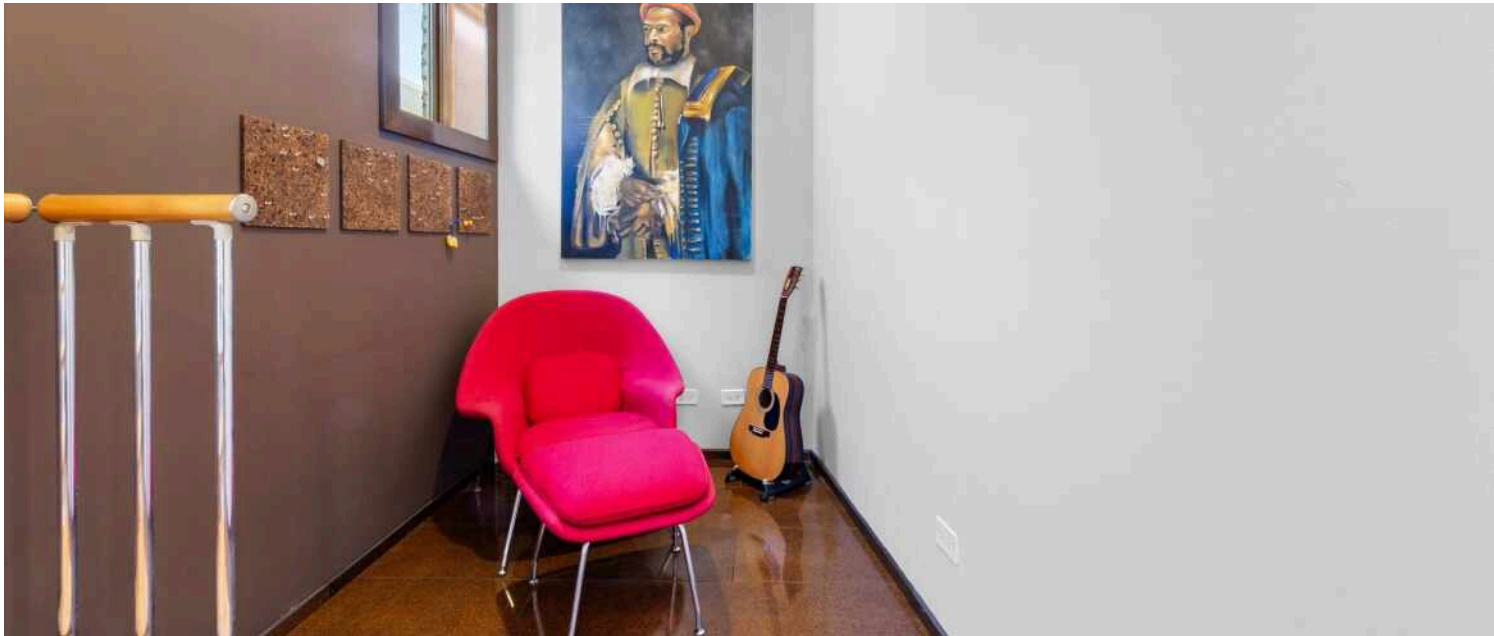
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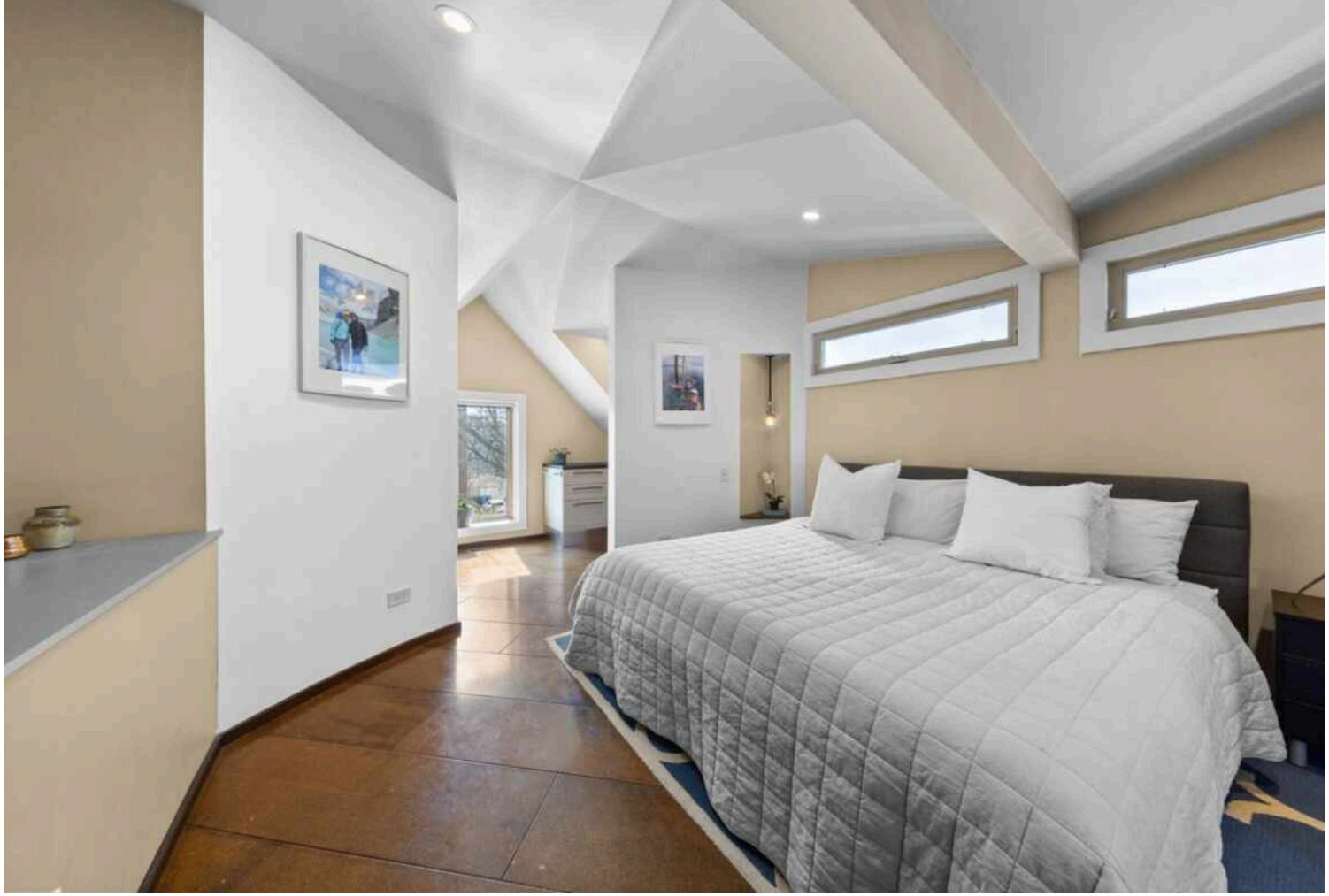






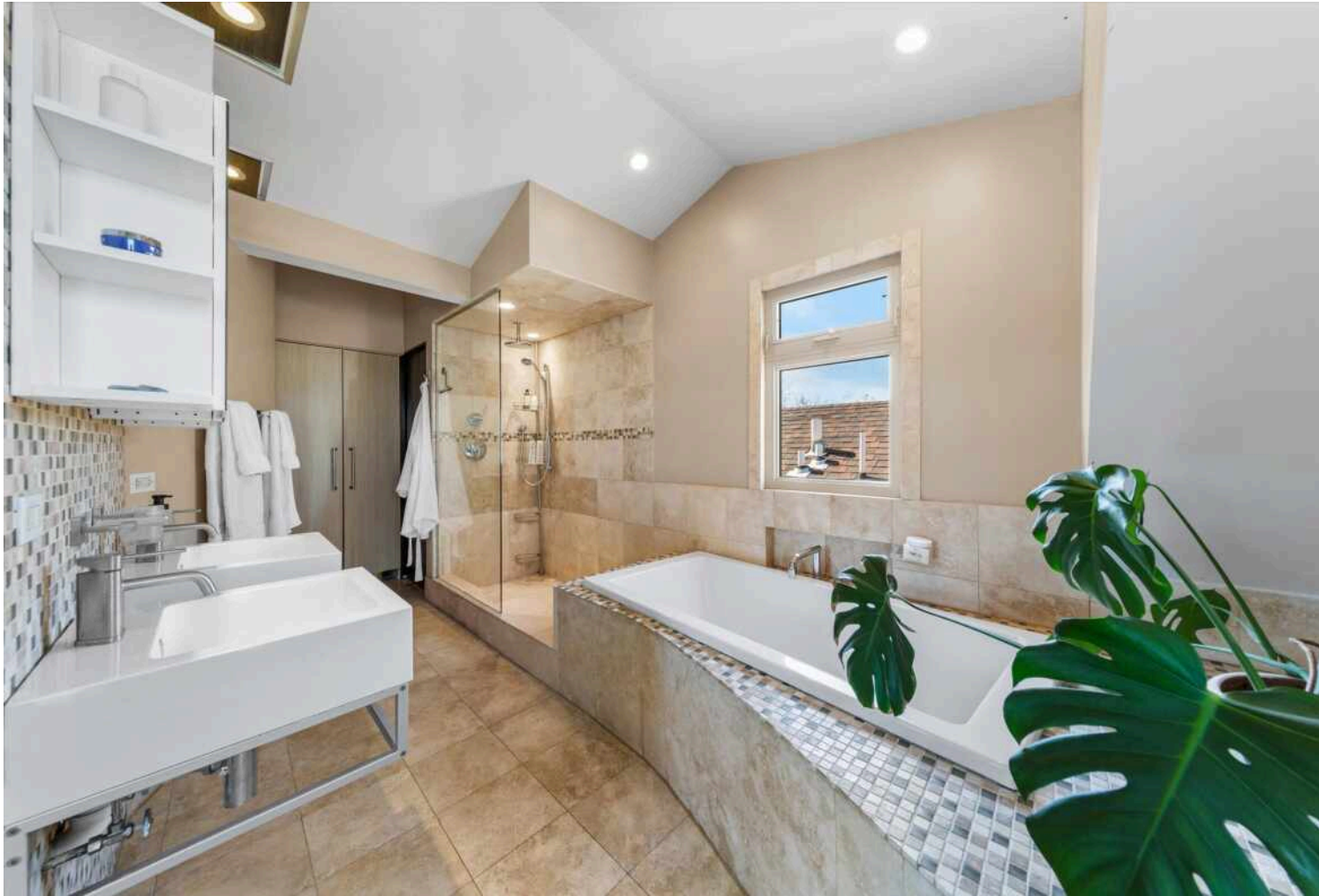








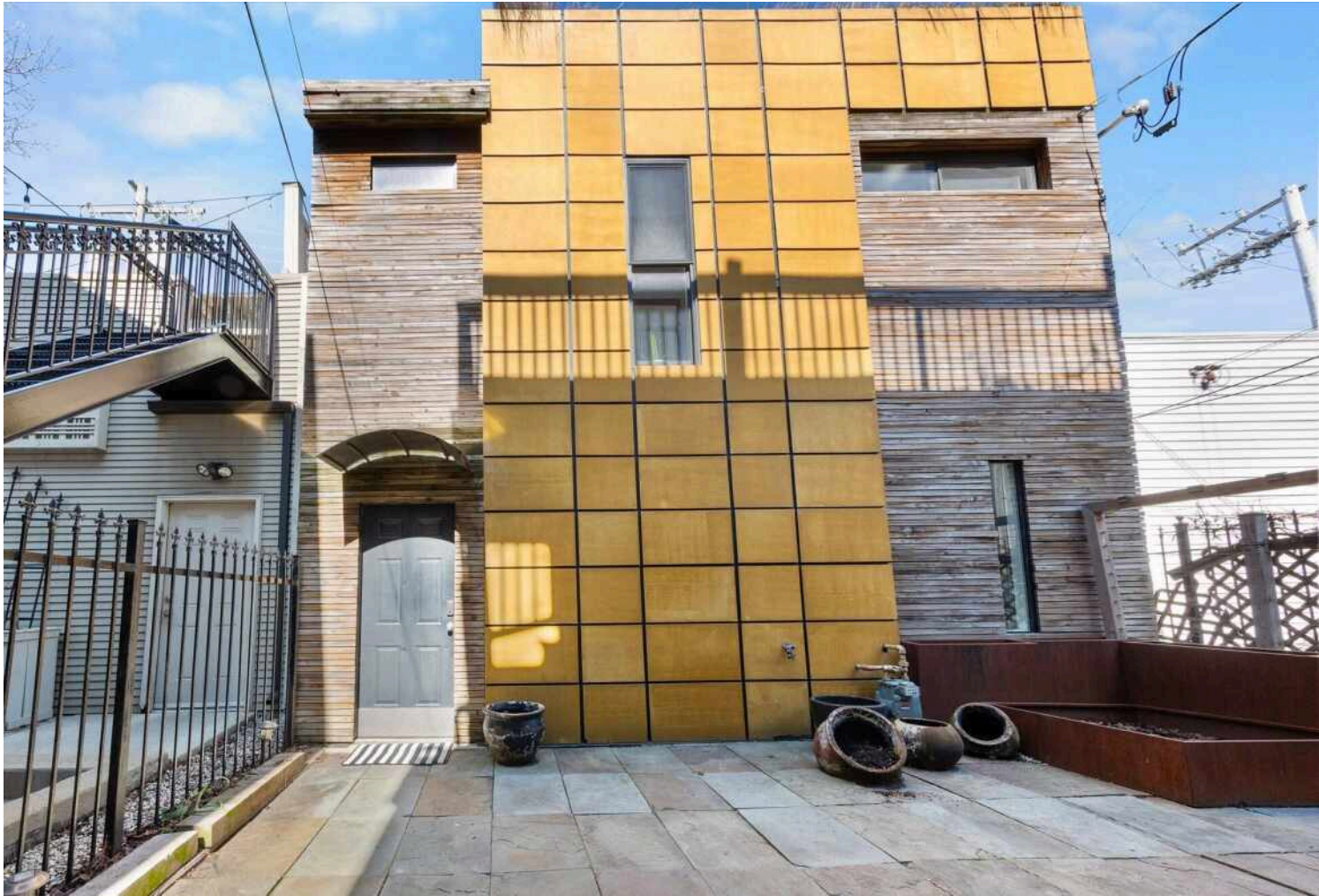






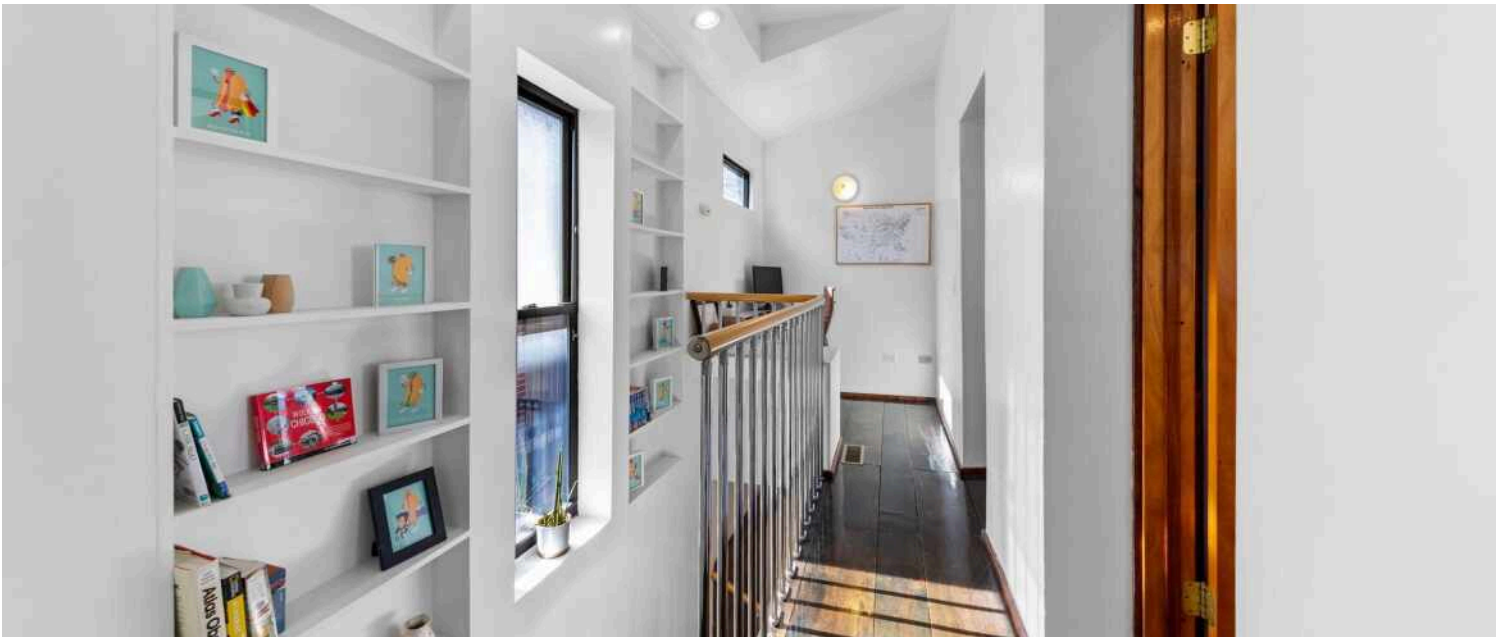


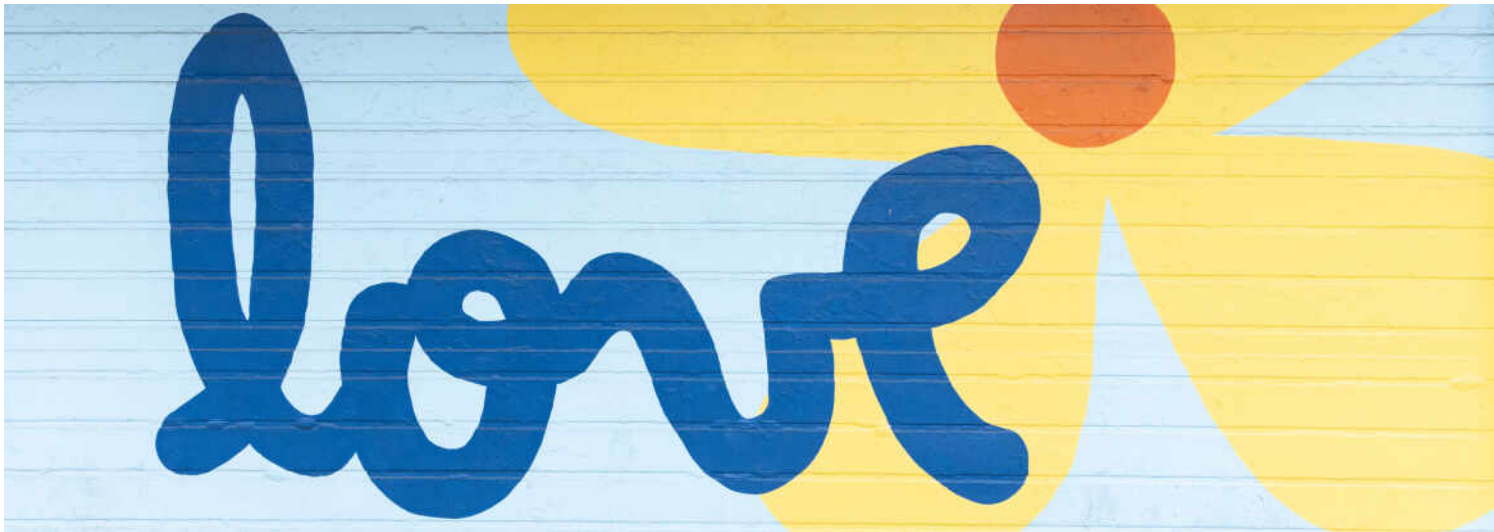
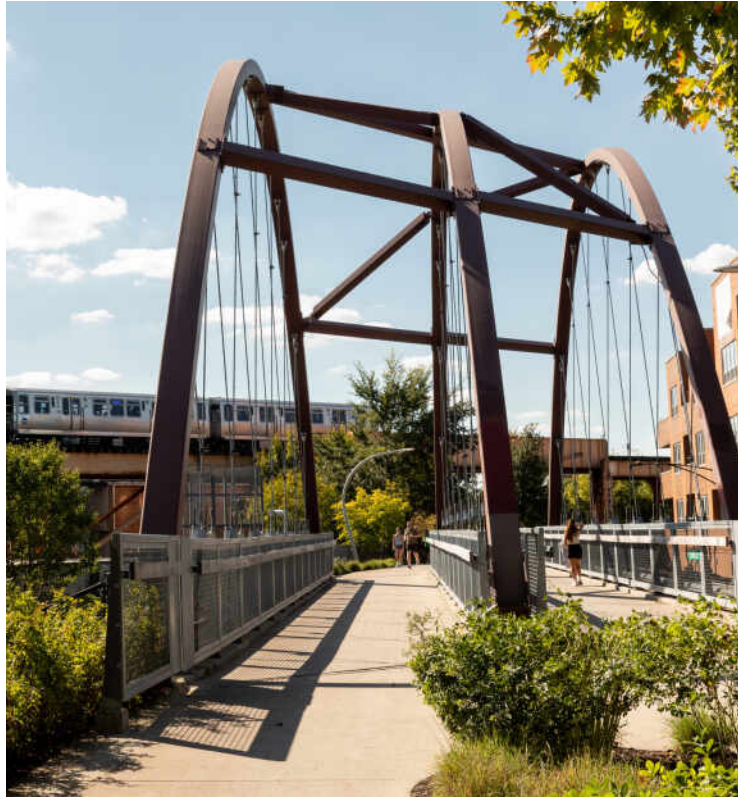












AS AN ARTISTS' COMMUNITY, NIGHTLIFE HOTSPOT, FOODIE DESTINATION, AND SHOPPING MECCA, **BUCKTOWN** IS UNDISPUTEDLY ONE OF CHICAGO'S TRENDIEST NEIGHBORHOODS.

Locals love the neighborhood's artistic flair, boutiques, and restaurants, plus convenient access to public transportation.

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.



TOTAL: 3659 sq. ft.

Basement: 610 sq. ft., 1st floor: 474 sq. ft., 2nd floor: 713 sq. ft., 3rd floor: 474 sq. ft., 4th floor: 713 sq. ft., 5th floor: 675 sq. ft.
 EXCLUDED AREAS: STORAGE: 95 sq. ft., PATIO: 415 sq. ft., OPEN TO BELOW: 25 sq. ft.,
 PORCH: 33 sq. ft., DECK: 151 sq. ft., BALCONY: 200 sq. ft.,
 WALLS: 326 sq. ft.

FLOOR PLAN CREATED BY CURIELLA A/P/C. MEASUREMENTS DERIVED FROM 3D RENDERING. NOT FOR CONSTRUCTION.



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