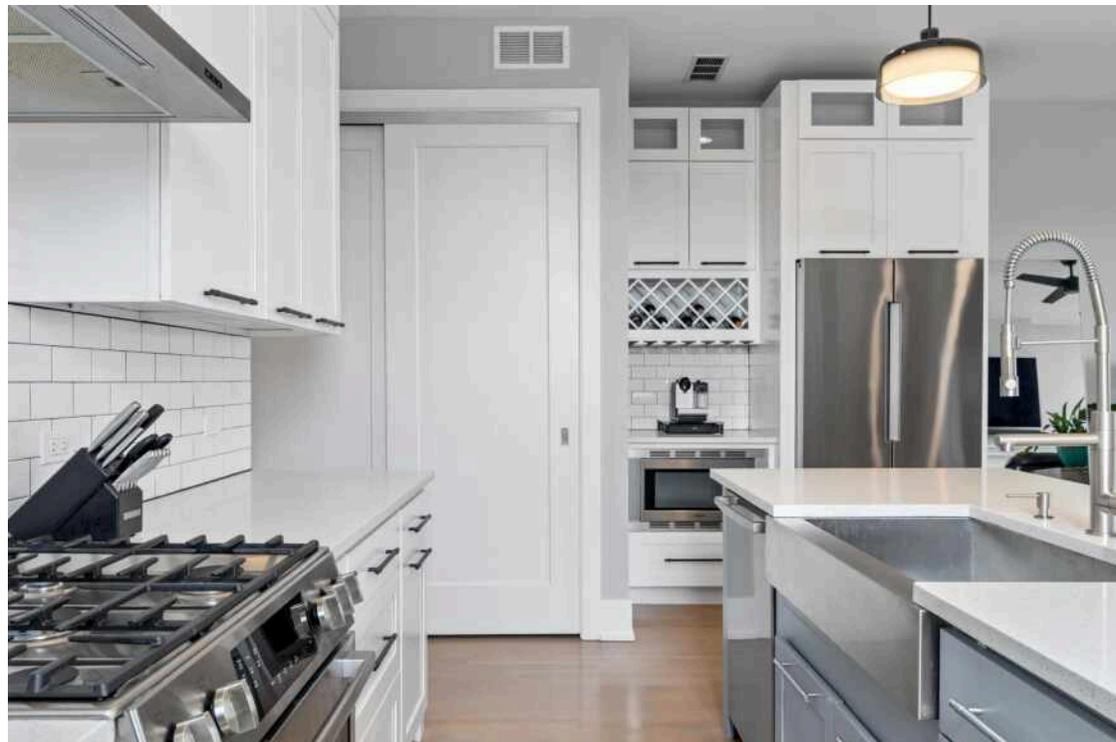




2438 N WESTERN AVENUE #3
BUCKTOWN

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CHRISTIE'S
INTERNATIONAL REAL ESTATE

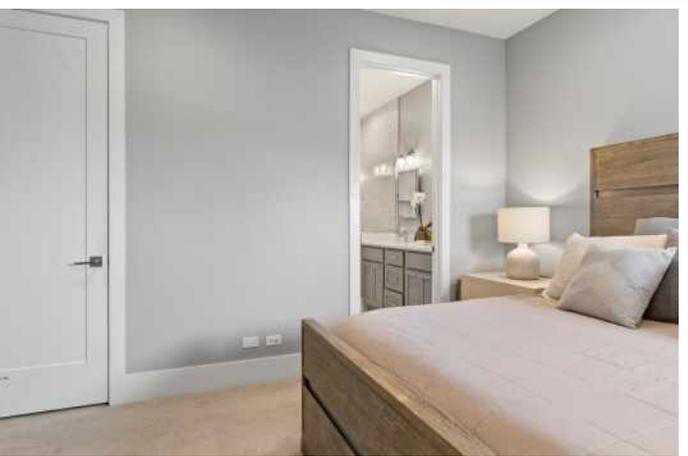
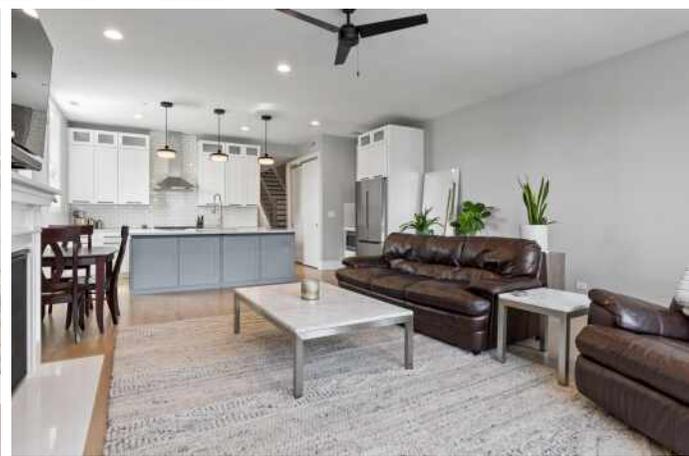


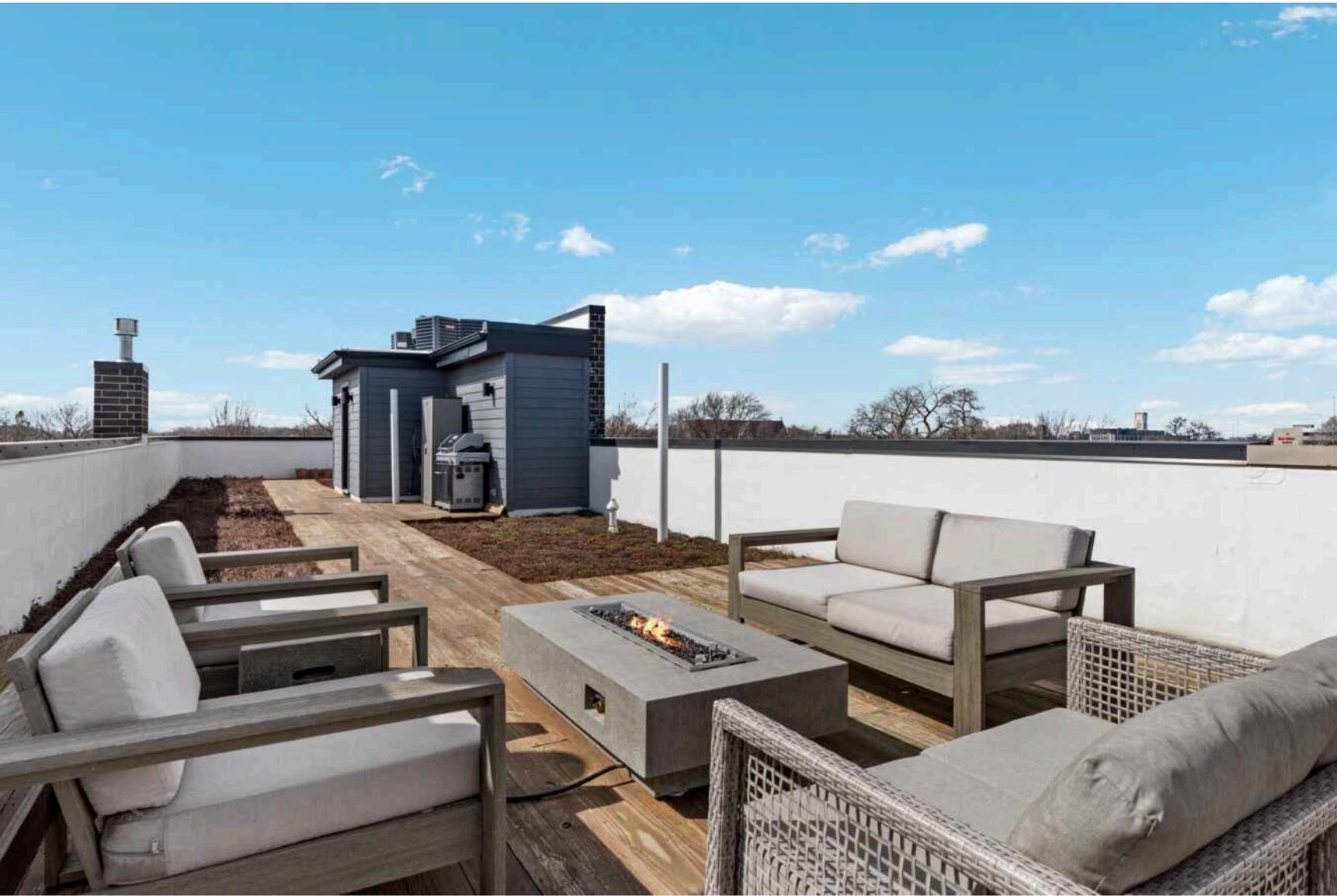
2438 N. WESTERN AVE #3

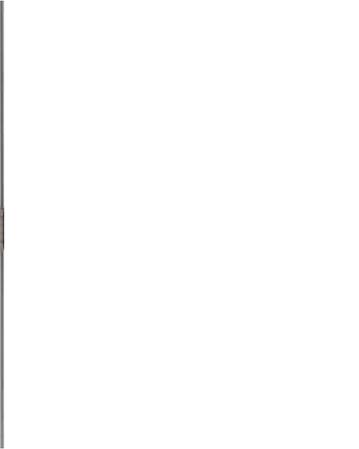
Say hello to this stunning newer construction residence (2022) offering the perfect combination of luxury, functionality, and unbeatable outdoor living in the prime Bucktown neighborhood. 3 Bed/2.5 Bath Duplex Up with Private Rooftop. This home features a thoughtfully designed open concept layout with generous room sizes, tons of natural light, and elevated finishes throughout. The updated kitchen is a standout with Quartz countertops, Stainless steel appliances, Coffee bar, and a large island. Living room features a gas starting fire place, gorgeous hardwood flooring throughout, in-unit W/D, and carpeted bedrooms for added comfort. HVAC, Water Heater, W/D are all 2022. The primary suite has a walk in closet, spa-like bath featuring a double vanity and large shower with body jets. What truly sets this home apart is the private outdoor rooftop deck, featuring incredible skyline & sunset views, a rare and impressive extension of the living space, ideal for entertaining or relaxing above the city. Rooftop decking is surrounded by vibrant real greenery planters that brighten up the space. On the same level a wet bar, beverage refrigerator, and a half bath for extra convenience. An attached garage parking space is included! Located in Bucktown and bordering the Logan Square neighborhood you get the best of both worlds. Close access to the highway and situated near some of these neighborhoods' top dining, shopping, coffee shops, nightlife, CTA and Blue Line access.

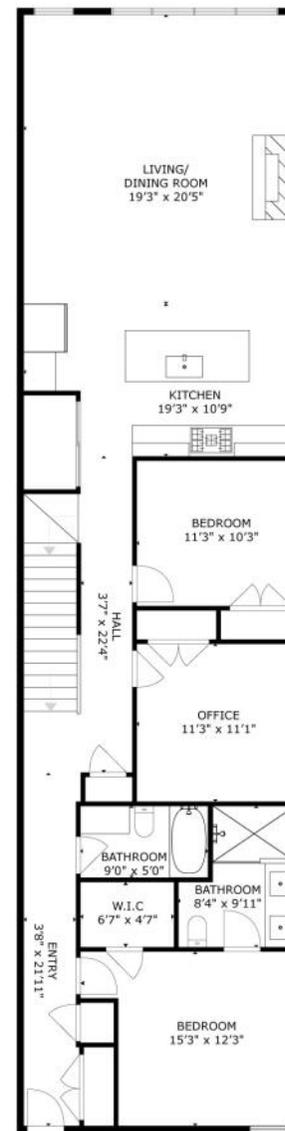
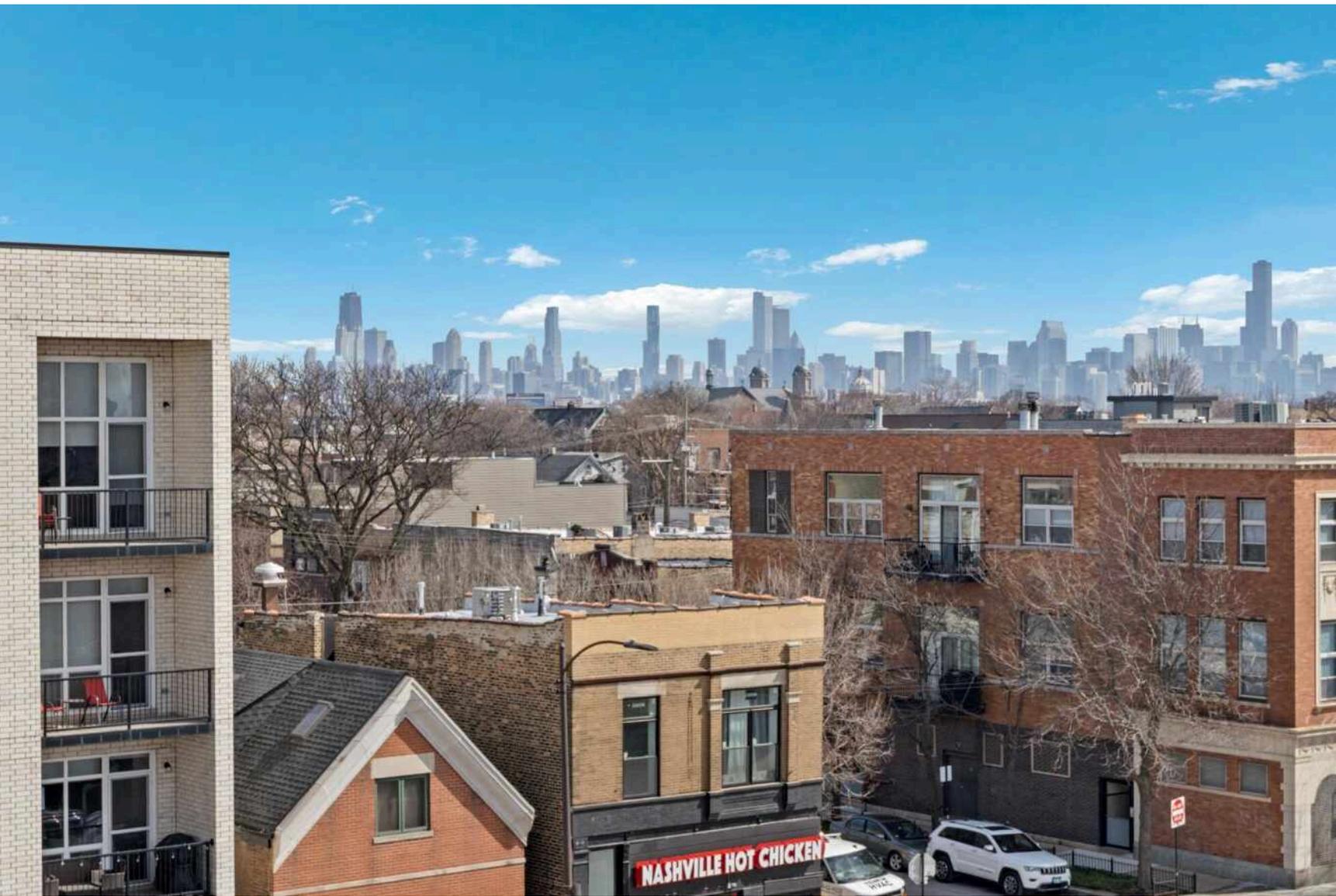
3 BEDROOM
2.1 BATH

- Duplex Up
- Newer Construction (2022)
- Privat Rooftop Deck
- In Unit W/D
- 1 Garage Parking Spot

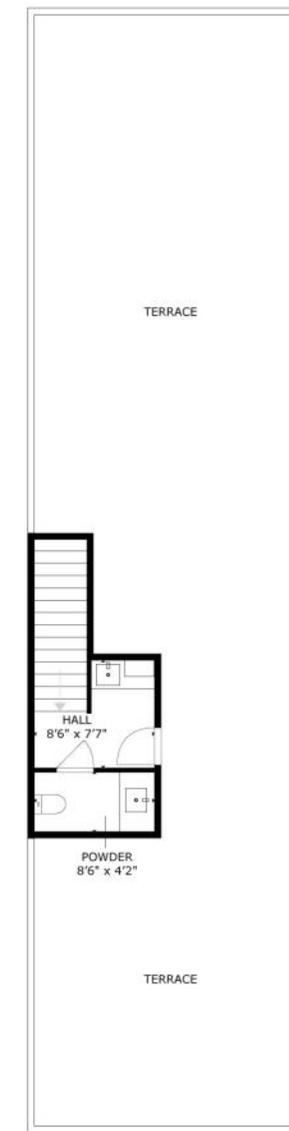








GROSS INTERNAL AREA
 FLOOR 1: 1517 sq.ft, FLOOR 2: 129 sq.ft
TERRACE: 1388 sq.ft TOTAL: 3034 sq. ft
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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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.



FRANKIE DAPONTE

401-688-0383

FRANKIE@ATPROPERTIES.COM

WWW.GOLDGROUPATPROPERTIES.COM/FRANKIE-DAPONTE-CHICAGO-REALTOR/

FRANKIE DAPONTE

THE GOLD GROUP



JACKIE LUXEM

(847) 624-3307

JACKIELUXEM@ATPROPERTIES.COM

WWW.JACKIELUXEM.COM

JACKIE LUXEM

THE GOLD GROUP

