

2445 W LOGAN BOULEVARD 3E  
LOGAN SQUARE





#### ROOM DIMENSIONS

LIVING ROOM : 24' × 14'

KITCHEN : 14' × 12'

MASTER BEDROOM : 14' × 13'

SECOND BEDROOM : 12' × 10'

THIRD BEDROOM : 11' × 10'

3 BEDROOM

2 BATH

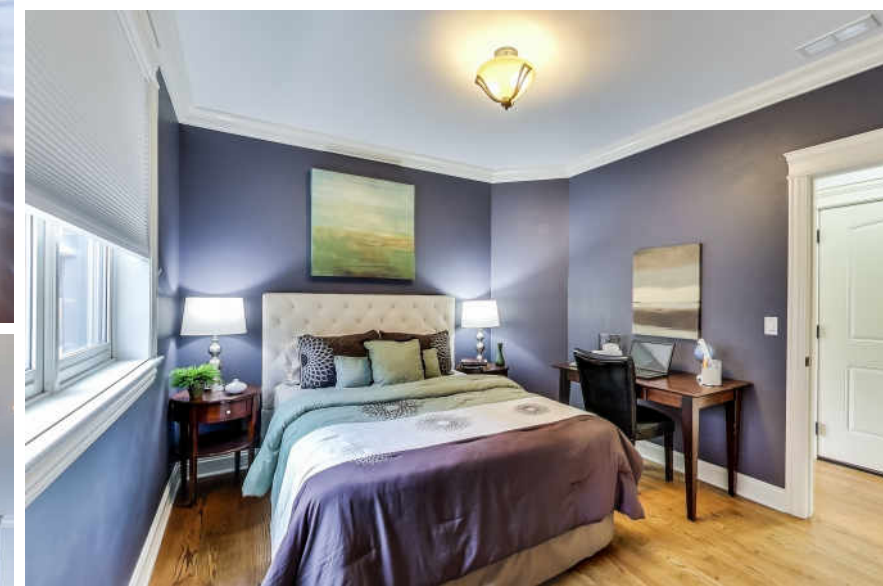
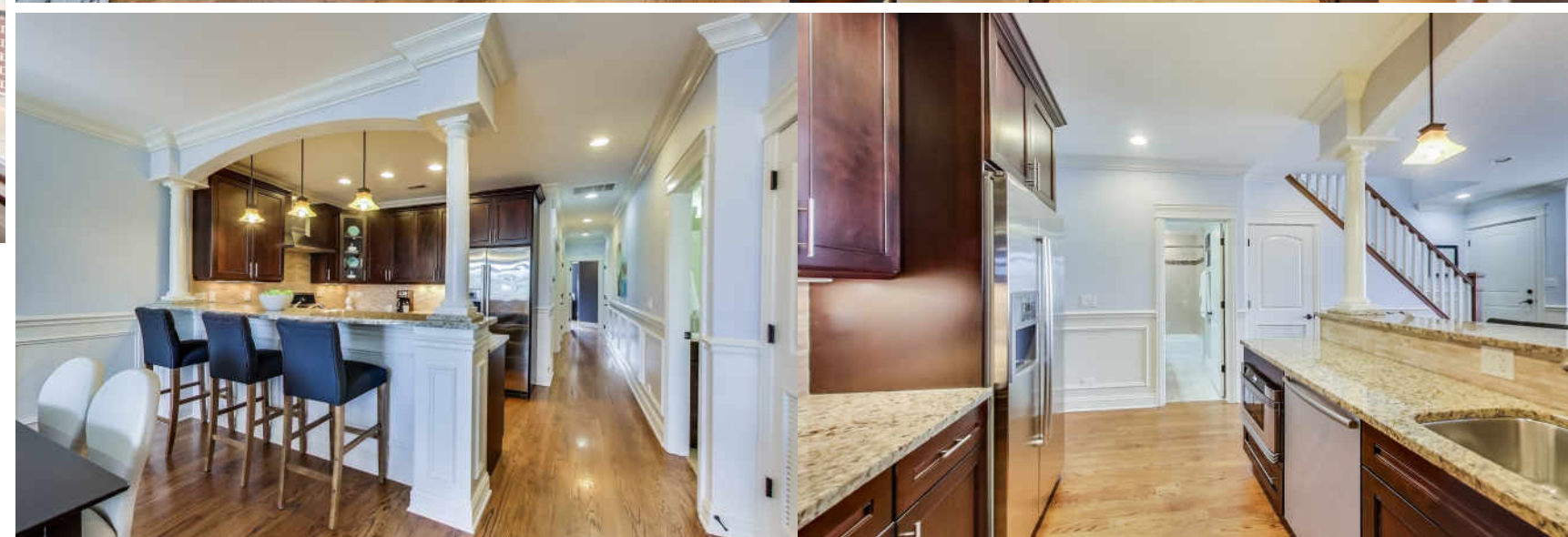
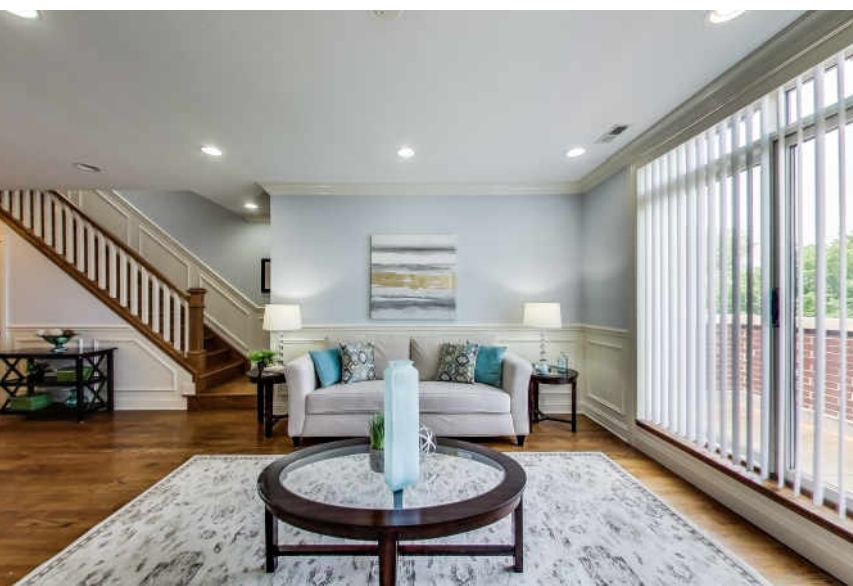
TAXES: \$7767

ASSESSMENTS: \$212

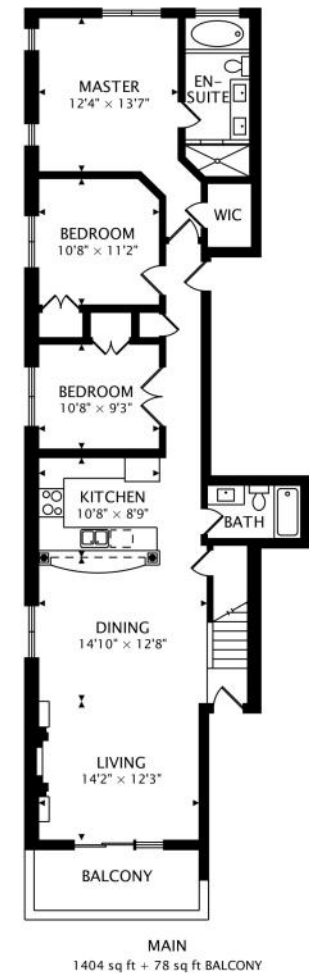
## ALL BRICK, NEWER CONSTRUCTION PENTHOUSE WITH PRIVATE ROOF ON HISTORIC LOGAN BOULEVARD

Open floor plan with granite breakfast bar and countertops, pendant lighting, walnut cabinets, backsplash and high-end Bosch appliances. Generous living room with fireplace, extensive millwork, built-in shelving and access to spacious private terrace. Gleaming hardwood floors, wainscoting and crown molding throughout. Three large bedrooms create room for a family, an office or visiting guests. Rear master suite with custom lighting and large walk-in California closet. Spa-quality master bath with double vanity, glass steam shower, rain and body sprays and soaking tub. Full second bathroom. Interior staircase to private rooftop with amazing city views. Custom window treatments. In unit washer/dryer. Additional storage and parking included. Nearby dog park and easy expressway access. Short walk to theatre, shopping, farmer's market, dining and nightlife in popular Logan Square.













## LOGAN SQUARE PROVES THAT IT IS HIP TO BE SQUARE AFTER ALL.

The Northwest Side neighborhood, named one of the coolest in the country, attracts residents with its artistic bohemian vibe, park-like boulevards and thriving dining scene.

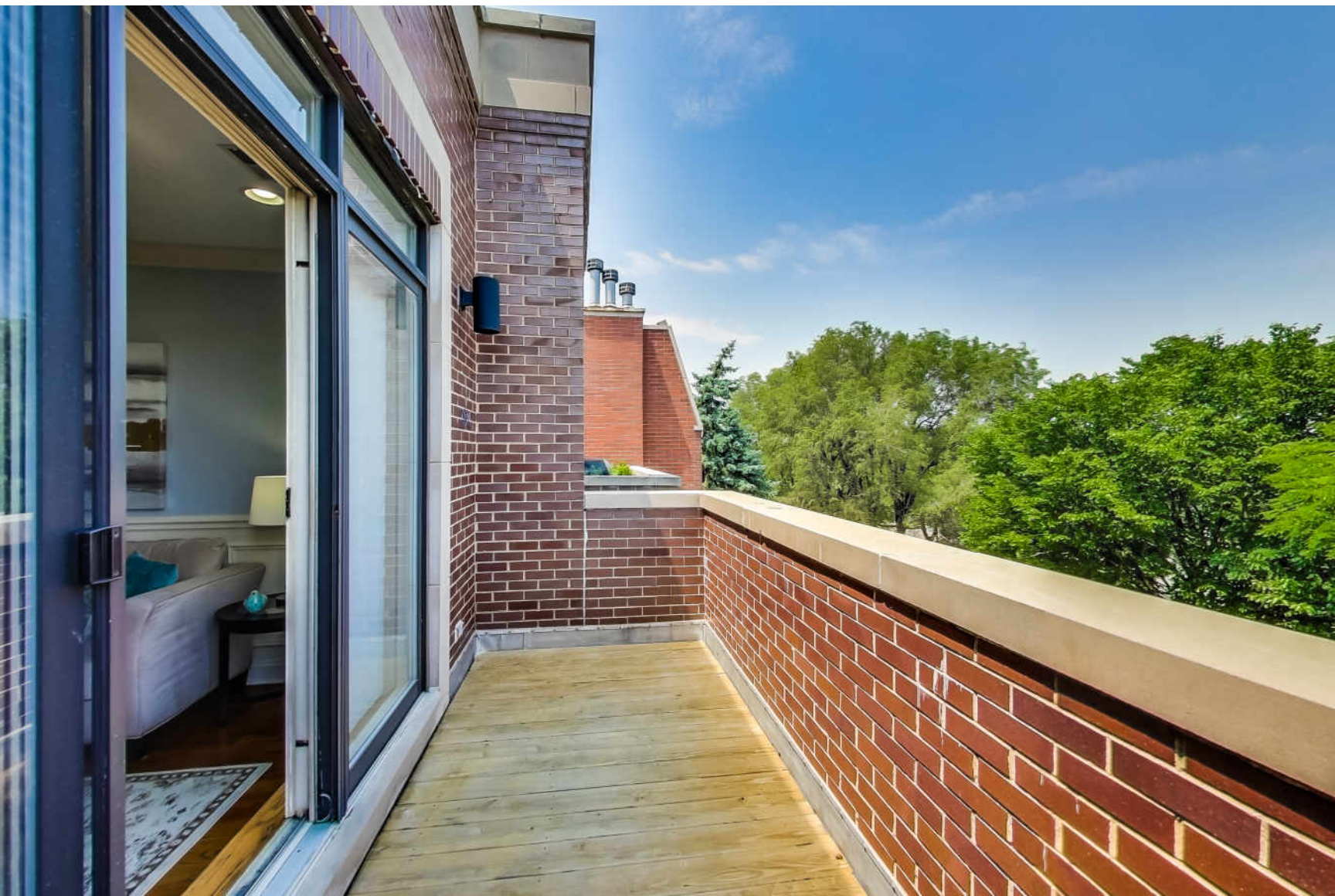
The Logan Square Boulevards District, lined with beautiful homes and mature trees, is a designated Chicago landmark.

Although it's surrounded by some of Chicago's trendiest areas for nightlife, the neighborhood definitely holds its own. Logan Square is home to locally-owned restaurants, bars and bistros, including hotspots noted by *Bon Appétit* as among Chicago's best. Artists and musicians live and work in the neighborhood, performing and displaying their art at local coffee shops, cafes and theaters.

Known for its historic greystones, large bungalows and stately mansions, Logan Square is undergoing a boom of residential development, including condominiums, lofts, townhomes, three-flats and single-family homes at a variety of price points. While there is ample new construction, the community still retains its historic charm by repurposing and preserving its landmarks.

The neighborhood's easy access to the CTA Blue Line is another draw for residents along with The 606 trail.





## NOTES

[illegible]



## NICOLE THOMAS

(773) 216-1411

773-862-0200

NTHOMAS@ATPROPERTIES.COM



2445WLOGAN3E.INFO