

2449 W LOGAN BOULEVARD #1F
LOGAN SQUARE





ROOM DIMENSIONS

LIVING/DINING ROOM : 18' × 16'

KITCHEN : 14' × 10'

PANTRY : 6' × 4'

PRIMARY BEDROOM : 15' × 14'

SECOND BEDROOM : 11' × 10'

THIRD BEDROOM : 16' × 12'

FAMILY ROOM : 23' × 15'

HOME OFFICE : 9' × 8'

LAUNDRY : 7' × 7'

STORAGE : 7' × 5'

MAIN LEVEL PATIO : 8' × 6'

LOWER LEVEL PATIO : 8' × 6'

3 BEDROOM

3 BATH

TAXES: 2023: \$8,772.05 WITH

HOMEOWNER EXEMPTION

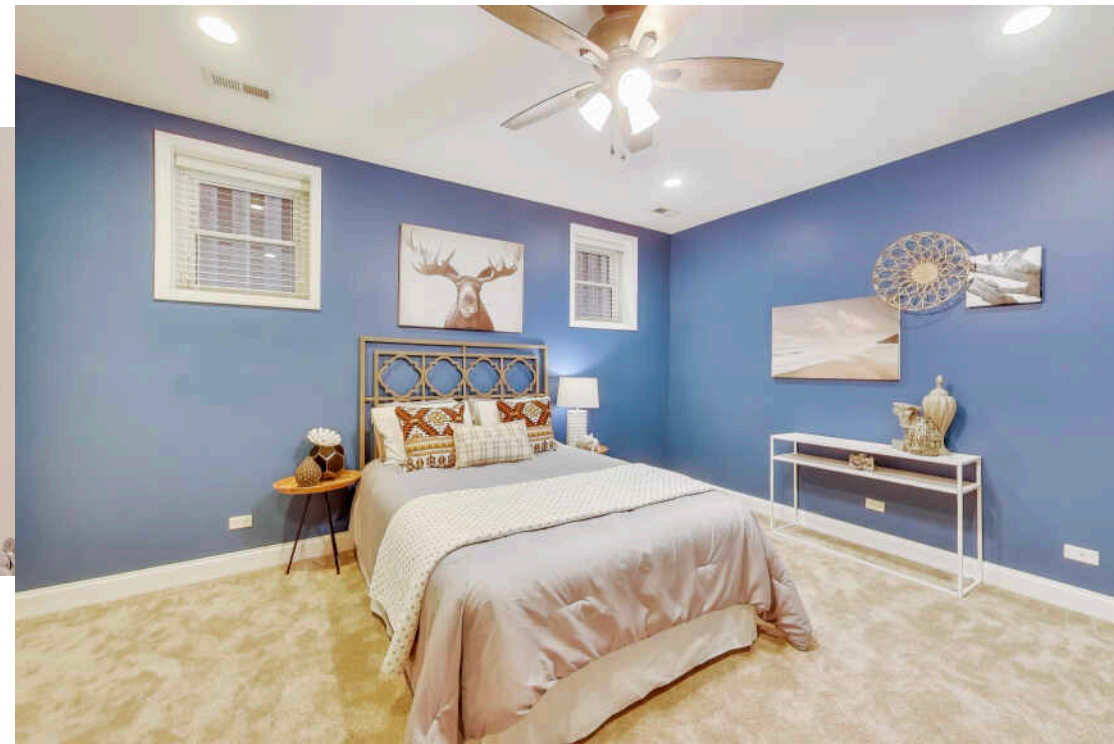
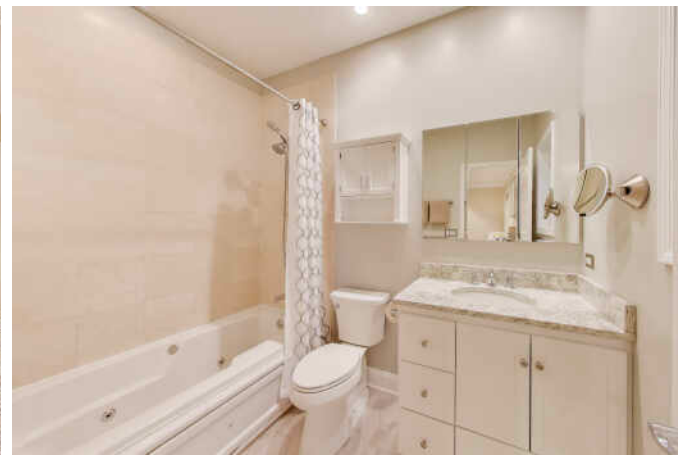
ASSESSMENTS: \$389/MONTH

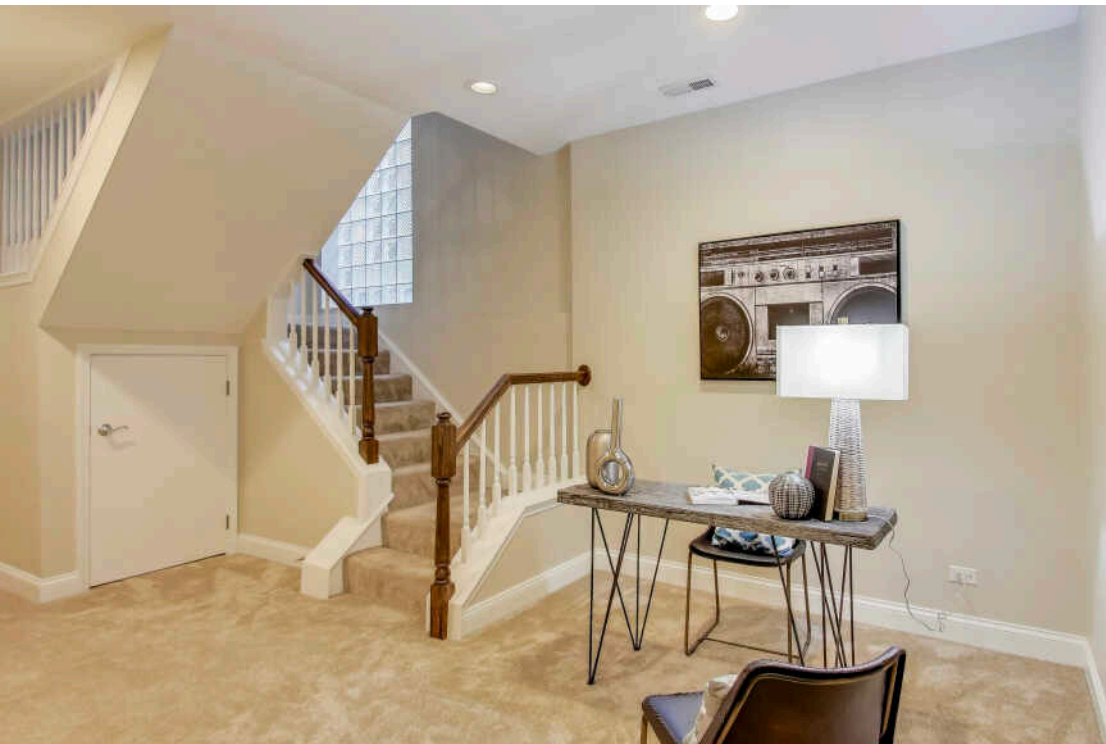
RARELY AVAILABLE, LIFE ON LOGAN BOULEVARD!

Extra wide three-bedroom, three bath duplex down in beautiful all brick building, overlooking huge front yard, on beautiful tree-lined Logan Boulevard! The sun-filled main level has open floor plan featuring living/dining room with French doors overlooking huge front yard and boulevard, crown molding and wood burning fireplace. Spacious kitchen features 42 inch cherry cabinets, walk-in pantry, newer stainless-steel appliances, granite countertops, and large island/breakfast bar. Primary bedroom with tray ceilings and marble primary bath, second bedroom and second full bathroom completes the main level. The lower level includes huge family room with office nook, third large bedroom, third full bathroom and tons of storage - perfect for guests or in-laws! Move-in ready with fresh paint, newly refinished hardwood floors on main level, new carpet in lower level, and well-maintained building with healthy reserves. Full laundry room, assigned parking space included, two patios! Enjoy everything Logan Square has to offer - tons of restaurants, shops and AMAZING location next to the dog park, skate park, Brentano School District, half a block to popular St. John Berchman's School, plus easy access to highway and public transportation. Stroll the Boulevard to Starbucks and Haas Park! Pet Friendly!











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

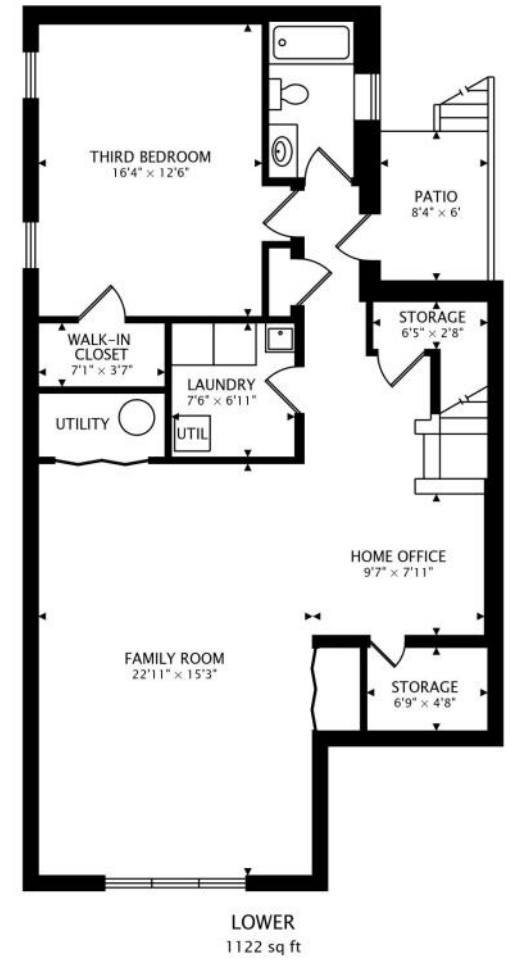
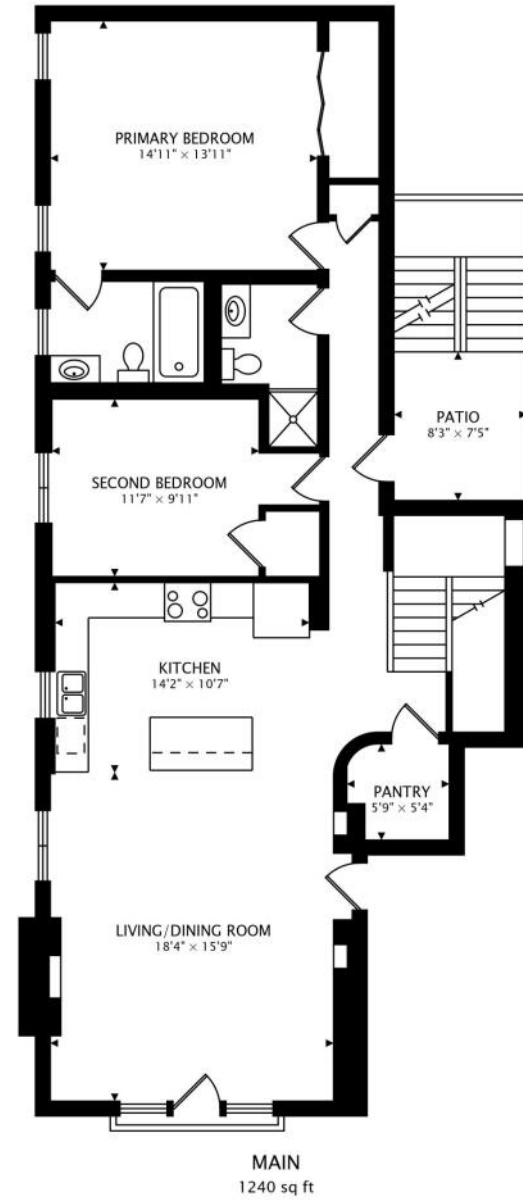
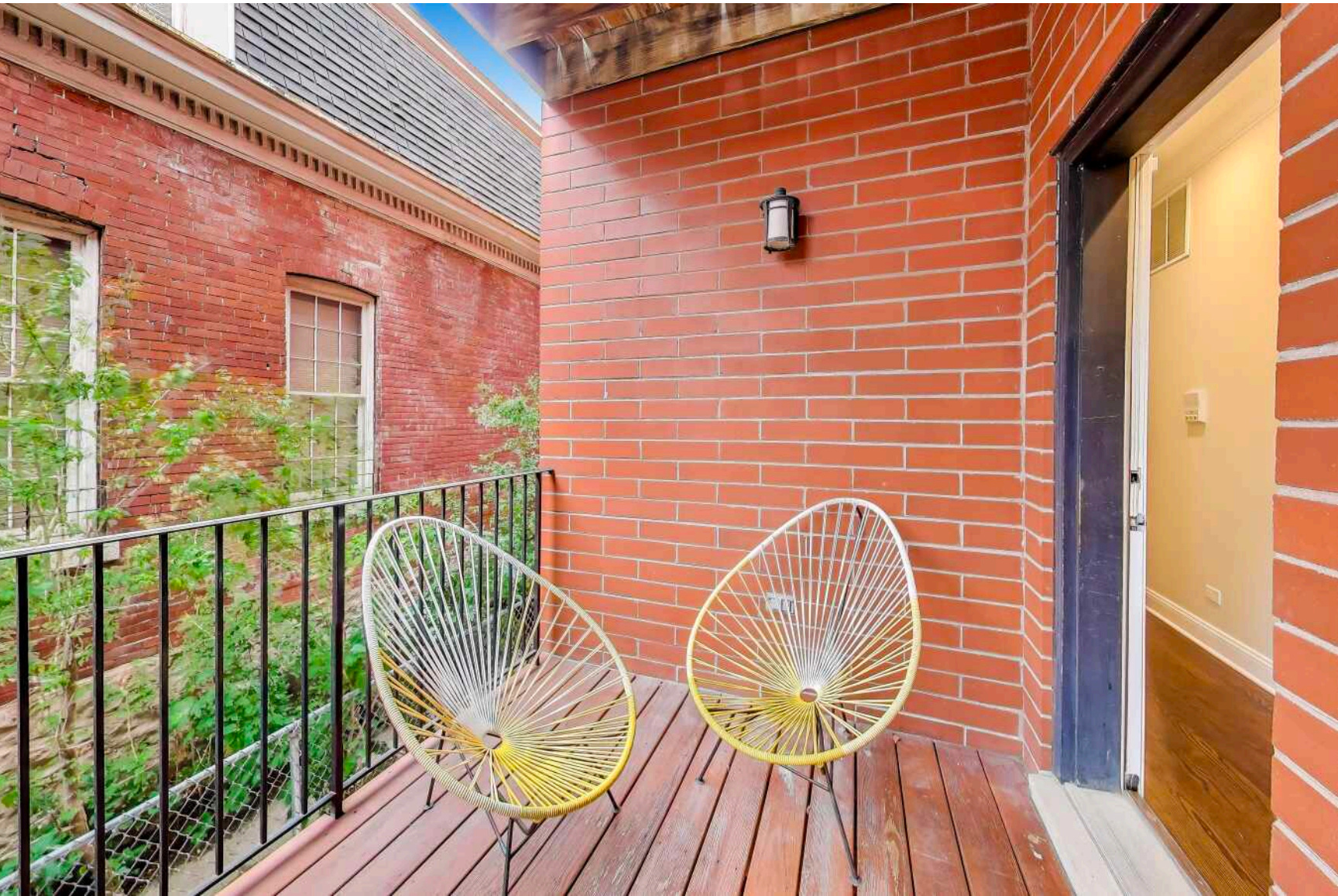
The neighborhood attracts residents with its artistic vibe, park-like boulevards, and thriving dining scene.

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 has seen a boom of residential development, including condominiums, lofts, townhomes, three-flats, and single-family homes. 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.





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