



**2709 W AUGUSTA BOULEVARD**  
SMITH PARK

**@properties**

**CHRISTIE'S**  
INTERNATIONAL REAL ESTATE



3 BEDROOM  
3.1 BATH  
TAXES: \$9,815

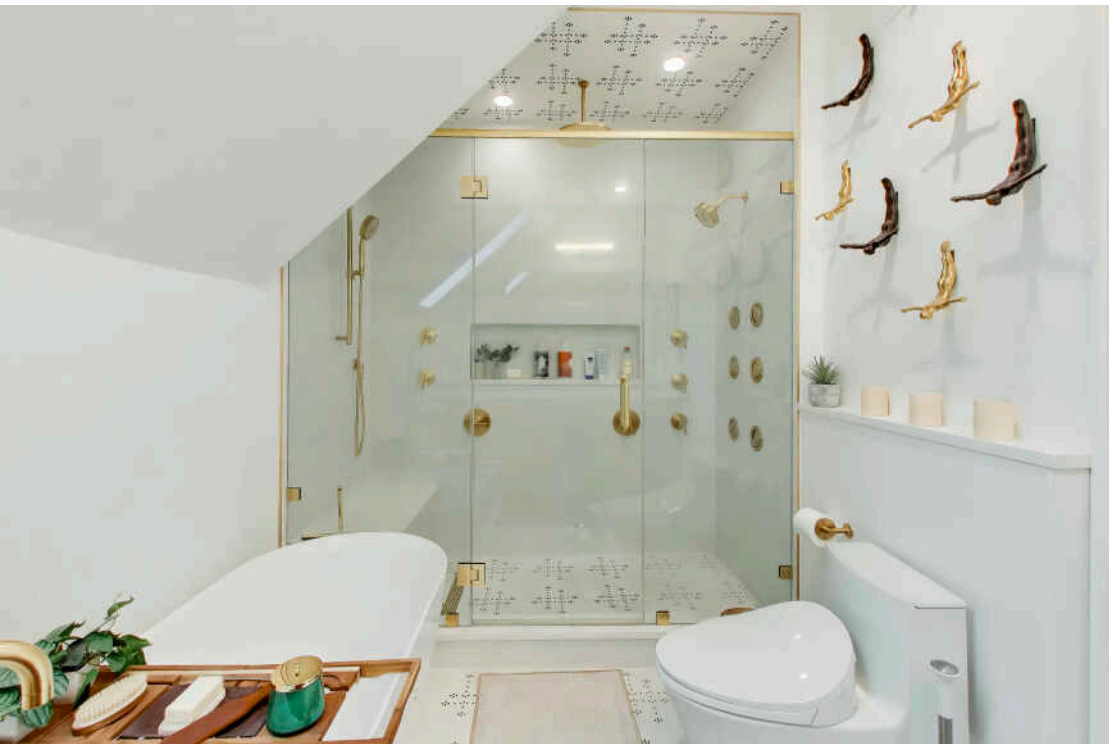
## 2709 W AUGUSTA BLVD

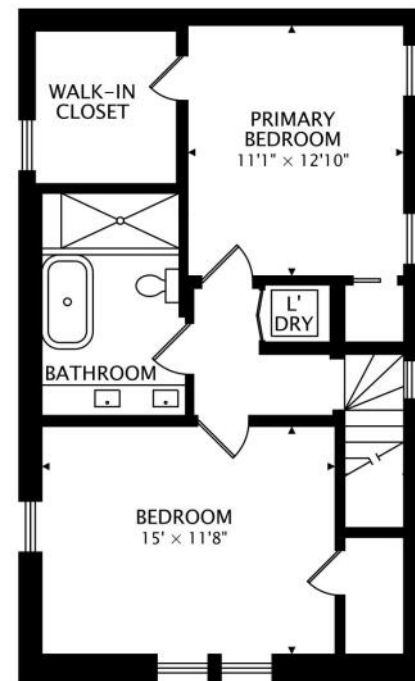
Set back on the lot in the sought-after Smith Park, this all-brick home delivers a rare oversized fenced yard with fire pit—your own private urban oasis. Fully updated with a redesigned exterior and modern finishes throughout.

The open-concept main level features hardwood floors, light-filled living and dining spaces, and a sleek rear kitchen with fingerprint-resistant white appliances, quartz countertops, 42" custom cabinetry, and designer backsplash. A main-floor powder room adds everyday convenience.

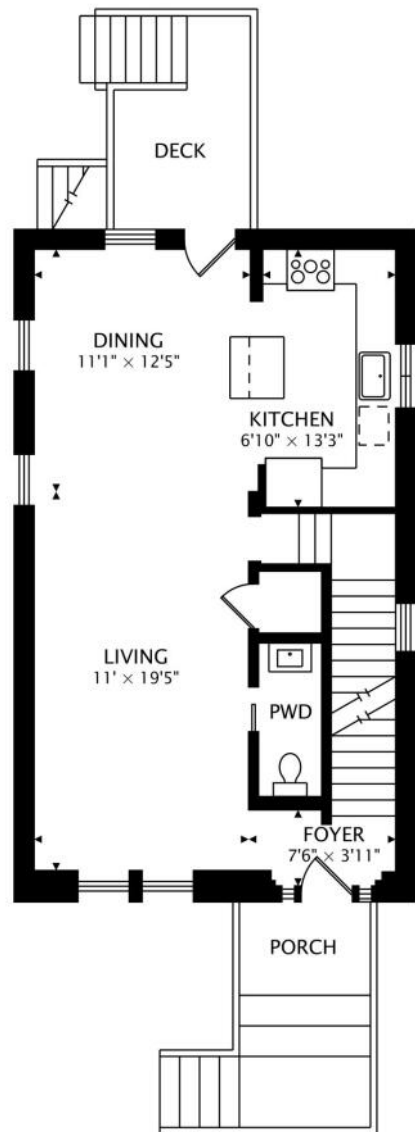
Upstairs, the fully reimagined second level offers a spacious primary suite, second bedroom, walk-in closets, and sought-after second-floor laundry. Major upgrades include all new plumbing throughout.

Gated rear parking completes this move-in-ready home in one of Chicago's most desirable neighborhoods.

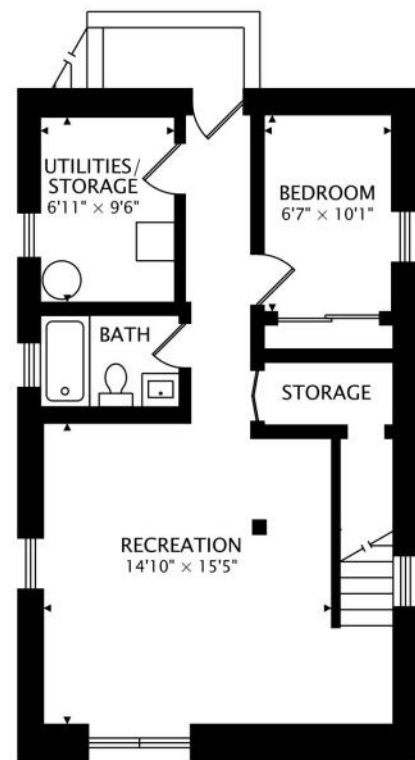




SECOND  
673 sq ft



MAIN  
708 sq ft



LOWER  
708 sq ft BELOW GRADE

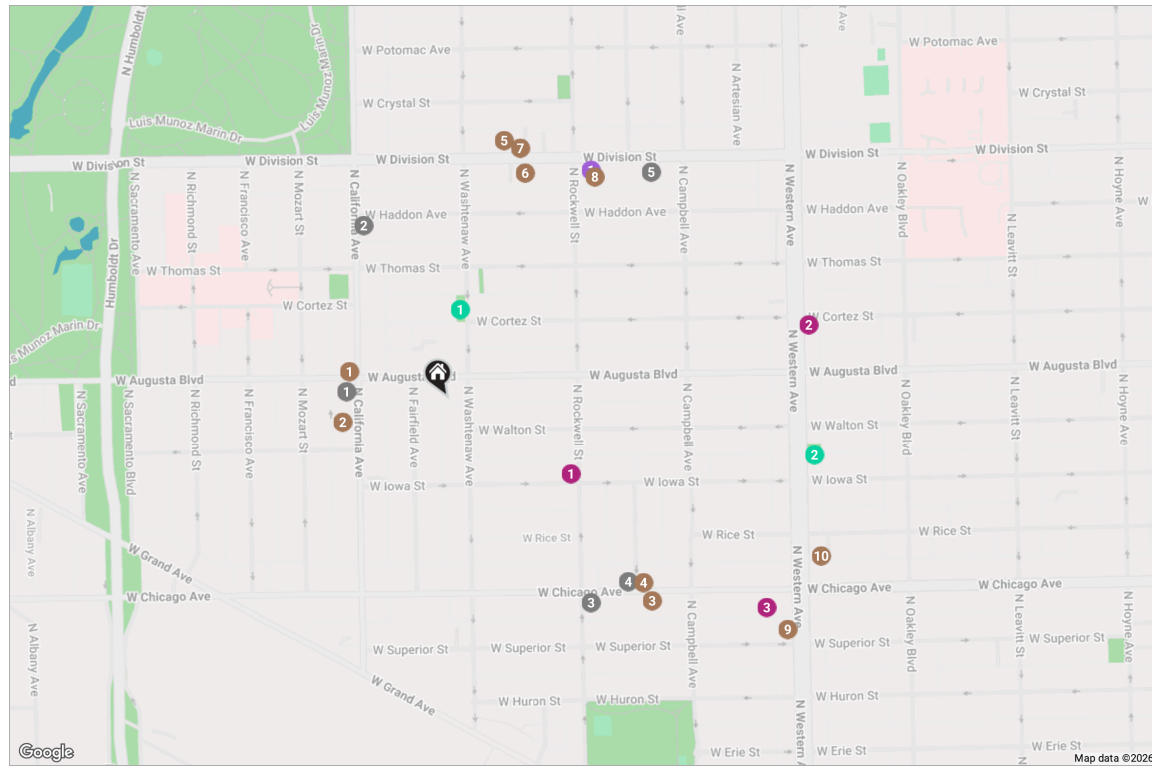


## THE 207-ACRE **HUMBOLDT PARK** IS ONE OF CHICAGO'S GREATEST OUTDOOR TREASURES.

A prominent jewel in the city's "Emerald Necklace," a series of lush boulevards, and park spaces planned out for what was at one point the city's western edge, the park is a bustling sanctuary filled with local flora and outdoor attractions such as the historic Humboldt Park Boathouse and grand Stables and Receptory building.

Today, ornamental limestone-clad multifamily buildings can be seen brushing shoulders with contemporary new construction along the leafy boulevards, signaling the evolution of this coveted West Side community. The popular 606 elevated trail has been credited with contributing to increased demand for new, upscale housing, yet Humboldt Park's vast inventory of aging flats and worker cottages present affordable and accessible options for first-time homebuyers or those looking to put in sweat equity.

Neighboring Logan Square, Wicker Park, and Ukrainian Village means that trendy cocktail bars and boutique shopping are always close by. But Humboldt Park also boasts its own thriving small business scene, complete with delicious eats, brunch spots, and fabulous vintage furniture shops. And to help get around, major bus lines include routes following Division, North, California, and Western avenues.



## NOTES

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- RESTAURANTS**
- 1 Rootstock Wine & Beer Bar  
954 NORTH CALIFORNIA AVENUE, 0.1 MI
  - 2 Flying Saucer  
1123 NORTH CALIFORNIA AVENUE, 0.2 MI
  - 3 KAI ZAN CHICAGO  
2557 WEST CHICAGO AVENUE, 0.3 MI
  - 4 The Beetle Bar and Grill  
2532 WEST CHICAGO AVENUE, 0.3 MI
  - 5 Papa's Cache Sabroso  
2517 WEST DIVISION STREET, 0.4 MI

- COFFEE**
- 1 Spinning J Bakery and Soda Fountain  
1000 NORTH CALIFORNIA AVENUE, 0.1 MI
  - 2 La Boulangerie & Co California  
936 NORTH CALIFORNIA AVENUE, 0.1 MI
  - 3 Dark Matter Coffee - Star Lounge Coffee Bar  
2521 WEST CHICAGO AVENUE, 0.3 MI
  - 4 Shokolad Pastry & Cafe  
2524 WEST CHICAGO AVENUE, 0.3 MI
  - 5 Café Colao  
2638 WEST DIVISION STREET, 0.3 MI

- SHOPPING**
- 1 Archie's Iowa Rockwell Tavern  
2600 WEST IOWA STREET, 0.2 MI
  - 6 Chucherías Tropical Creations  
2627 WEST DIVISION STREET, 0.3 MI
  - 7 Plena Mercancia  
2628 WEST DIVISION STREET, 0.3 MI
  - 8 Barrio Boriken cafe  
2559 WEST DIVISION STREET, 0.3 MI
  - 9 Dark Matter Coffee - The Mothership  
738 NORTH WESTERN AVENUE, 0.5 MI
  - 10 Dunkin'  
823 NORTH WESTERN AVENUE, 0.5 MI

- GROCERY**
- 2 Amish & Healthy Foods  
1025 NORTH WESTERN AVENUE, 0.4 MI
  - 3 CVS  
2427 WEST CHICAGO AVENUE, 0.4 MI
  - 1 Municipal Market  
2559 WEST DIVISION STREET, 0.3 MI
- PARKS**
- 1 Sinoj Park  
2700 WEST CORTEZ STREET, 0.1 MI
  - 2 Western Park  
907 NORTH WESTERN AVENUE, 0.4 MI



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