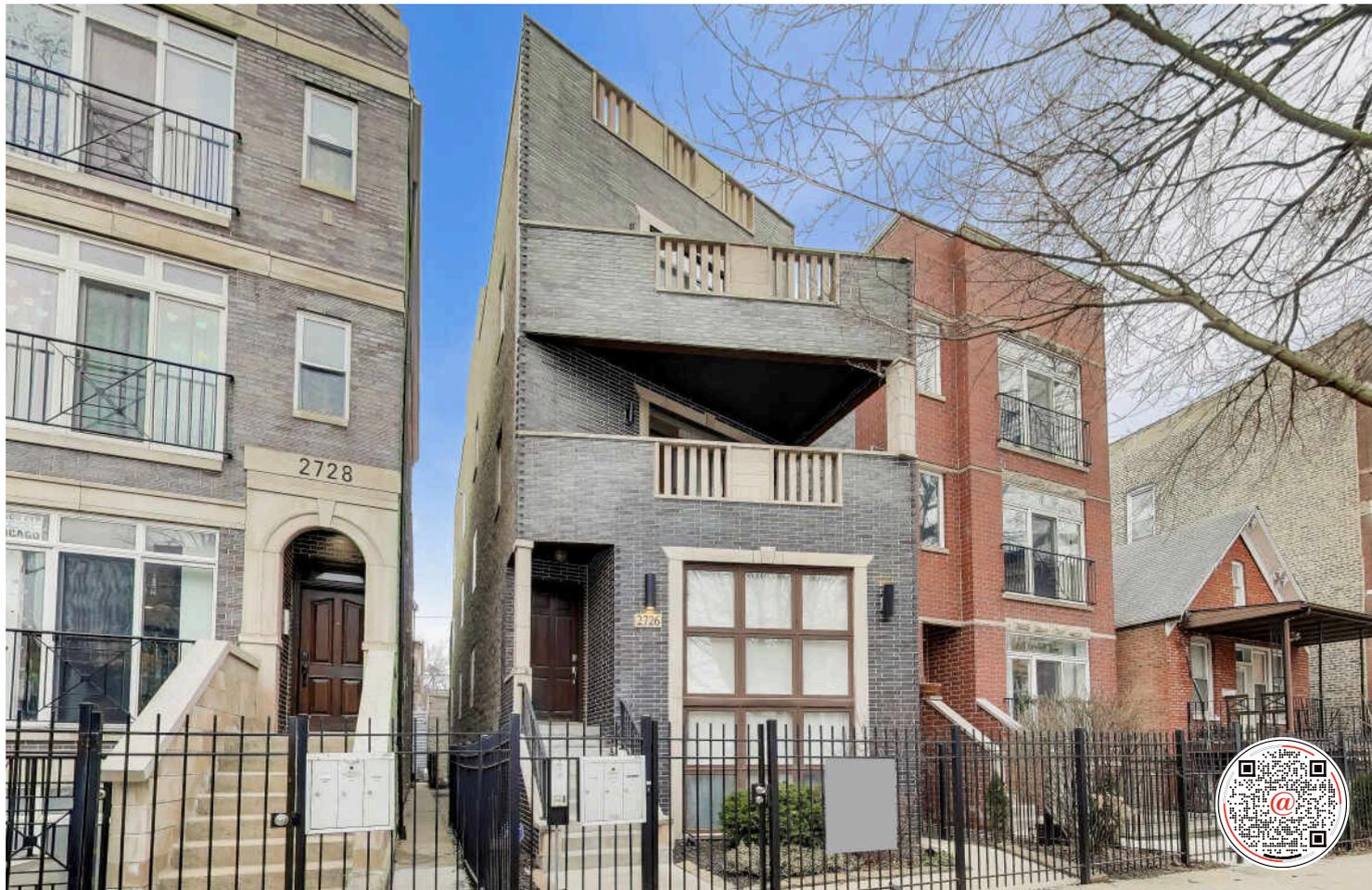


**2726 W CORTEZ STREET #1**  
HUMBOLDT PARK



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CHRISTIE'S  
INTERNATIONAL REAL ESTATE



## AMAZING HOME

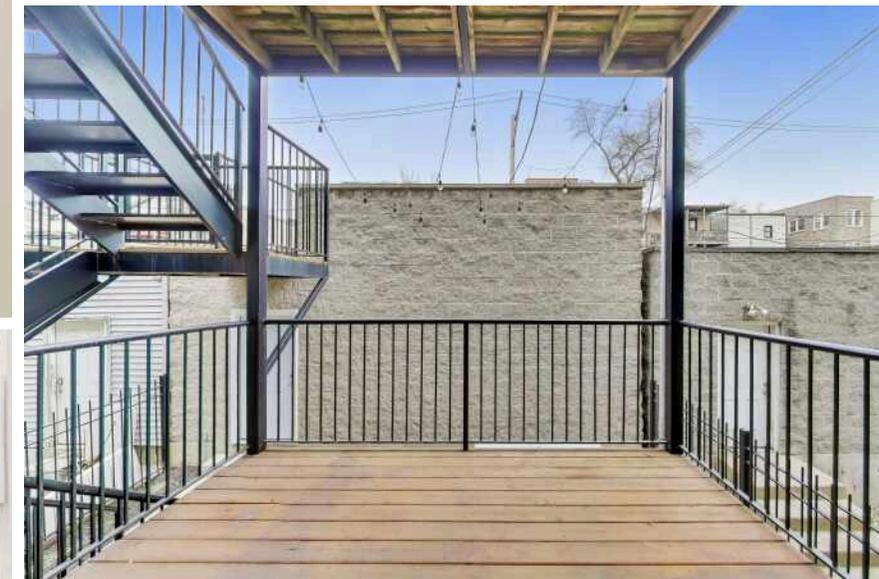
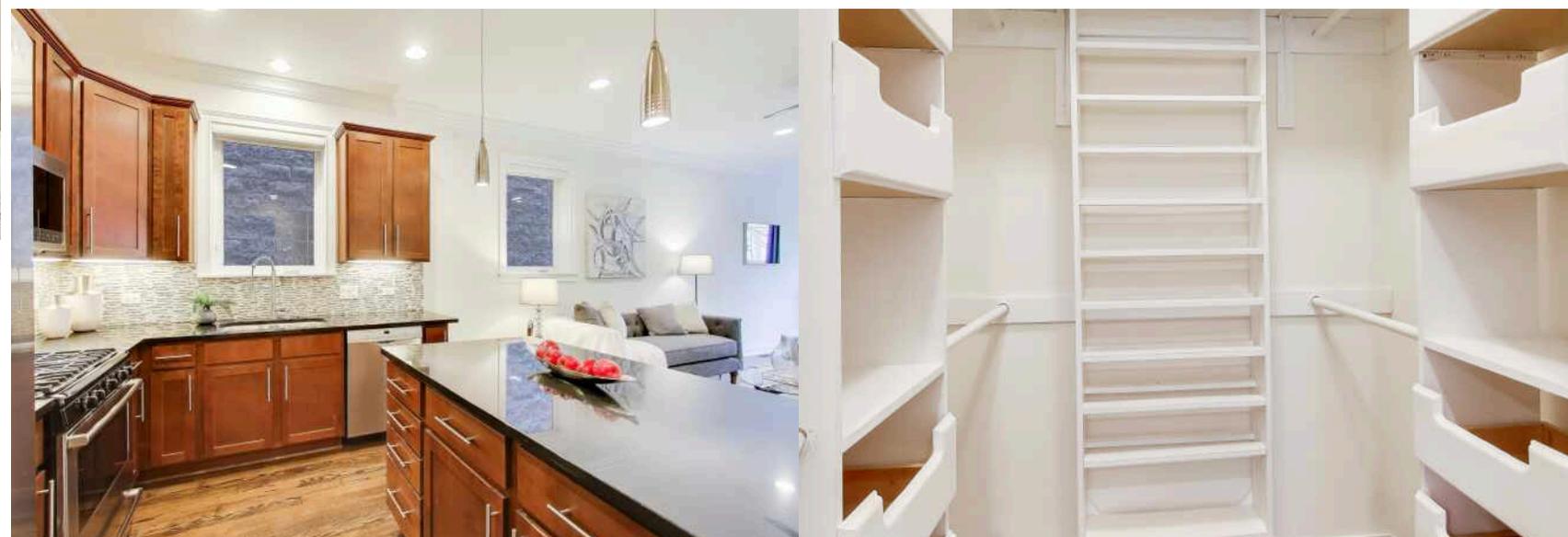
Nestled on a serene, tree-lined street just east of vibrant California Avenue, this expansive 4-bedroom, 3-bathroom duplex condominium offers the perfect blend of style, space, and location. Thoughtfully updated and impeccably maintained, this home features two levels of generous living space, hardwood floors throughout the main level, and two PRIVATE outdoor areas-including a sprawling roof deck above the 3-car garage. The main level of this south-facing home is flooded with natural light, thanks to a dramatic two-story wall of windows equipped with sleek, remote-controlled shades. The open-concept living and dining area is ideal for both entertaining and everyday living, with ample space for flexible furniture arrangements. The beautifully designed kitchen is a chef's delight, featuring rich espresso cabinetry, a glass tile backsplash, granite countertops, and an island with breakfast bar seating. Several new stainless-steel appliances and a pantry complete the space-offering functionality as well as elegance. Also on the main level are two spacious bedrooms and two full bathrooms. The primary suite includes a walk-in closet, a private balcony, and an en-suite bath with contemporary finishes. The second bedroom is equally roomy and sits adjacent to a well-appointed full bath-perfect for guests or a home office. The lower level has been recently renovated and offers exceptional space and versatility. With soaring ceilings, wide-plank flooring, and an expansive family room complete with a wet bar and built-in storage, this level is ideal for movie nights, gatherings, or a second living area. Two oversized bedrooms, a newly tiled full bathroom, and a charming laundry area with side-by-side washer/dryer and upper cabinetry complete this level. A large storage closet is located just outside the unit. Additional amenities include garage parking and a large separate storage closet. Located steps from the trendy California Corridor, you'll enjoy neighborhood favorites like Spinning J, Rootstock, and the Hi-Lo. With close proximity to the Metra and easy access to the highway, this is a rare opportunity to own a move-in ready, beautifully finished home in one of the city's most exciting neighborhoods.

**4 BEDROOM**

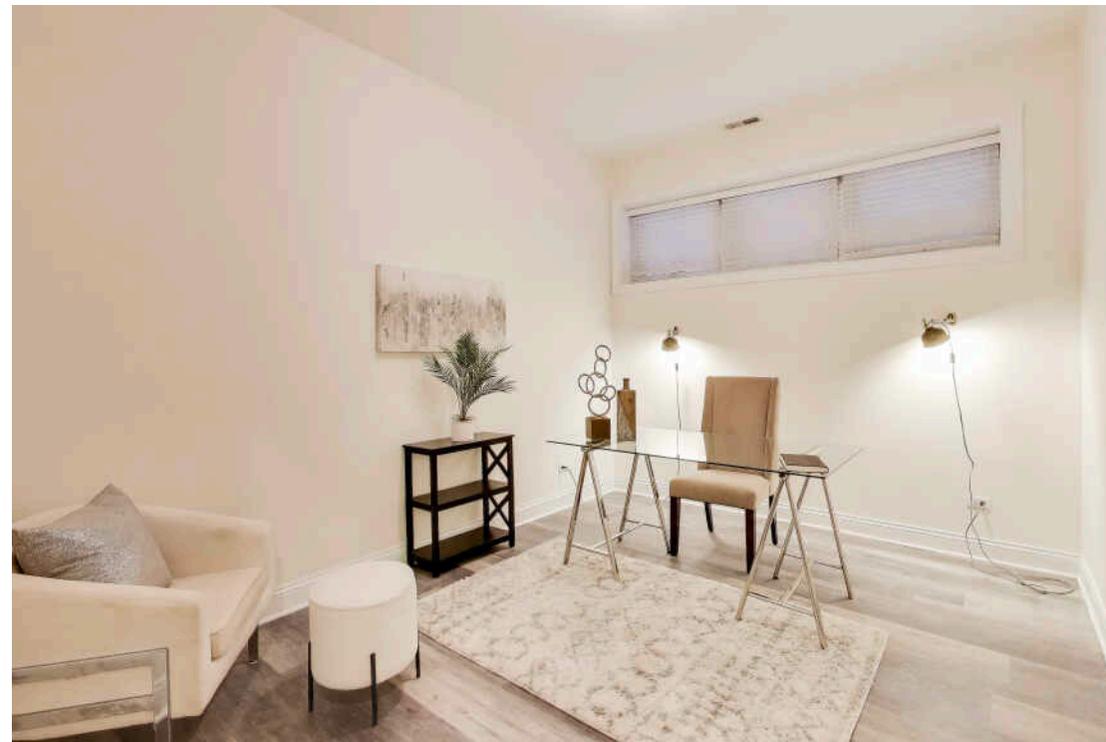
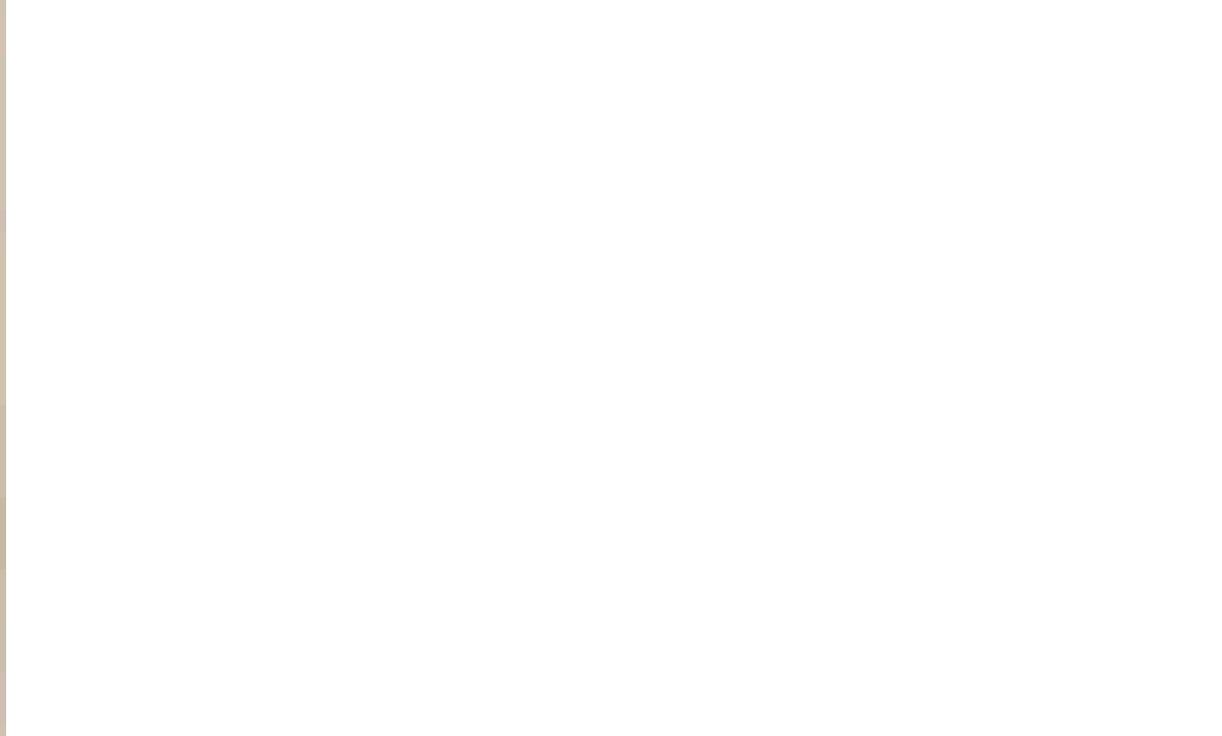
**3 BATH**

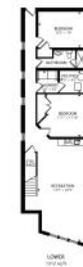
**TAXES: \$13,246**

**ASSESSMENTS: \$369 / MONTH**









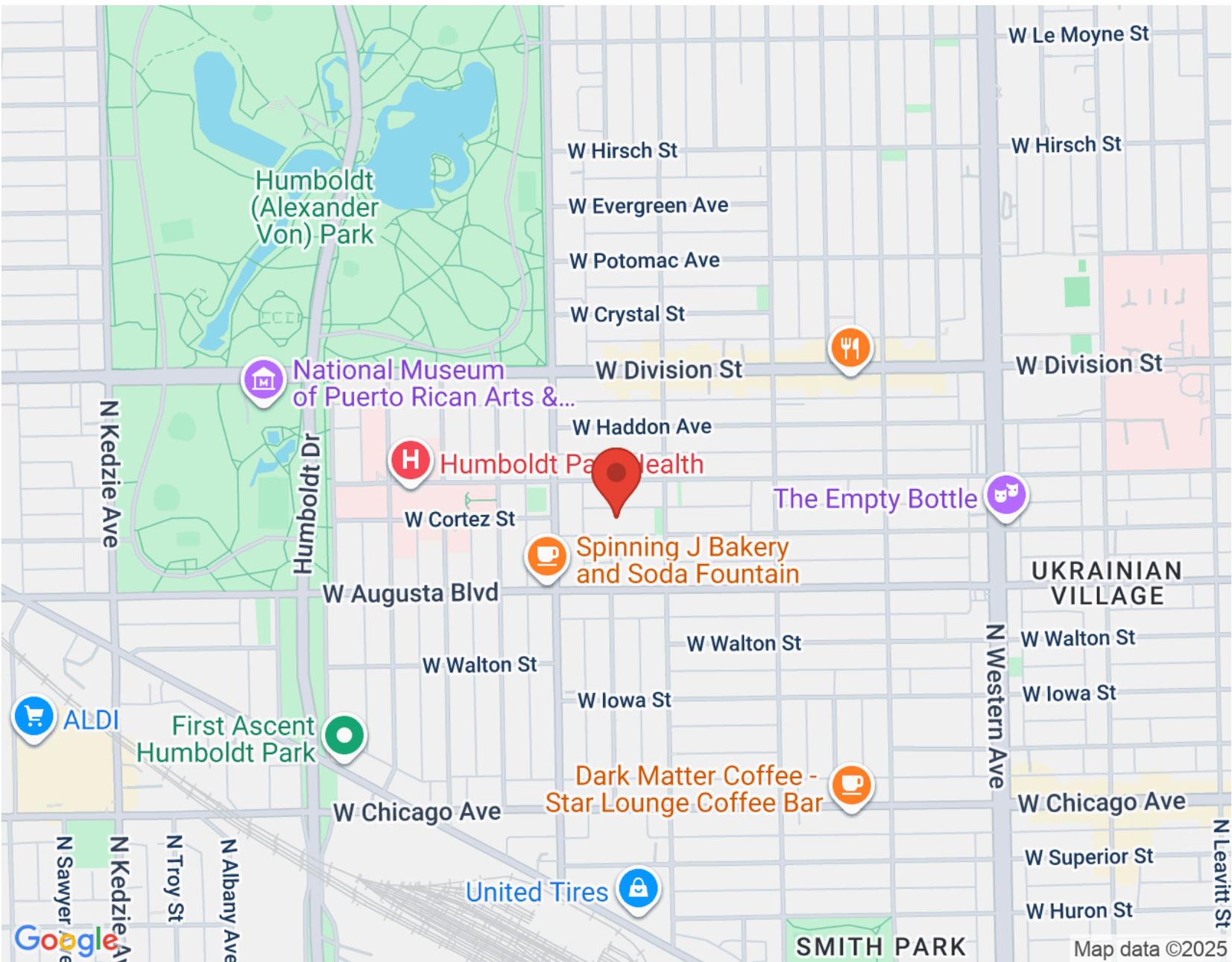


## THE 207-ACRE **HUMBOLDT PARK** IS ONE OF CHICAGO'S GREATEST OUTDOOR TREASURES.

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.



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