

2845 W DIVISION STREET HUMBOLDT PARK



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LUCAS BLAHNIK BROKER

312.576.6118 mobile
773.235.0300 office
lblahnik@atproperties.com
www.florablahnik.com

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2845 W DIVISION STREET FANTASTIC OPPORTUNITY TO PURCHASE A LITERAL CAMPUS DIRECTLY OVERLOOKING HUMBOLDT PARK.

FEATURES

This 4 flat graystone was converted into a stunning, and massive, single family home. The structure was meticulously rehabbed and features fantastic quality and custom vintage inspired details throughout. Huge rooms with large bay windows, 4 separate living spaces, 5 bedrooms and 4.1 bathrooms with abundant storage. The facade is stunning, with ornate limestone details and huge windows looking into 200 acre Humboldt park. Great finish details, like rift and quarter sawn oak floors, solid wood window extensions and casings, soaring ceiling heights, and solid core doors with custom hardware. 3 wood burning fireplaces, including one in the stunning primary suite. Next to the main residence is a wide side driveway. Reclaimed granite pavers from historic Maxwell Street create a stunning backdrop as you drive through the gated entry. There is comfortably room for 3+ cars, and one could build a carport or garage if they desired. At the back of the lot sits a 2 unit coach-house. This gorgeous red brick structure features 2 one bedroom apartments and a full basement for storage. The apartments were recently rehabbed and have new kitchens and bathrooms and full HVAC. These provide great income. The Hi/Lo, Spinning J's, California Clipper, and lots of shopping is all right around the corner. Recently added bike lanes in front of the building reflect the city's ongoing commitment to creating a super pedestrian friendly park.



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FRONT VIEW



LIVING ROOM



LIVING ROOM



KITCHEN



BEDROOM





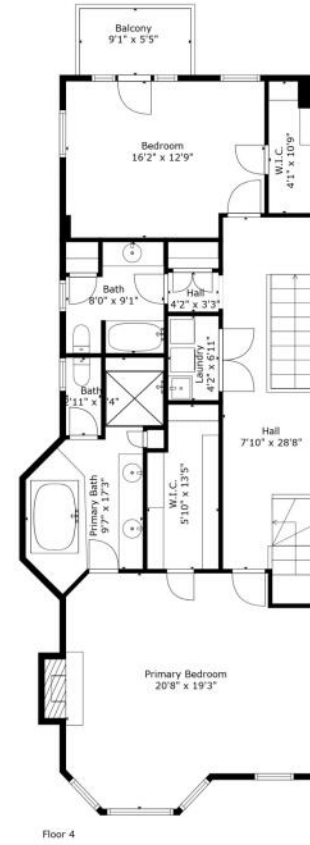
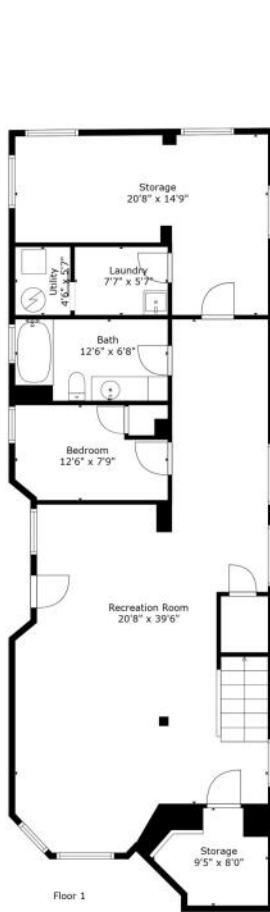
THE 207-ACRE **HUMBOLDT PARK** IS ONE OF CHICAGO'S GREATEST OUTDOOR TREASURES.

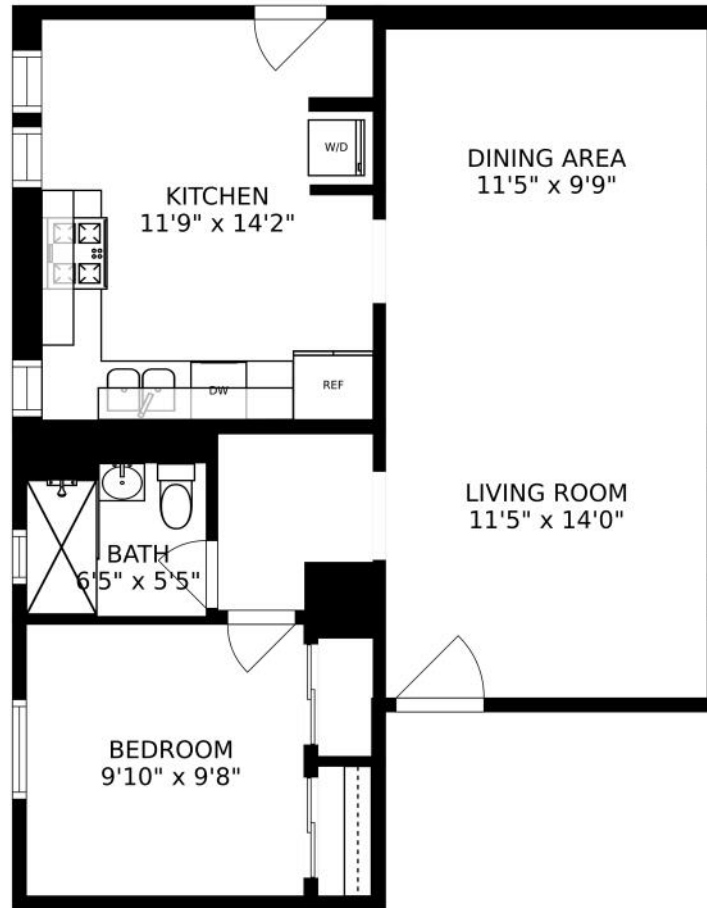
Locals love the stunning eponymous park complete with its own lagoon as well as the neighborhood's locally-owned restaurants, pubs, galleries and boutiques.

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.





FLOOR 1

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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