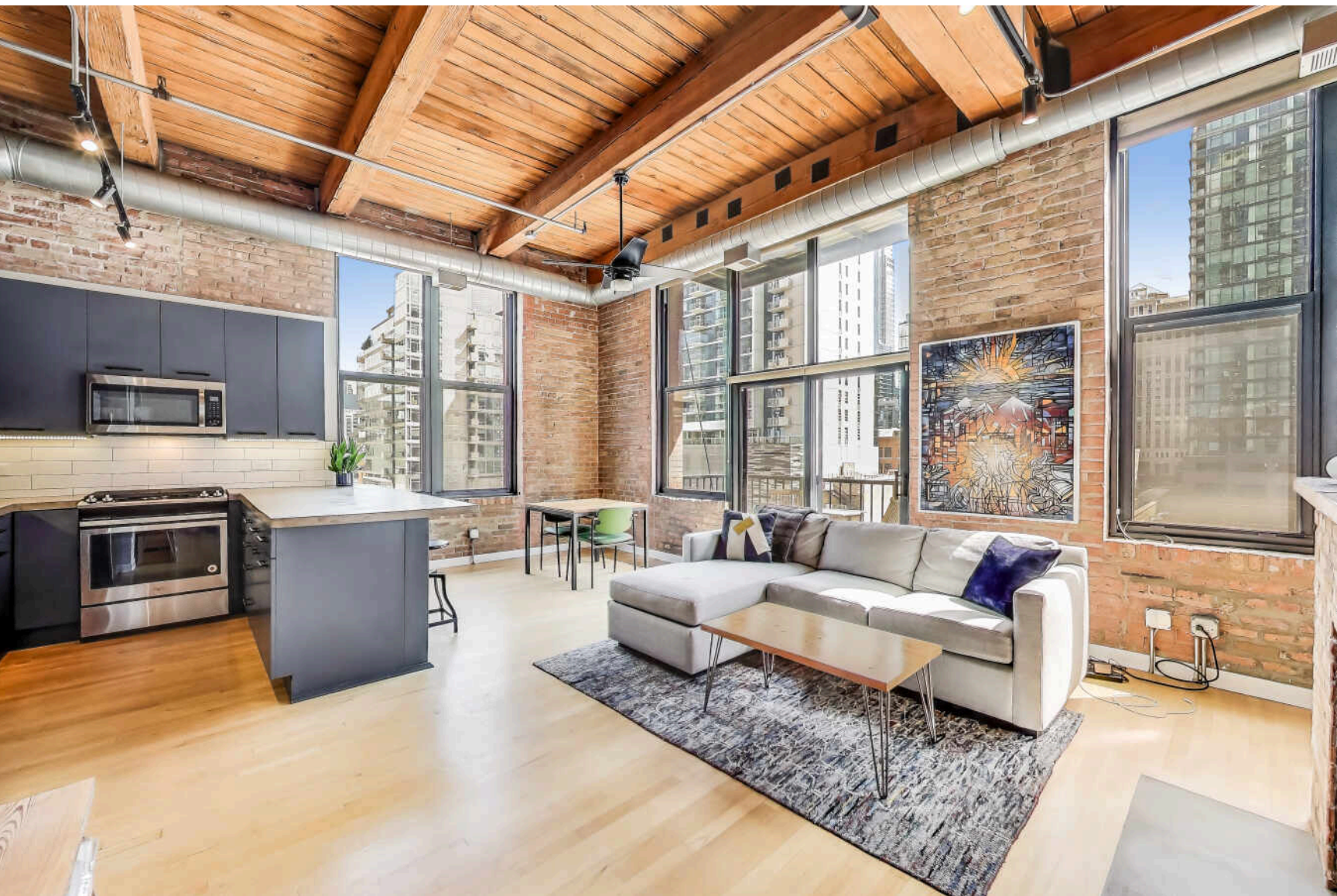


300 W GRAND AVENUE #503

RIVER NORTH





ROOM DIMENSIONS

LIVING ROOM : 15' × 12'

DINING ROOM : 10' × 8'

KITCHEN : 11' × 8'

PRIMARY BEDROOM : 15' × 12'

SECOND BEDROOM : 12' × 12'

FOYER : 16' × 6'

BALCONY : 12' × 5'

2 BEDROOM

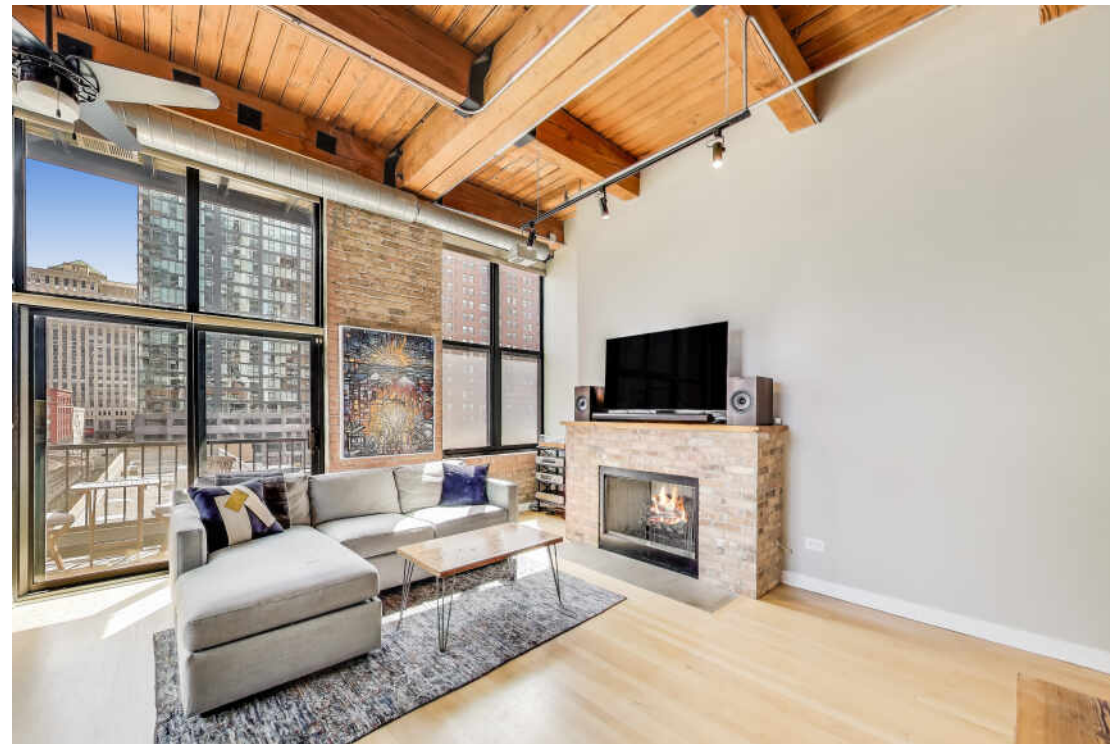
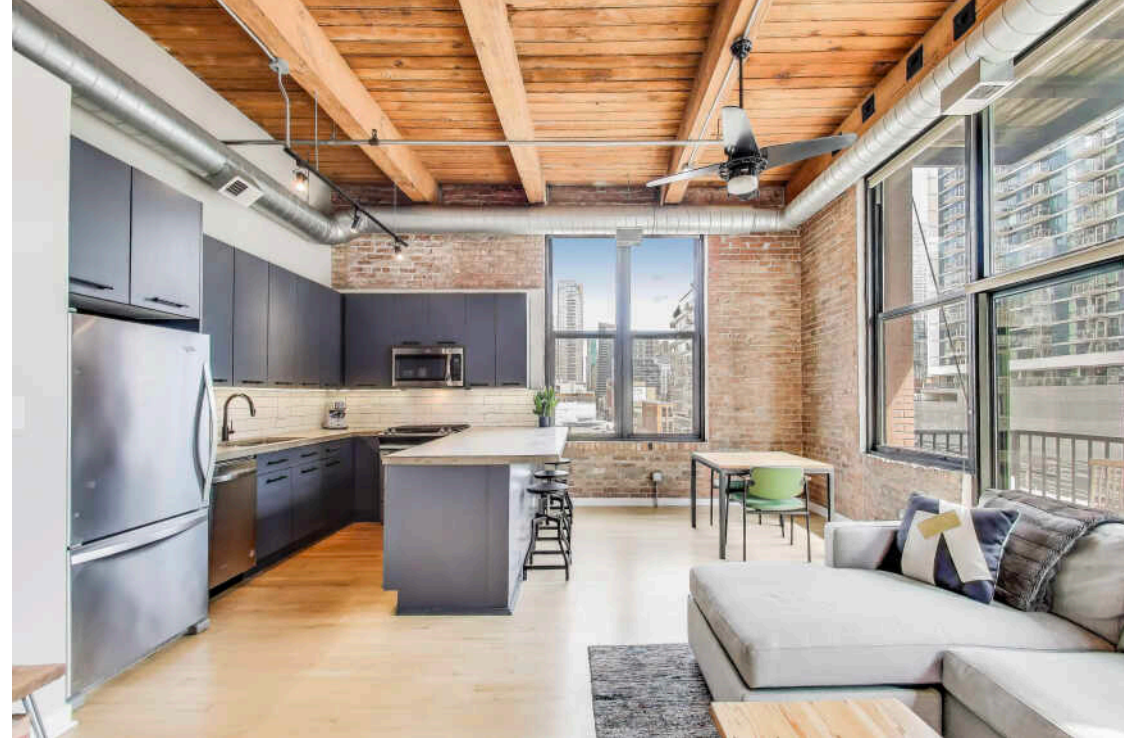
2 BATH

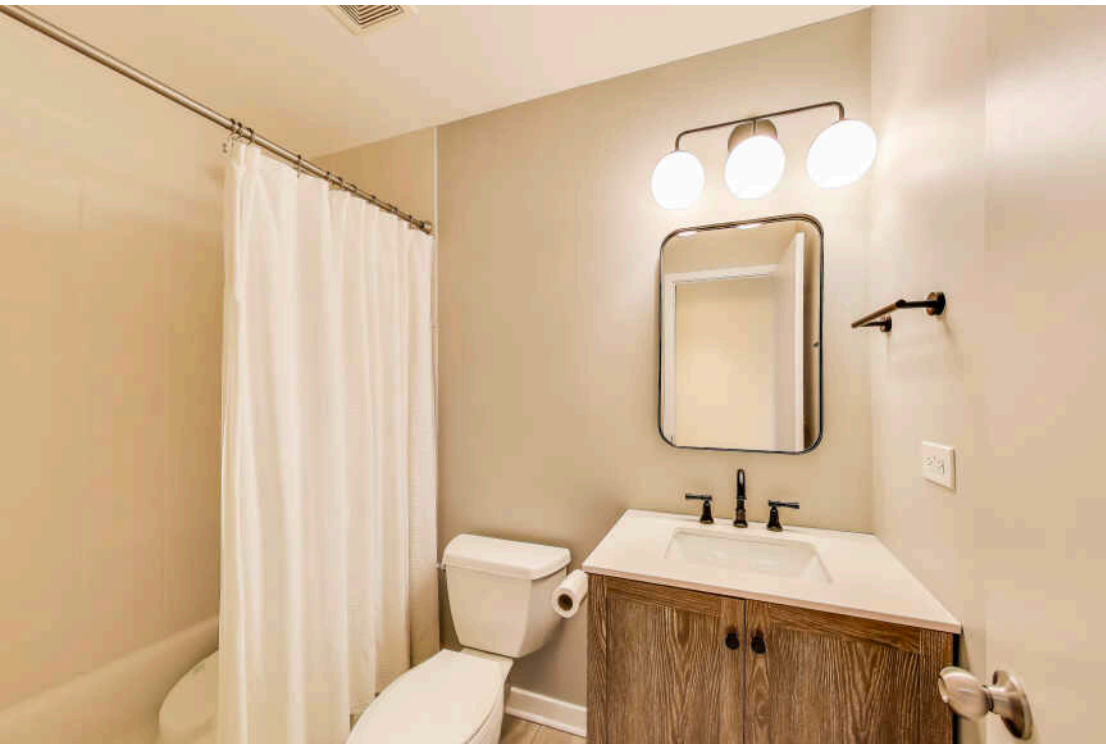
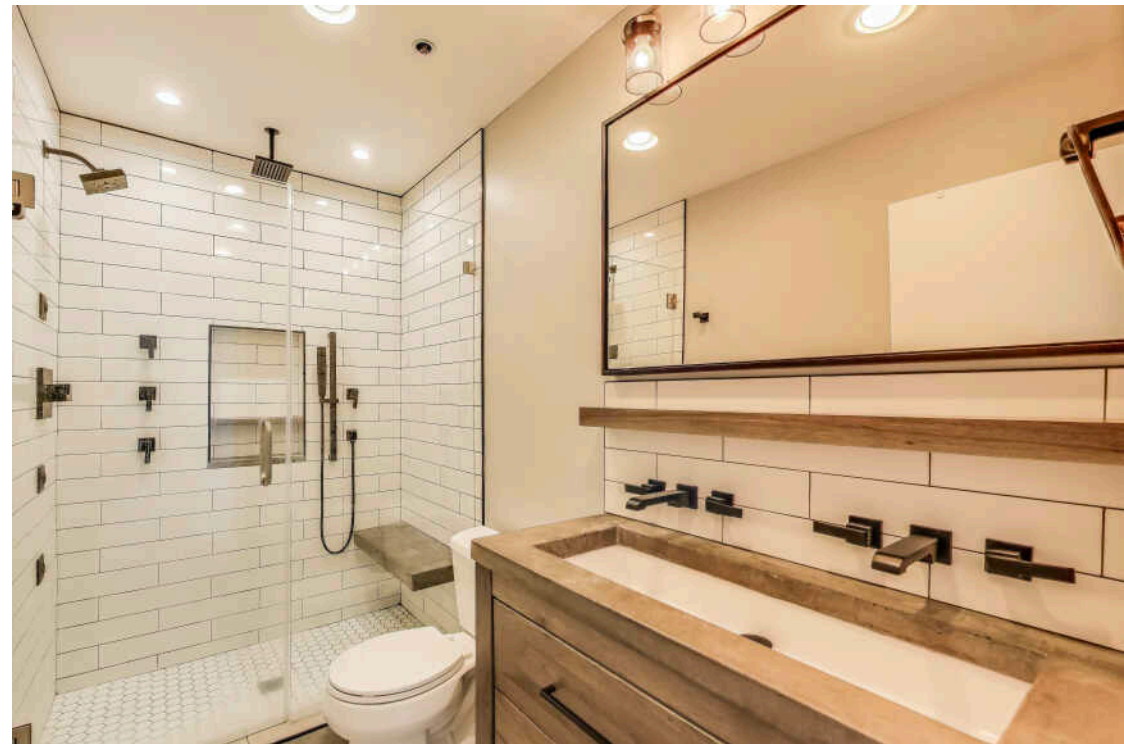
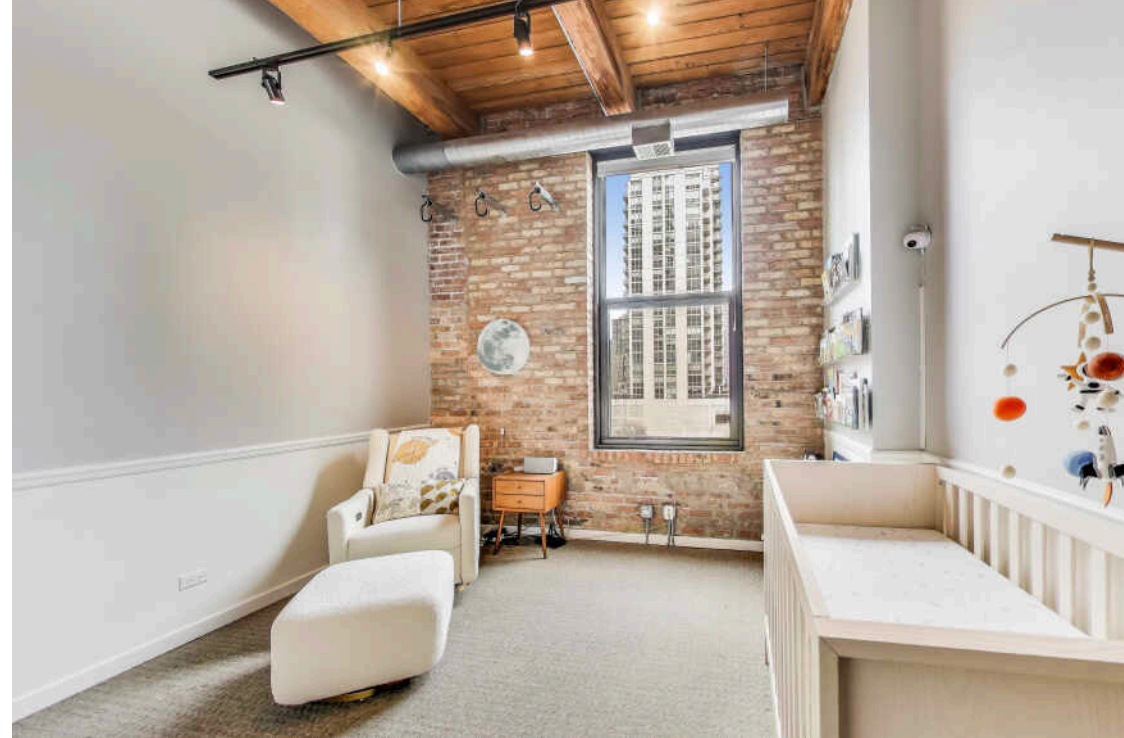
TAXES: \$11,604 (2023)

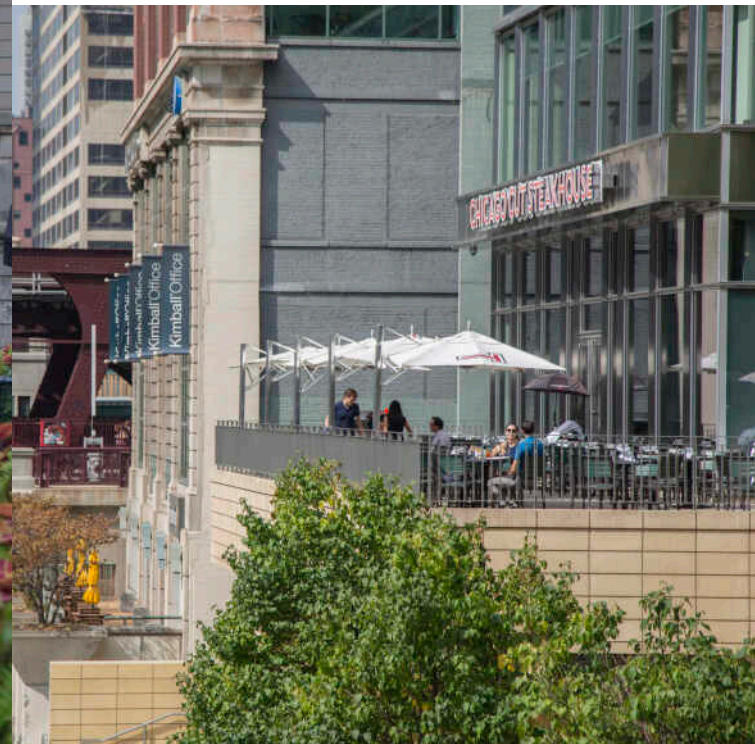
ASSESSMENTS: \$933 / MONTH

LOCATED IN A BOUTIQUE ELEVATOR BUILDING IN AN IDEAL RIVER NORTH LOCATION, THIS SUN-DRENCHED 2 BED, 2 BATH CORNER LOFT IS A SHOWSTOPPER.

Enjoy walls of windows showcasing sweeping South and East city views, soaring 12' timber ceilings, and sought-after finishes throughout. The open-concept floor plan offers generous living space and two fully enclosed, oversized bedrooms with newer carpet. The chef's kitchen impresses with custom cabinetry, stainless steel appliances, concrete countertops with a large breakfast bar, and a crisp white subway tile backsplash. The primary suite features a wall of closets and an updated spa-like bath with an oversized shower and double vanity. Authentic loft details include exposed brick walls, gorgeous timber ceilings, and hardwood floors, all bathed in natural light. Additional highlights include in-unit laundry, a cozy gas fireplace, and fantastic internal storage. Enjoy outdoor living with a private south-facing balcony plus panoramic city views from the building's rooftop deck-perfect for summer sunsets! Unbeatable River North location just steps to the Loop, public transit, night life, parks, and quick access to I-90/94. Attached garage parking included!







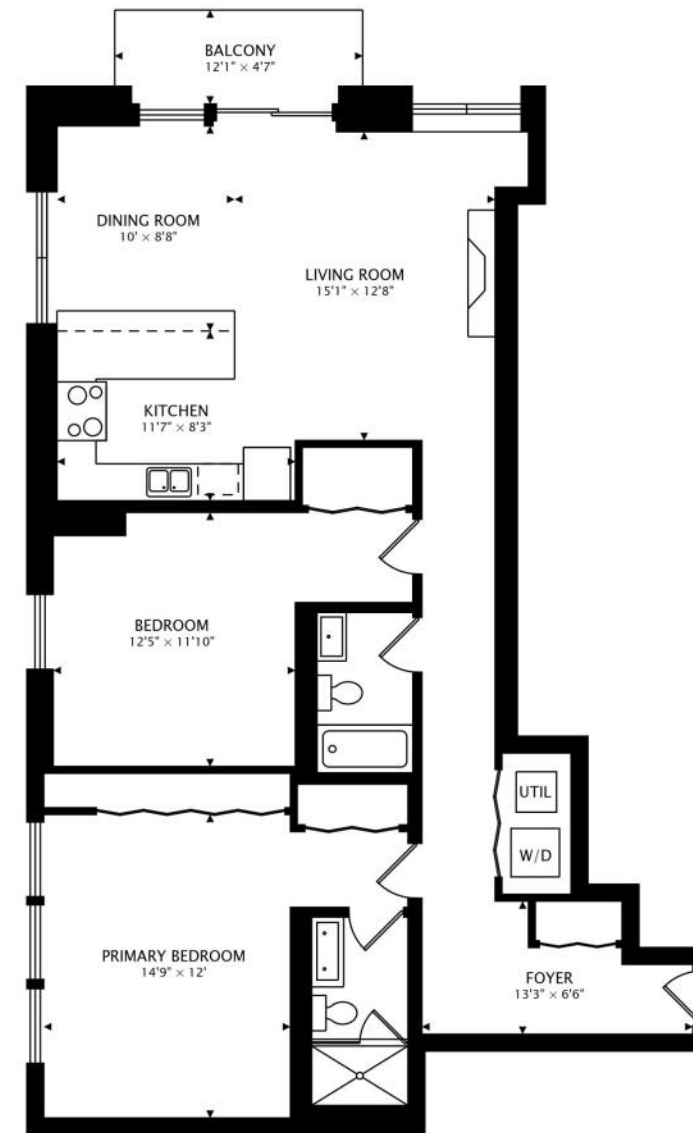
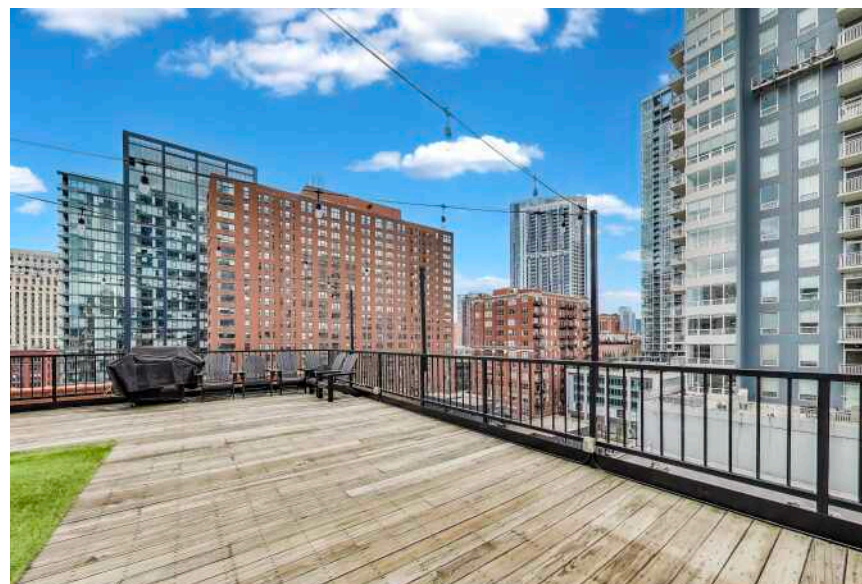
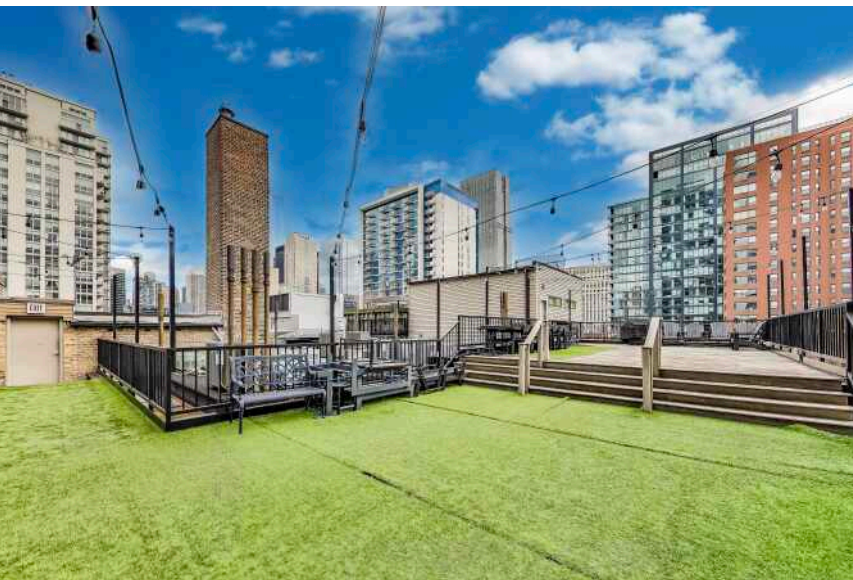
IF **RIVER NORTH** HAD A MOTTO, IT WOULD BE “BUILD IT AND THEY WILL COME.”

First came the art galleries and restaurants, then hip, urban homebuyers followed. Stretching from the Chicago River to Chicago Avenue, west of the Magnificent Mile, the old loft district has found its groove.

Dozens of residential developments in recent years give buyers a lot of choices, from classic timber lofts and upscale row homes to contemporary high-rises. Development has also pushed west of the Chicago River into an area dubbed River West, which includes a number of new condominium buildings.

Chicago's biggest office building, the Merchandise Mart, anchors the southern edge of the neighborhood along the revitalized Chicago River and the new pedestrian Riverwalk that includes restaurants and park seating along with kayak and boat rentals. Residents have convenient access to several bus lines as well as the CTA Red and Brown lines.

Home to many of Chicago's premier eateries with famed chefs, River North is where you will find the finest steakhouses and just about every type of cuisine. The neighborhood is packed with shopping, entertainment and nightlife, including some of the city's trendiest clubs and favorite hangouts.





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All specifications, features, designs, price, assessments, taxes and materials are subject to change without notice. Depicted floor plans and architectural renderings are only an artist's impression.

