## 33 W HURON STREET #412

RIVER NORTH







#### ROOM DIMENSIONS

LIVING/DINING: 14' × 24'

KITCHEN: 14' × 9'

PRIMARY BEDROOM : 16' × 12'

SECOND BEDROOM: 11' × 10'

LAUNDRY ROOM: 9' × 6'

TERRACE: 6' × 37'

# 33 W HURON - A BOUTIQUE GEM IN THE HEART OF RIVER NORTH OFFERING EXCLUSIVITY, PRIVACY, AND UNBEATABLE CONVENIENCE

Renovated in 2022 with style and sophistication, this sunny south-facing 2BD/2BA spans over 1,500 SF of open living space, ideal for both entertaining and everyday comfort.

The inviting foyer with custom herringbone tile leads to a chef's kitchen featuring an oversized island, quartz counters, white cabinetry, marble backsplash, high-end stainless appliances, matte black fixtures, designer lighting, and a walk-in pantry. The kitchen opens to an expansive living/dining area anchored by a porcelain-wrapped fireplace, while the 36' private terrace extends the living space outdoors. The impressive primary suite includes a custom walk-in closet plus a second large closet, easily accommodating a king bed and full furniture set. The spa-inspired ensuite bath offers a double vanity, quartz counters, soaking tub, and separate shower with designer tile and fixtures. A spacious second bedroom with a custom closet and is located across from the fully updated guest bath. A rare bonus - a separate laundry/utility room with side-by-side Samsung washer/dryer.

Heated garage parking and adjacent full-size storage locker, conveniently located near the elevator, are included in the price!

The secure, professionally managed building offers a full-time engineer, receiving room, and updated security/call system. All this just steps to Michigan Ave, top restaurants, cafes, Trader Joe's, Northwestern, and OneChicago with Life Time Fitness, rooftop pool, beach club, and co-working spaces, and so much more. Easy access to 90/94, 290, and CTA Red/Brown lines. Move right in and enjoy the perfect blend of space, style, and location!

2 BEDROOM 2 BATH

TAXES: \$12,785 ASSESSMENTS: \$687























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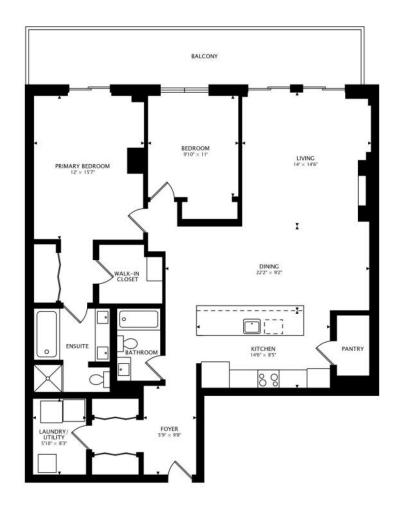












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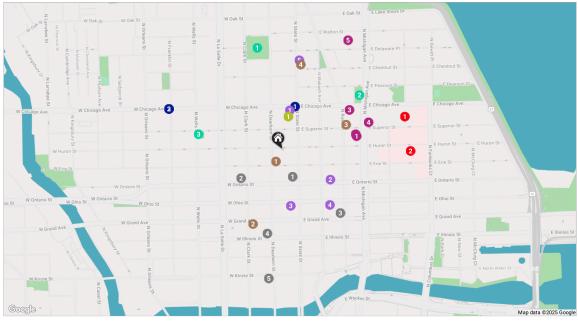
## IF RIVER NORTH HAD A MOTTO, IT WOULD BE "BUILD IT AND THEY WILL COME."

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.



### RESTAURANTS\_ Quartino Ristorante 626 NORTH STATE STREET, 0.1 MI Portillo's & Barnelli's Chicago 100 WEST ONTARIO STREET, 0.2 MI SHOPPING\_ Joe's Seafood, Prime Steak & Stone Crab 60 EAST GRAND AVENUE, 0.3 MI RPM Italian 52 WEST ILLINOIS STREET, 0.3 MI Siena Tavern 51 WEST KINZIE STREET, 0.4 MI Q COFFEE\_ 1 Starbucks 30 W ERIE ST, 0.0 MI 2 Beatrix

519 NORTH CLARK STREET, 0.2 MI

Trader Joe's 44 EAST ONTARIO STREET, 0.2 MI Pierrot Gourmet at The TRANSIT\_ Peninsula 108 EAST SUPERIOR STREET, 0.2 MI 1 Chicago CTA - RED LINE, 0.1 MI Jewel-Osco 550 NORTH STATE STREET, 0.2 MI Tempo Cafe 6 EAST CHESTNUT STREET, 0.3 MI 2 Chicago CTA - BROWN LINE, 0.4 MI 4 Eataly 43 EAST OHIO STREET, 0.2 MI 3 Chicago CTA - PURPLE LINE, 0.4 MI 6 Potash Markets - State St 875 NORTH STATE STREET, 0.3 MI TARA
700 NORTH MICHIGAN AVENUE, 0.2 MI Q PARKS\_ **♀** GYM\_ Saks Fifth Avenue 700 NORTH MICHIGAN AVENUE, 0.2 MI 1 Washington Square Park 901 NORTH CLARK STREET, 0.3 MI Life Time 8 Nordstrom Rack 15 W CHICAGO AVE, 0.1 MI 101 EAST CHICAGO AVENUE, 0.2 MI Jane M. Byrne Plaza Park 180 EAST PEARSON STREET, 0.3 MI MEDICAL. Meiman Marcus 737 NORTH MICHIGAN AVENUE, 0.3 MI Exhibit Dog Park SUPERIOR &, 0.3 MI 1 Ann & Robert H. Lurie 6 900 North Michigan Shops Children's Hospital of 900 MICHIGAN AVENUE, 0.4 MI 225 EAST CHICAGO AVENUE, 0.4 MI ₹ GROCERY\_ Northwestern Memorial Hospital Whole Foods Market
3 WEST CHICAGO AVENUE, 0.1 MI 251 EAST HURON STREET, 0.4 MI

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