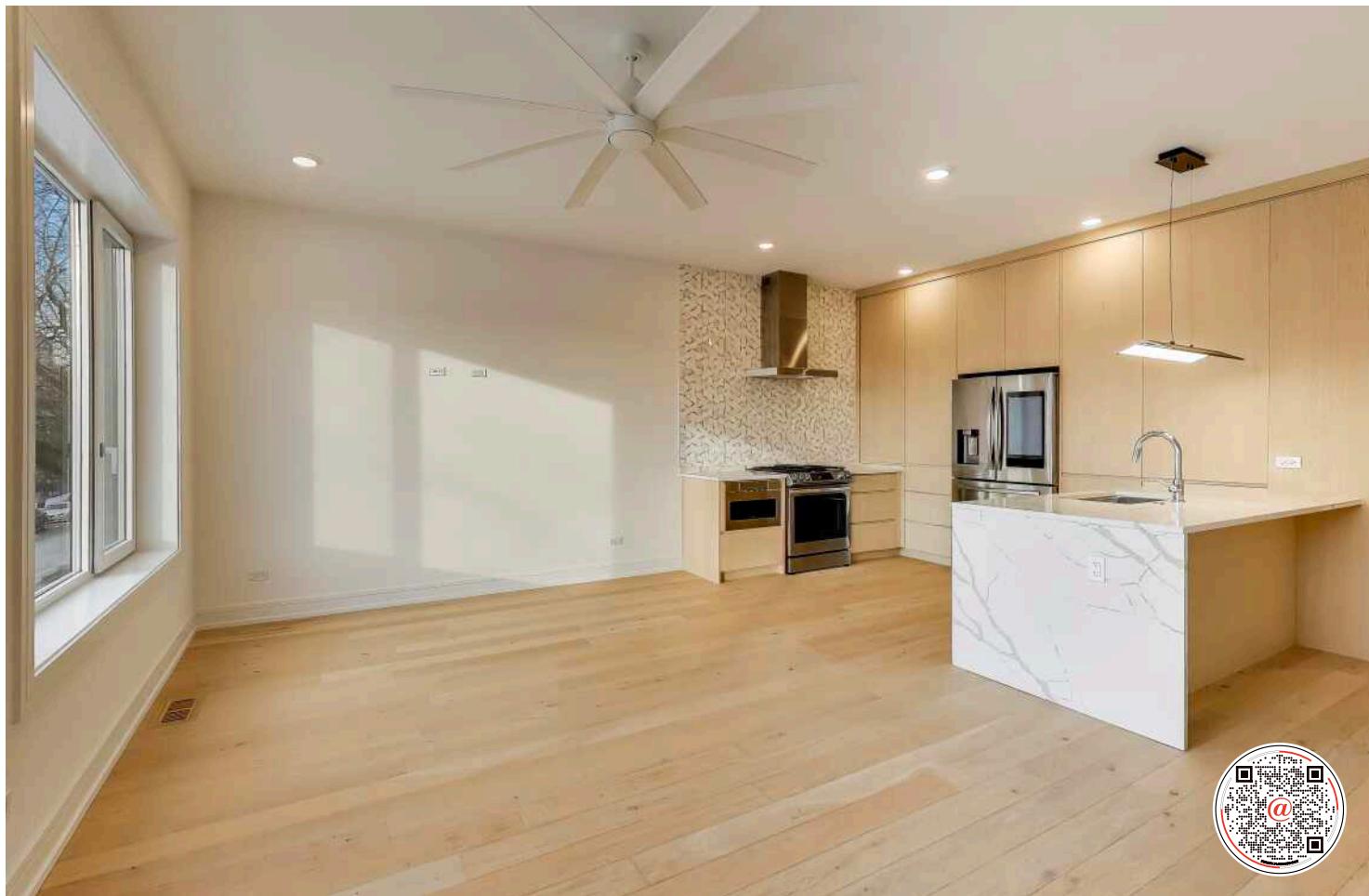


4351 SOUTH VINCENNES AVENUE #2  
GRAND BOULEVARD





#### ROOM DIMENSIONS

FOYER : 5' x 8'

LIVING ROOM : 19' x 12'

KITCHEN : 14' x 9'

PRIMARY BEDROOM : 14' x 12'

WALK IN CLOSET : 5' x 8'

SECOND BEDROOM : 12' x 10'

THIRD BEDROOM : 10' x 10'

LAUNDRY : 3' x 6'

UTILITY ROOM : 5' x 7'

3 BEDROOM

2 BATH

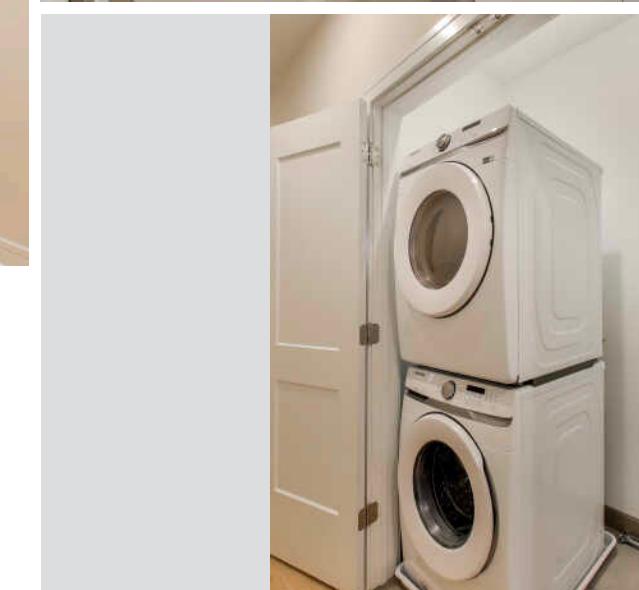
TAXES: \$8,675

ASSESSMENTS: \$202 / MONTH

## WELCOME HOME.

Welcome to the Flats on Vincennes, an all-brick duplex offering the space, light, and privacy you desire. This large, two-level home offers an easy, functional layout with plenty of room to breathe. The open living and dining area is bright, ideal for hosting, relaxing, and of course, everyday living. The kitchen is modern and sleek: quartz countertops, floor-to-ceiling cabinetry, large island with seating for four, and stainless steel appliance suite: French-door refrigerator with smart screen, gas range, dishwasher, microwave, and chef's hood, all accented with mosaic backsplash. There are three bedrooms and two full baths, including a spacious primary suite with a walk-in closet and an ensuite. The ensuite includes a double vanity with a makeup counter, modern mirrors, and accent lighting, as well as a spa-style bath with a rainshower and body sprays. There is also a dedicated laundry closet with room for a sink or cabinetry and storage throughout. Now, let's talk about the standout exterior feature: Your private garage parking and a rooftop deck over the garage, perfect for summer nights, morning coffee, or entertaining friends. Set in the heart of Bronzeville, you're close to public transit, Lake Shore Drive, the Dan Ryan, and everything that makes the neighborhood special.







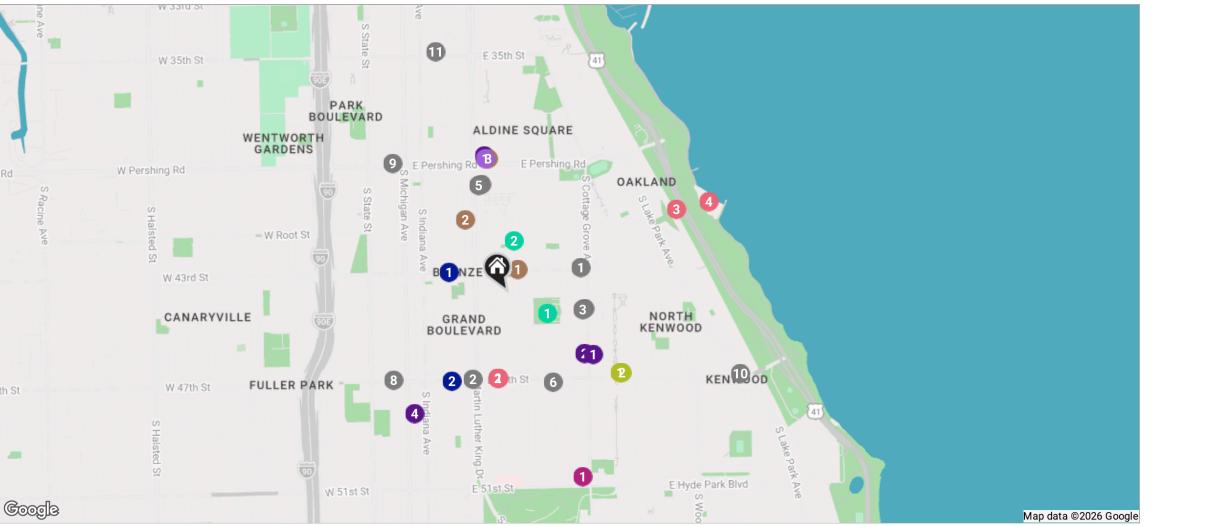
## THE GRAND BOULEVARD COMMUNITY HAS UNDERGONE A REVIVAL.

Restoration efforts have focused on the area's rich history that includes the bustling hub of Bronzeville, a cultural mecca that many of Chicago's notable artists called home.

Businesses have begun to move back to the area, and there is an array of housing options including newly built condominiums, townhomes, and single-family residences along with renovated greystones. The neighborhood is also home to historic landmarks that offer guided tours and provide further insight into the area's unique history.

Residents and visitors enjoy the sprawling 366-acre Washington Park with walking trails and a community garden. Talented musicians abound at any one of Bronzeville's jazz lounges, while restaurants feature delicious bites. The revitalized boulevard from which the area takes its name is now known as Martin Luther King Jr. Drive, and many of the neighborhood's businesses are centered around this main thoroughfare that continues to grow.

Just five miles south of Chicago's Loop, Grand Boulevard's location further enhances its appeal.



#### RESTAURANTS

- ① Honey 1 BBQ  
746 EAST 43RD STREET, 0.4 MI
- ② Peach's Restaurant  
4652 SOUTH KING DRIVE, 0.4 MI
- ③ Reggio's Pizza  
4438 S COTTAGE GROVE AVE, 0.4 MI
- ④ Bronzeville Winery  
4420 S COTTAGE GROVE AVE, 0.4 MI
- ⑤ Chicago's Home of Chicken & Waffles  
3947 SOUTH KING DRIVE, 0.5 MI
- ⑥ Simply Soups Salads & Sandwiches  
635 EAST 47TH STREET, 0.5 MI
- ⑦ Little Sandwich House  
411 E OAKWOOD BLVD, 0.5 MI
- ⑧ Shawn Michelle's Homemade Ice Cream  
Bronzeville  
46 E 47TH ST, 0.7 MI
- ⑨ Truth Restaurant  
56 EAST PERSHING ROAD, 0.8 MI
- ⑩ The Original Pancake House  
1358 EAST 47TH STREET, 1.1 MI

#### GYM

- ⑪ Classic Cobbler Baked Goods Company  
3453 S PRAIRIE AVE, 1.2 MI

#### COFFEE

- ① Sip & Savor  
528 EAST 43RD STREET, 0.1 MI
- ② The Met Cafe  
EAST 41ST STREET, 0.4 MI
- ③ Starbucks Coffee Company  
3857 SOUTH DOCTOR MARTIN LUTHER KING JUNIOR DRIVE, 0.6 MI

#### SHOPPING

- ① Walgreens  
5036 SOUTH COTTAGE GROVE AVENUE, 0.9 MI
- ③ 41st St Pedestrian Bridge  
4100 S DUSABLE LAKE SHORE DR, 0.9 MI

#### GROCERY

- ① Mariano's  
3857 S MARTIN LUTHER KING DR, 0.6 MI

#### ENTERTAINMENT

- ① The Space 4.0, Functional Training and Sports Performance  
4657 SOUTH DREXEL BOULEVARD, 0.6 MI
- ② Armstrong (Lillian Hardin) Park  
4433 SOUTH SAINT LAWRENCE AVENUE, 0.2 MI
- ② Bronzeville Pilates  
4657 SOUTH DREXEL BOULEVARD, 0.6 MI
- ② Bronzeville Dog Park #592  
4153 SOUTH VINCENNES AVENUE, 0.2 MI

#### SERVICES

- ① United States Postal Service  
4601 SOUTH COTTAGE GROVE AVENUE, 0.5 MI
- ② Chicago Fire Department Engine Company 45/ Truck 15  
4602 SOUTH COTTAGE GROVE AVENUE, 0.5 MI
- ③ Illinois DMV Fast Lane Kiosk  
3857 SOUTH DOCTOR MARTIN LUTHER KING JUNIOR DRIVE, 0.6 MI
- ④ Hall Branch, Chicago Public Library  
4801 SOUTH MICHIGAN AVENUE, 0.7 MI
- ① 43rd  
CTA - GREEN LINE, 0.3 MI

## NOTES

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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.