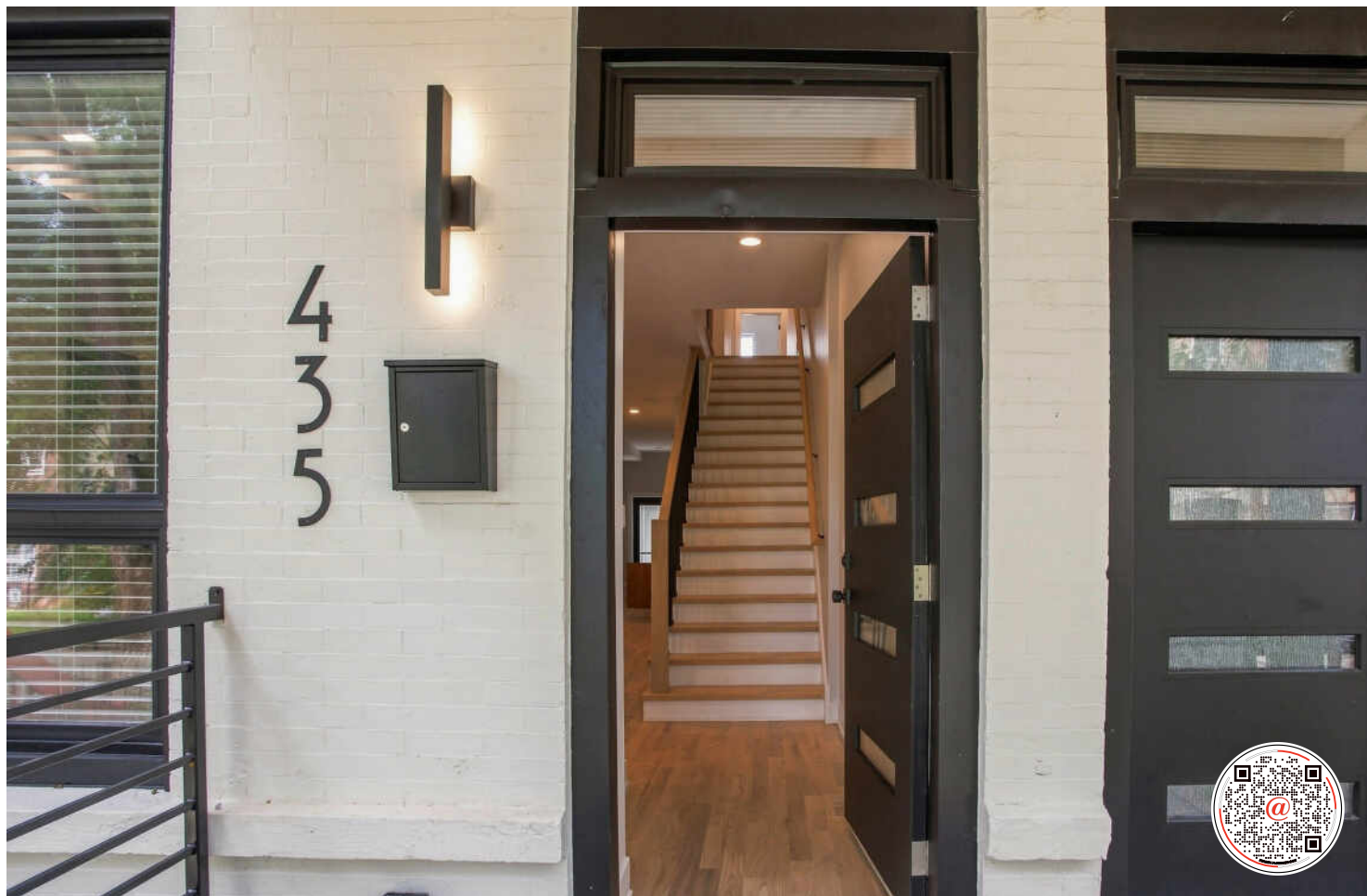


435 EAST 46TH PLACE
BRONZEVILLE





ROOM DIMENSIONS

FOYER : 4' × 8'

LIVING ROOM : 12' × 23'

DINING ROOM : 12' × 11'

KITCHEN : 12' × 17'

PRIMARY BEDROOM : 14' × 11'

SECOND BEDROOM : 9' × 12'

THIRD BEDROOM : 12' × 9'

FOURTH BEDROOM | LOWER LEVEL : 8' × 12'

FAMILY ROOM | LOWER LEVEL : 13' × 22'

LAUNDRY ROOM | LOWER LEVEL : 12' × 6'

UTILITY ROOM | LOWER LEVEL : 5' × 3'

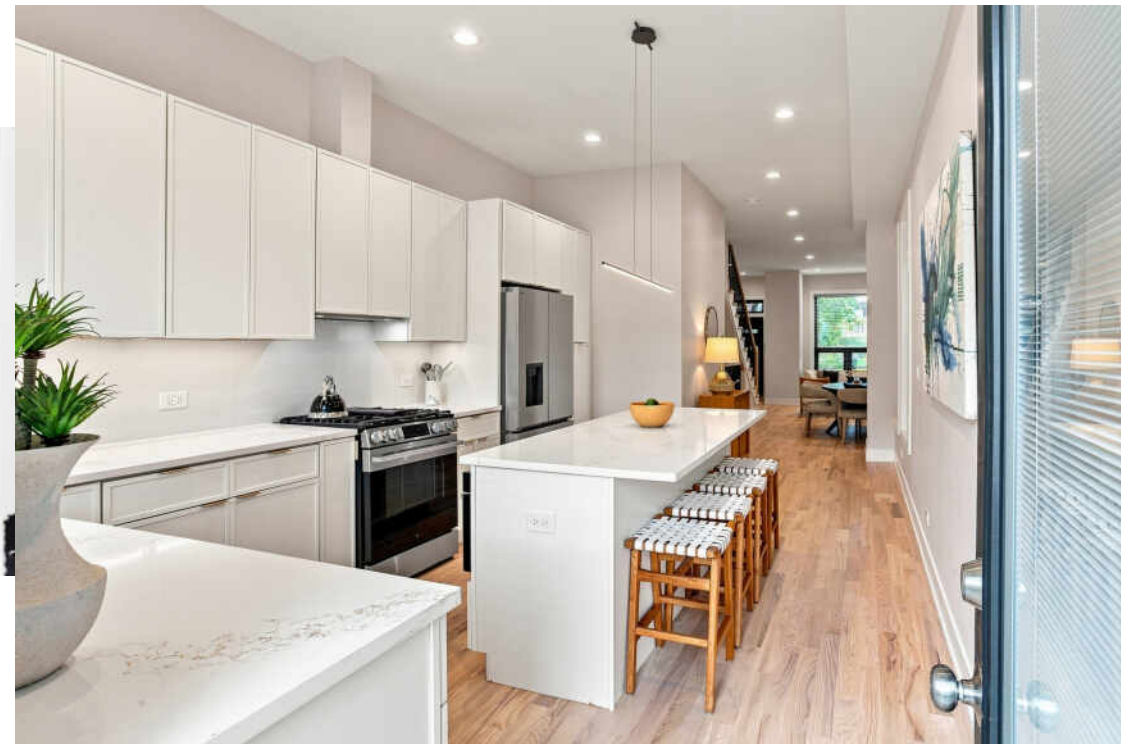
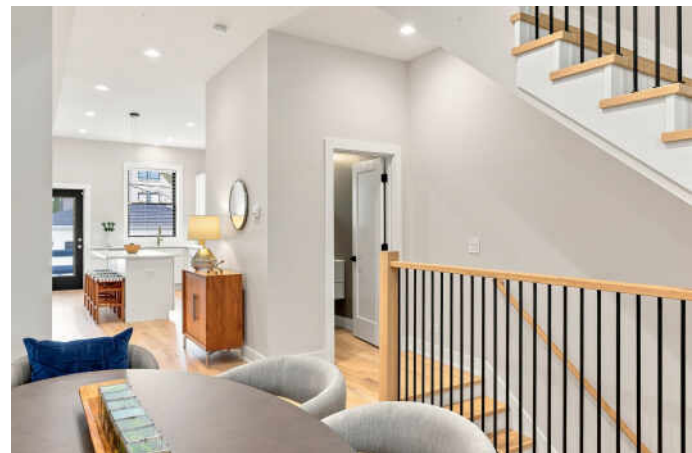
4 BEDROOM

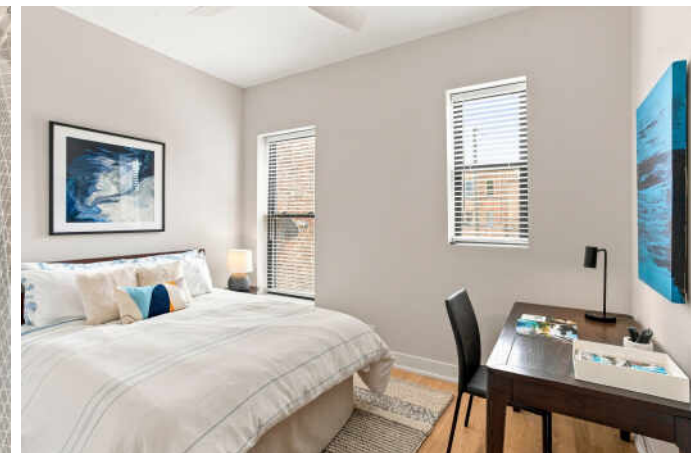
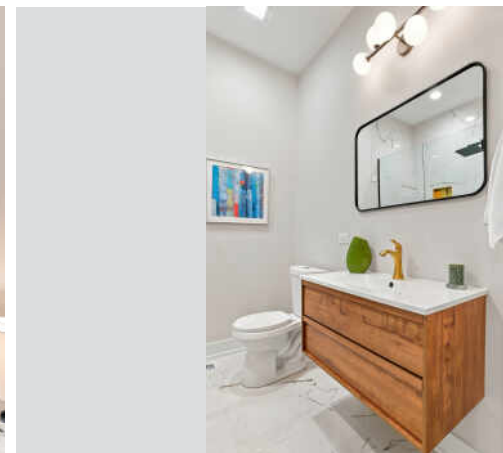
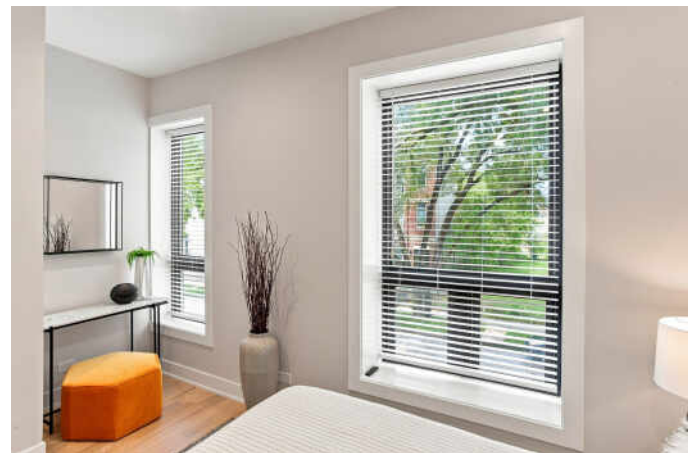
3.1 BATH

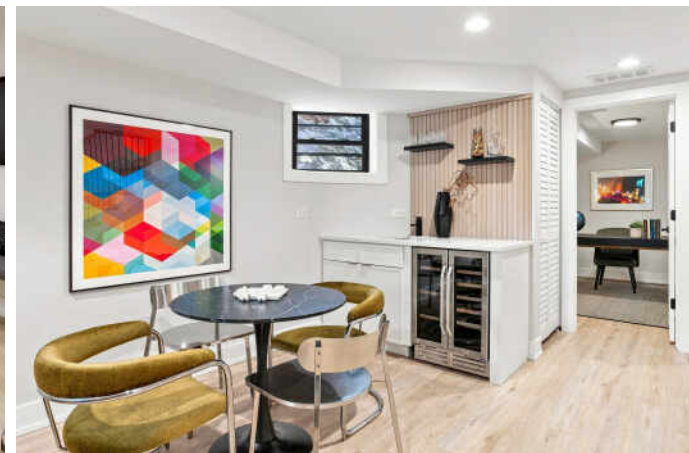
TAXES: \$5,586

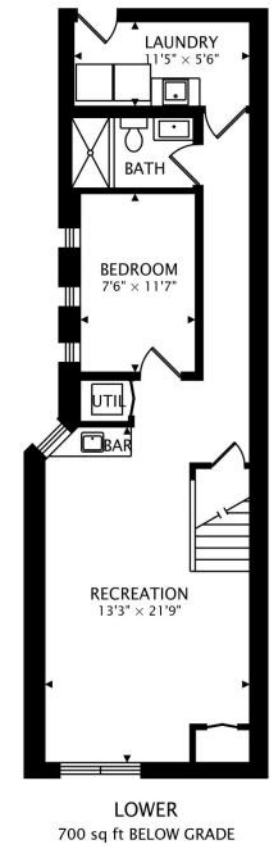
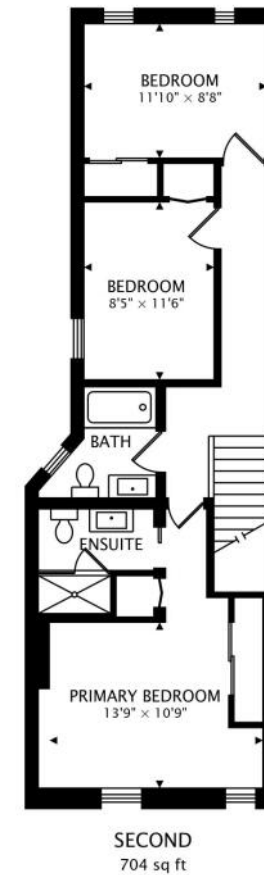
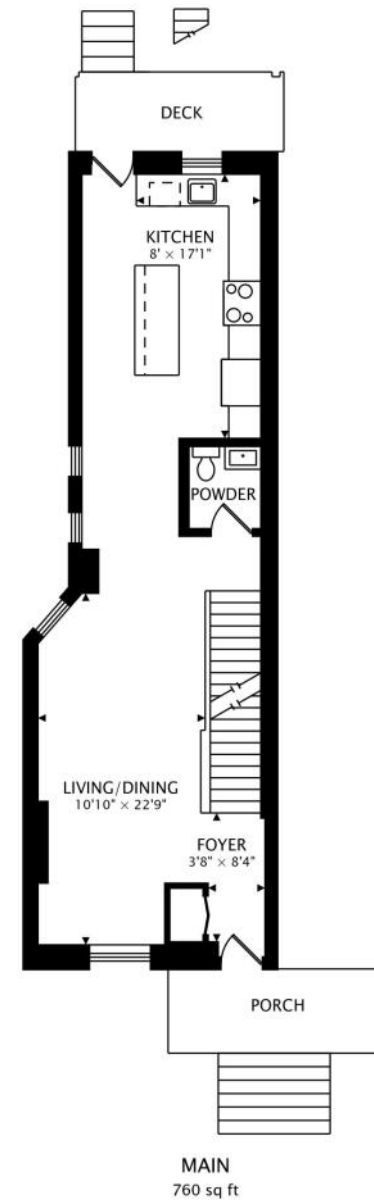
WELCOME HOME.

Tucked within the historic fabric of Chicago's vibrant Bronzeville neighborhood, these extraordinary side-by-side rowhomes-originally constructed between 1880 and 1883-present a rare opportunity to own a true piece of Chicago architectural history, completely rebuilt for modern luxury living. Featuring two adjacent properties, buyers have the unique option to purchase an individual residence or acquire both side-by-side homes-an extraordinary setup for multi-generational living, an expanded footprint, or a premier investment package. Behind the stately brick and stone facades lie uncompromising, full-scale renovations designed for long-term durability, exceptional livability, and virtually maintenance-free ownership for years to come. Meticulously reconstructed from the walls in, every major component has been thoughtfully replaced and upgraded, delivering the confidence and comfort of new construction while preserving the timeless character and presence that make historic Bronzeville architecture so special. Inside, each home lives entirely new, offering 4 bedrooms, 3.5 baths, and beautifully designed living spaces that balance warmth, functionality, and modern sophistication. Contemporary slim-line shaker cabinetry, stainless steel appliances, designer finishes, all-new flooring, energy-efficient windows, a new roof, and entirely new mechanical systems create a pair of turnkey residences built to stand the test of time. The generous primary suite in each residence serves as a luxurious private retreat, while the fully finished lower level adds exceptional flexibility with a spacious recreation room, additional bedroom, full bath, and dedicated laundry room-ideal for guests, entertaining, work-from-home living, or extended visits. Outdoor spaces for each home include a private yard, rear deck, and a new garage, further enhancing everyday convenience. Set on a quiet residential street surrounded by substantial investment and new development, this side-by-side offering stands completely apart in today's market-combining architectural significance, top-tier construction, and long-term value in one of Chicago's most culturally rich and rapidly evolving neighborhoods.











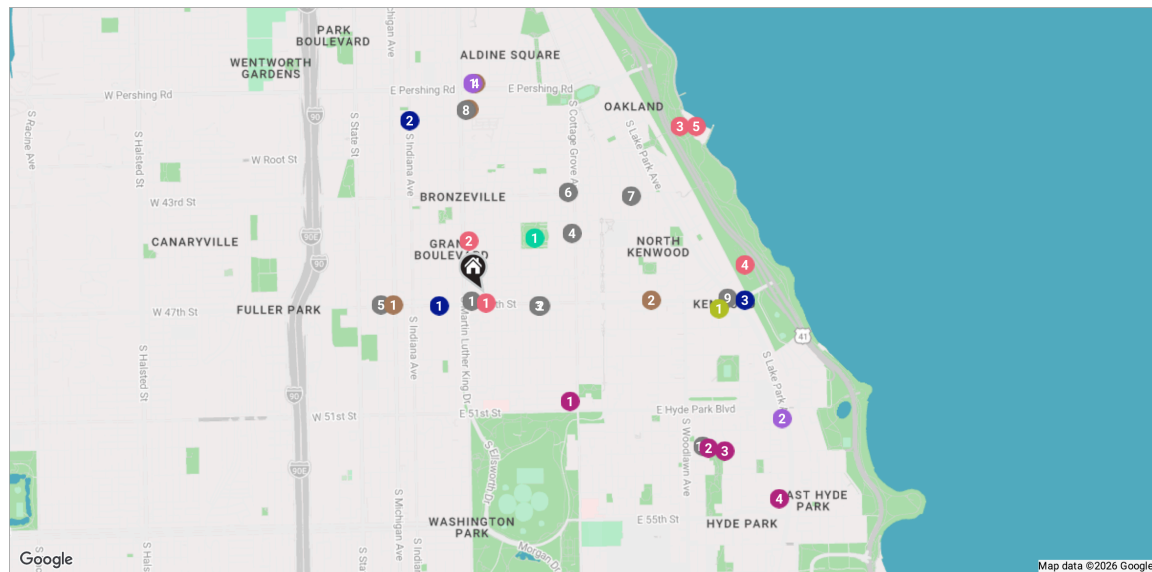
THE **GRAND BOULEVARD** COMMUNITY HAS UNDERGONE A REVIVAL.

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 throughfare that continues to grow.

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



 RESTAURANTS

- 1 **Bronzeville Soul**
4655 SOUTH DOCTOR MARTIN LUTHER
KING JUNIOR DRIVE, 0.1 MI
- 2 **Two Fish Crab Shack**
641 EAST 47TH STREET, 0.3 MI
- 3 **Simplys Soups Salads &
Sandwiches**
635 EAST 47TH STREET, 0.3 MI
- 4 **Bronzeville Winery**
4420 S COTTAGE GROVE AVE, 0.5 MI
- 5 **Shawn Michelle's
Homemade Ice Cream
Bronzeville**
46 E 47TH ST, 0.5 MI
- 6 **Honey 1 BBQ**
746 EAST 43RD STREET, 0.6 MI
- 7 **Norman's Bistro**
1001 E 43RD ST, 0.8 MI
- 8 **Chicago's Home of Chicken
& Waffles**
3947 SOUTH KING DRIVE, 0.9 MI
- 9 **The Original Pancake House**
1358 EAST 47TH STREET, 1.1 MI

10 Leona's Pizzeria & Restaurant
1236 EAST 53RD STREET, 1.2 MI

-  COFFEE _____

- 1 Sip & Savor
78 EAST 47TH STREET, 0.4 MI
- 2 Carver 47 Food and Wellness Market
1050 EAST 47TH STREET, 0.8 MI
- 3 Little Sandwich House
411 EAST OAKWOOD BOULEVARD,
0.9 MI
- 4 Starbucks Coffee Company
3857 SOUTH DOCTOR MARTIN LUTHER
KING JUNIOR DRIVE, 1.0 MI

 SHOPPING_____

- 1 Walgreens
5036 SOUTH COTTAGE GROVE AVENUE,
0.6 MI
- 2 CVS
1228 EAST 53RD STREET, 1.3 MI

3 Target

- 4 Trader Joe's
1528 E 55TH ST, 1.7 MI

 GROCERY _____

- 1 Mariano's
3857 S MARTIN LUTHER KING DR,
1.0 MI
- 2 Whole Foods Market
5118 SOUTH LAKE PARK AVENUE,
1.5 MI

 GYM _____

- 1 Planet Fitness**
1301 EAST 47TH STREET, 1.1 MI

ENTERTAINMENT_____

- 1 Gallery Guichard
436 E 47TH ST, 0.0 MI
- 2 Blanc
4445 S MARTIN LUTHER KING DR,
0.3 MI

3 Lakefront Trail - 41st Street
4100 S DUSABLE LAKE SHORE DR,
1.2 MI

- 4 Burnham Nature Sanctuary
CHICAGO, 1.2 MI
- 5 Oakwood Beach
CHICAGO, 1.3 MI

 TRANSIT_____

- 1 47th
CTA - GREEN LINE, 0.2 MI
- 2 Indiana
CTA - GREEN LINE, 0.9 MI
- 3 47th St
METRA - ELECTRIC MAIN BRANCH,
1.2 MI

 PARKS _____

- 1** Armstrong (Lillian Hardin)
Park
4433 SOUTH SAINT LAWRENCE
AVENUE, 0.4 MI

NOTES _____

[illegible]



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