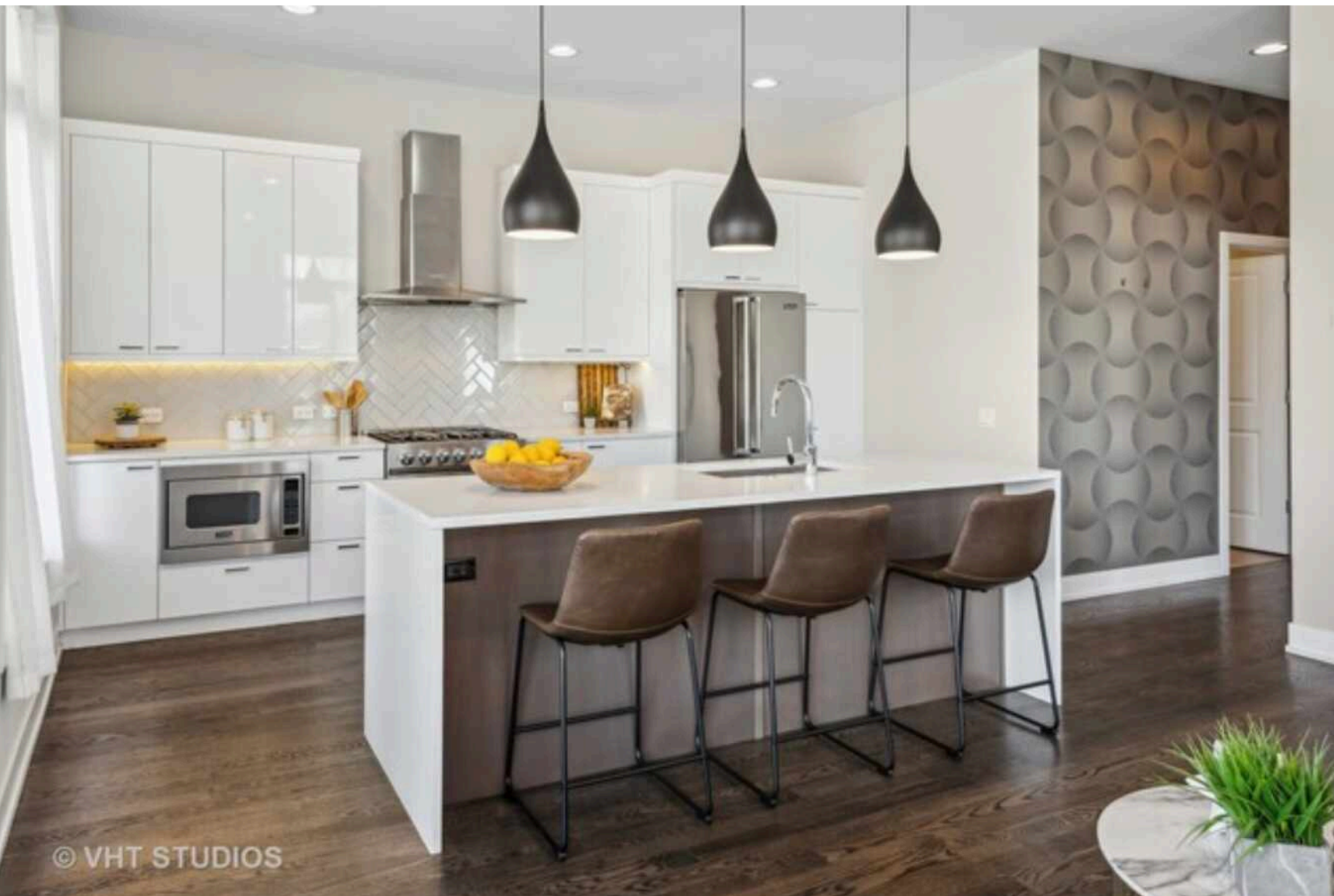


469 N PAULINA STREET #201
WEST TOWN





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ROOM DIMENSIONS LIVING & DINING ROOM : 25' × 17'

KITCHEN : 17' × 11'

PRIMARY BEDROOM : 16' × 13'

SECOND BEDROOM : 17' × 12'

THIRD BEDROOM : 17' × 11'

DECK : 15' × 7'

3 BEDROOM
2 BATH
TAXES: \$12,219
ASSESSMENTS: \$495 / MONTH

PRETTY ON PAULINA!

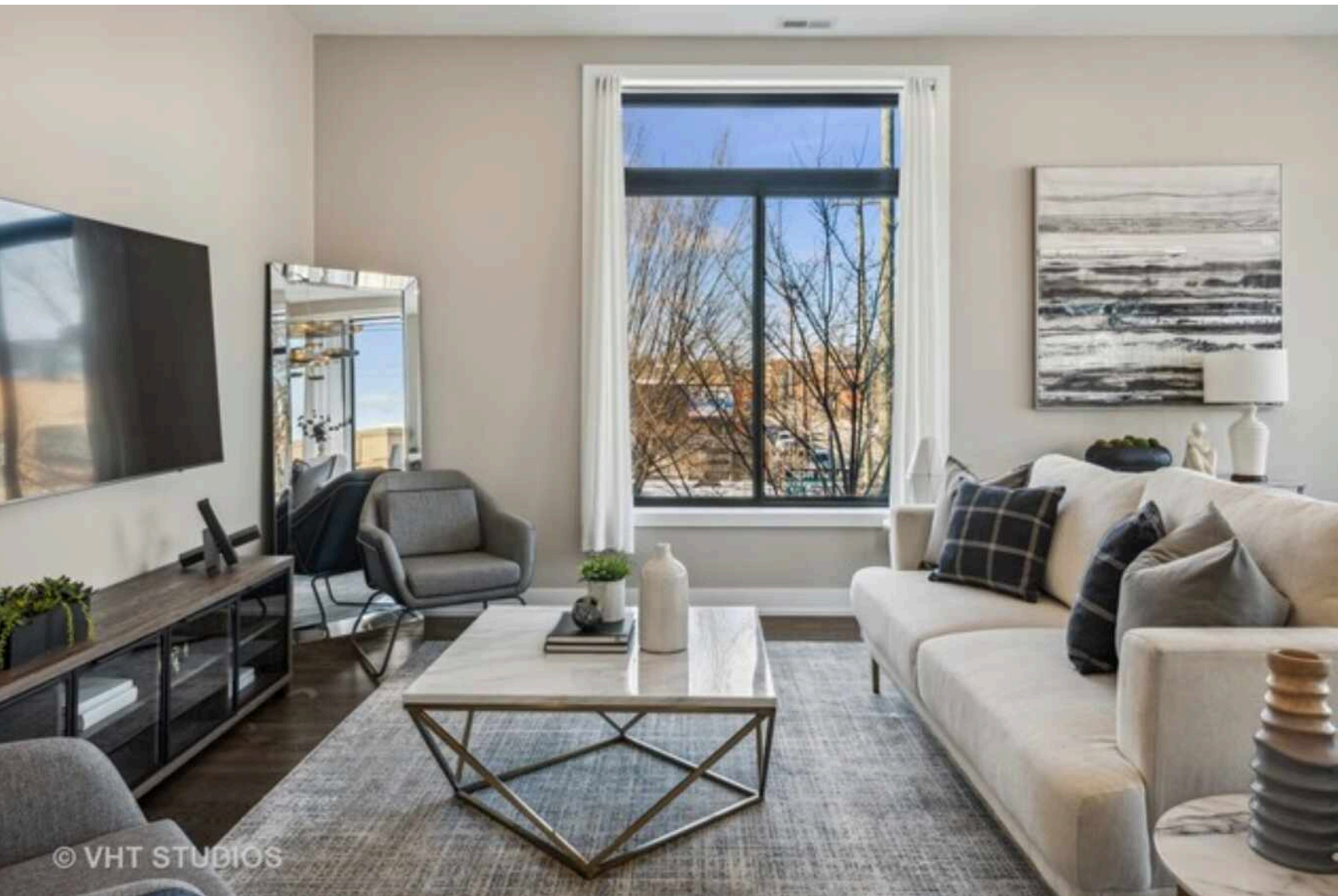
pretty on paulina! gorgeous 3 bedroom/2 bath condo in west town! high-quality all-brick elevator building w attached heated garage parking. this spectacular corner unit faces north & west and features soaring 10 ft ceilings w extra-large windows that bring in loads of sunshine. gorgeous extra-wide kitchen with 42' flat panel cabinetry, viking appliance package, under-cabinet lighting, glass subway tile backsplash, quartz countertops, an extra-large island with waterfall edge & designer pendant lighting. large living & dining room with Artemide Mercury suspension dining room light. oak hardwood floors throughout. three large bedrooms, including a primary suite w walk-in shower & bench, grohe rain shower heads, heated floors, floating double vanity, linen tower, and built-in laundry storage. morning coffee & evening cocktails taste better on the covered deck. the building features a front door video call system & Gigabit internet. price includes deeded, attached, heated parking garage space #9, on-site storage space #5. a great location close to ukrainian village, fulton market, the united center & easy access to downtown. get your bread on at publican quality bread, just 1 block away!



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COMPRISED OF SEVERAL DISTINCT NEIGHBORHOODS, **WEST TOWN** IS A THRIVING COMMUNITY THAT HAS EXPERIENCED EXTENSIVE DEVELOPMENT OVER THE PAST DECADE.

The community includes the neighborhoods of Wicker Park, Ukrainian Village, East Village, River West, Noble Square, East Humboldt Park, and parts of Bucktown. With an eclectic mix of hip cafes, independent bookstores, art galleries, music venues, and peaceful city parks, West Town appeals to a variety of lifestyles.

Over the last several years, the community has seen an influx of trendy eateries, bars, and boutiques pop up along Division Street, Chicago Avenue, Grand Avenue, and Damen Avenue, making it a popular destination for shoppers looking for the hottest fashions and for foodies in search of unique cuisine. Every year, locals enjoy a number of festivals, including Do Division Street Fest, West Fest, Renegade Craft Fair, and the West Town Art Walk.

West Town features an assortment of housing styles and price ranges. Condominiums take the form of vintage walk-ups, rustic lofts, and new-construction three-flats and mid-rises. Single-family homes range from smaller cottages and bungalows to gut-rehabbed greystones, historic mansions, and eye-popping multimillion-dollar new construction.



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