

527 N WOOD STREET  
WEST TOWN

@properties®

CHRISTIE'S  
INTERNATIONAL REAL ESTATE



#### ROOM DIMENSIONS

LIVING ROOM : 24' × 21'  
KITCHEN : 18' × 11'  
FAMILY ROOM : 18' × 11'  
PRIMARY BEDROOM : 13' × 13'  
SECOND BEDROOM : 11' × 9'  
WALK-IN-CLOSET : 7' × 6'  
THIRD BEDROOM : 13' × 13'  
SITTING ROOM/DEN : 9' × 7'  
LAUNDRY ROOM : 8' × 6'  
DECK : 21' × 14'  
ROOFDECK : 44' × 12'

3 BED BEDROOM  
3.5 BATH BATH  
TAXES: \$13,087

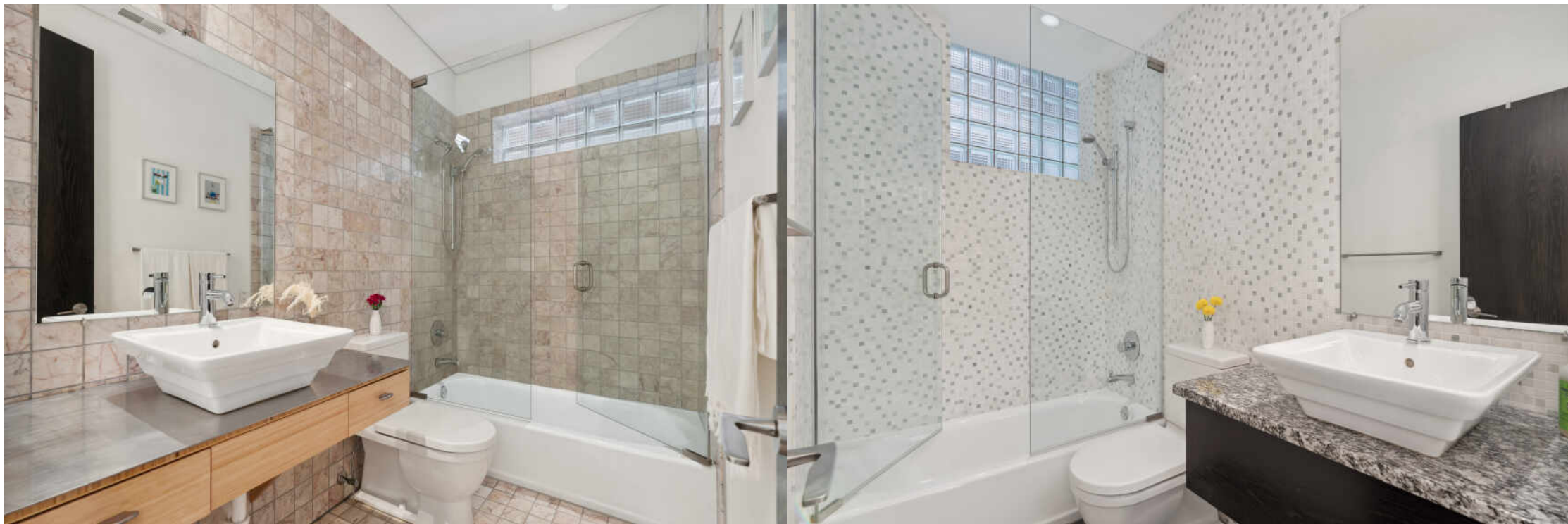
Welcome to this exquisite modern single-family home nestled in the heart of West Town, a true masterpiece that seamlessly blends contemporary design with functionality. Built and designed by the prior owners, every detail of this home reflects thoughtful design, including reveal style walls, stairways that invite natural light, and surround sound speakers throughout, including both outdoor spaces. The heart of the home, the kitchen, features stainless steel countertops and top-of-the-line Wolf/Sub-Zero appliances. The high-end custom cabinetry was made extra deep for optimal storage and accessibility that combines practicality with aesthetic appeal. Attached to the kitchen you will find an expansive outdoor patio perfect for grilling and entertaining. The lower level transforms into an entertainment hub, offering a spacious family room with a modern fireplace. A generously sized bedroom, full bath, well-equipped laundry room, media closet, and additional storage are also on the lower level. The second floor features 2 beds and 2 full baths, each with heated flooring. The large primary bedroom with ensuite bathroom features a walk-in shower, large soaking tub, and custom concrete countertops. On the top floor, a sunlit office/den awaits that also leads to an expansive roof deck with panoramic city views. The property includes an attached 2+ car garage for convenience and ample additional storage spaces throughout. The exterior of the house is showcased with custom landscaping that includes planter boxes, landscape lighting, and irrigation in all outdoor spaces. Walkable neighborhood highlights include bakeries, brewery district, restaurants, and coffee shops.



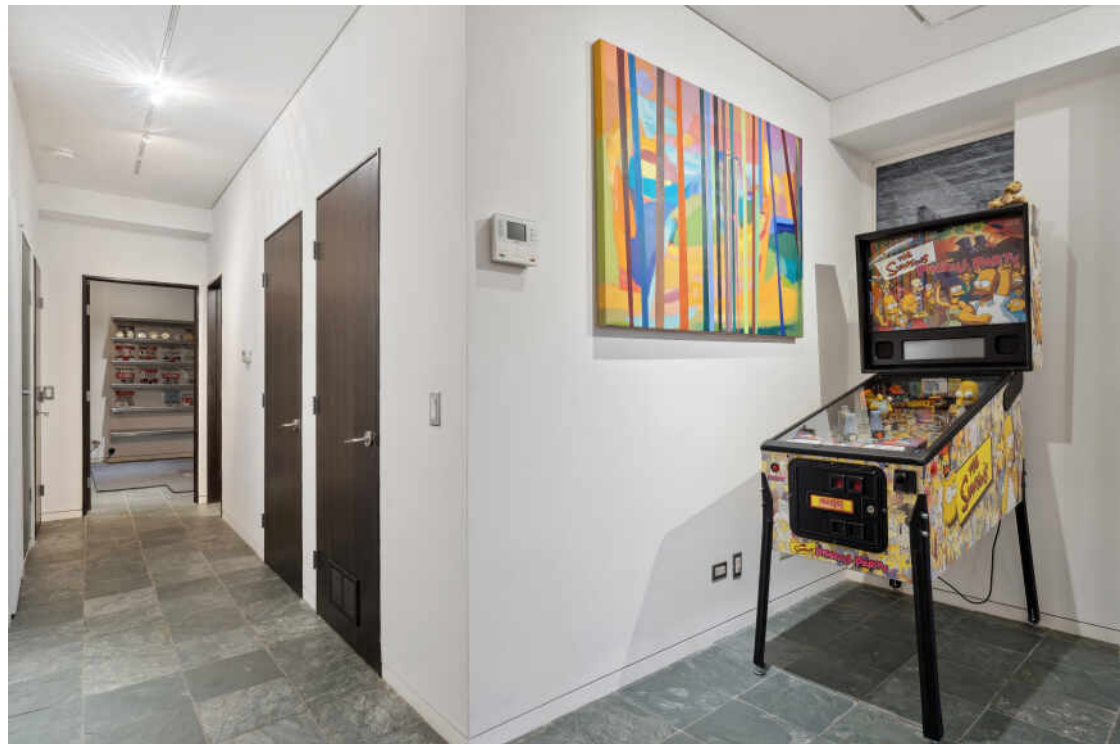




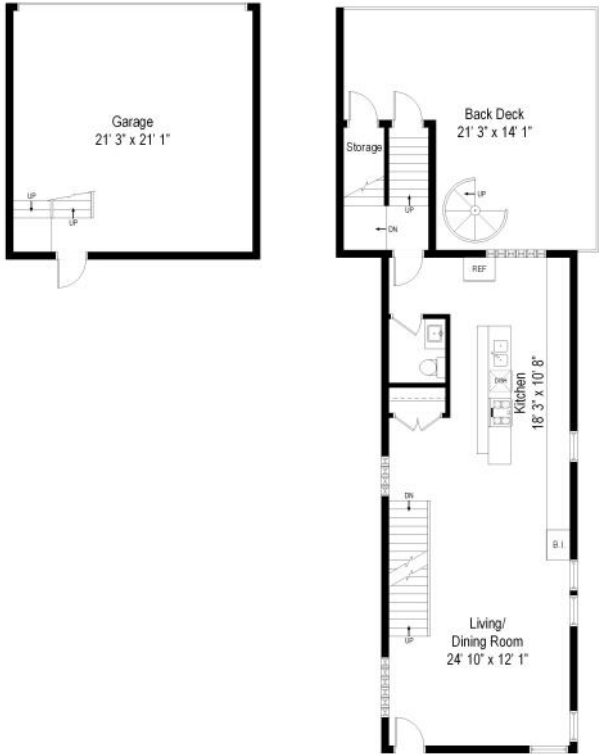




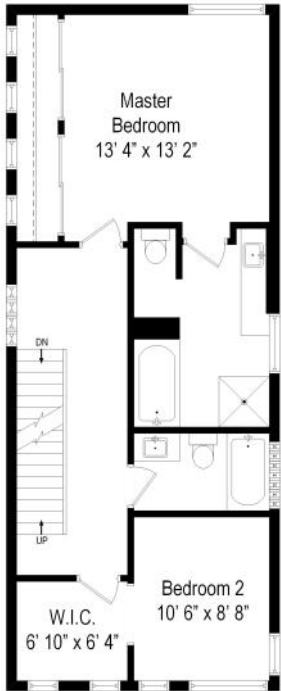




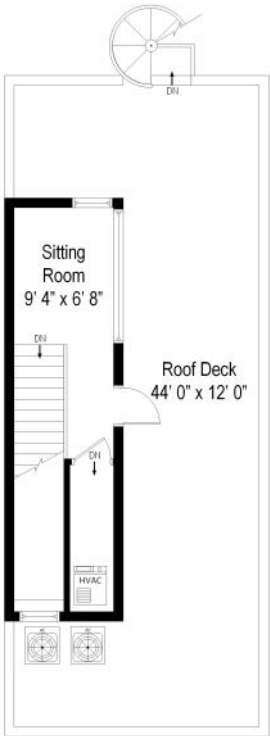
First Level



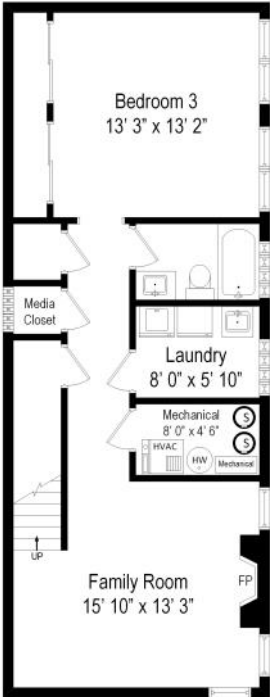
Second Level



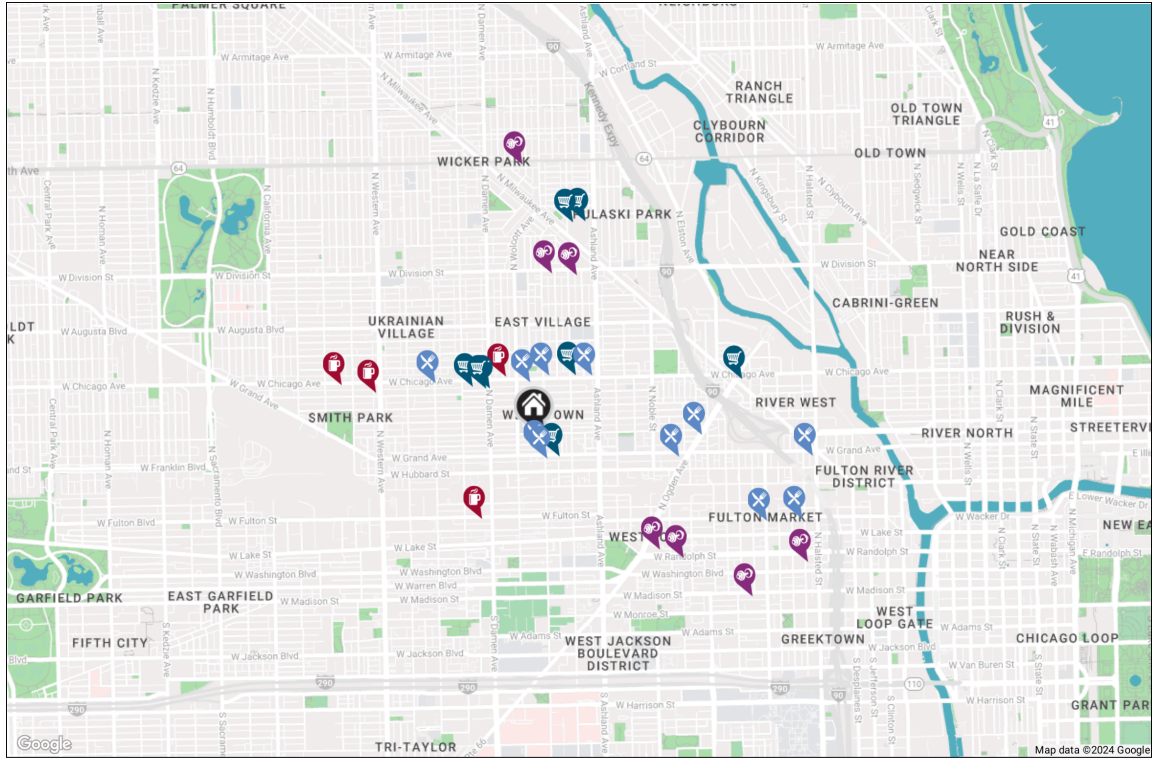
Third Level



Lower Level







#### RESTAURANTS

Publican Quality Bread  
1759 W GRAND AVE, 0.1 MI

Breakfast House  
1800 W GRAND AVE, 0.1 MI

Arami  
1829 WEST CHICAGO AVENUE, 0.3 MI

Forbidden Root Restaurant & Brewery  
1746 W CHICAGO AVE, 0.3 MI

Beatnik West Town  
1604 W CHICAGO AVE, 0.4 MI

Coalfire  
1321 WEST GRAND AVENUE, 0.6 MI

Tuman's Tap and Grill  
2159 W CHICAGO AVE, 0.6 MI

The Aviary  
955 WEST FULTON MARKET, 1.1 MI

Piccolo Sogno  
464 NORTH HALSTED STREET, 1.2 MI

The Publican  
837 WEST FULTON MARKET, 1.2 MI

#### COFFEE SHOPS

West Town Bakery  
1916 WEST CHICAGO AVENUE, 0.4 MI

Metric  
2021 WEST FULTON STREET SUITE K-101B,  
0.5 MI

Dark Matter Coffee - The Mothership  
738 NORTH WESTERN AVENUE, 0.8 MI

Dark Matter Coffee - Star

#### SHOPPING

The Center of Order and Experimentation  
1727 W GRAND AVE, 0.1 MI

Walgreens  
1650 W CHICAGO AVE, 0.3 MI

Mariano's  
2021 W CHICAGO AVE, 0.4 MI

Sprout Home  
745 N DAMEN AVE, 0.4 MI

Sprout Home Floral & Table  
744 N DAMEN AVE, 0.4 MI

CVS  
771 N OGDEN AVE, 0.9 MI

Lowe's Home Improvement  
1360 N ASHLAND AVE, 1.0 MI

#### HEALTH CLUBS

West Loop Athletic Club  
1380 WEST RANDOLPH STREET, 0.7 MI

CorePower Yoga  
1313 W RANDOLPH ST, 0.8 MI

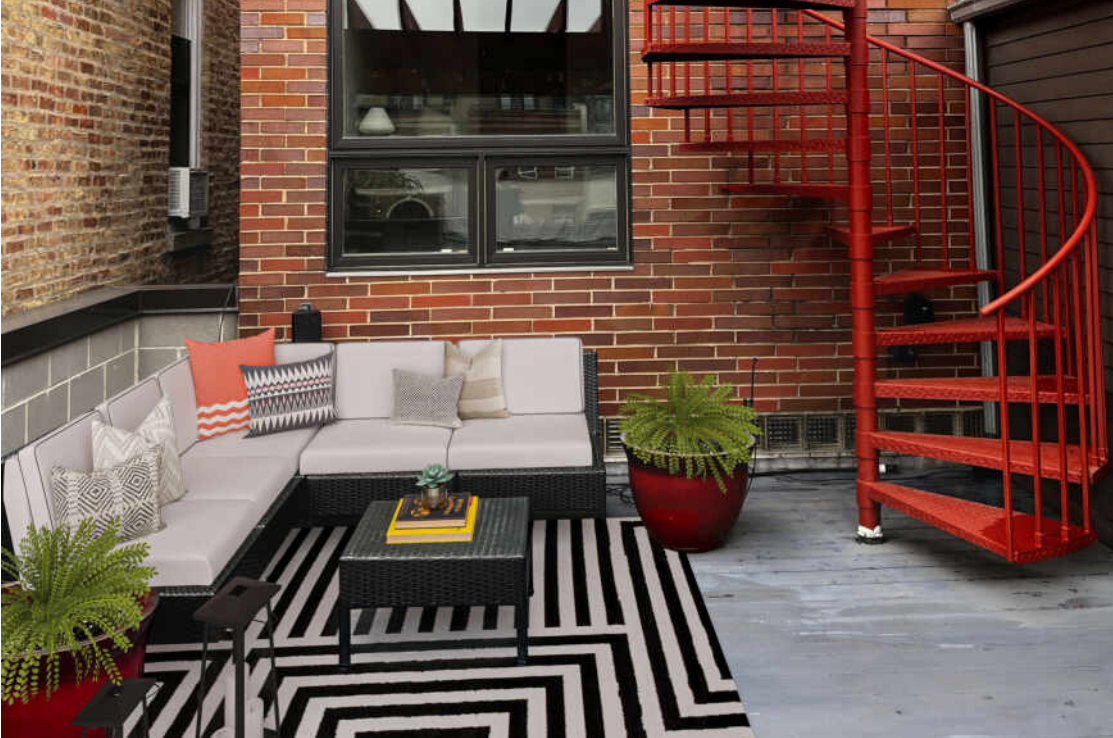
Wicker Park Athletic Club  
1635 WEST DIVISION STREET, 0.8 MI

Wicker Park Fitness  
1735 WEST DIVISION STREET SUITE 100,  
0.8 MI

CrossTown Fitness - West Loop  
1031 WEST MADISON STREET, 1.2 MI

Soho House Chicago  
113-125 NORTH GREEN STREET, 1.3 MI

Pure Barre  
1837 WEST NORTH AVENUE, 1.3 MI







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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.

