



**532 N HERMITAGE AVENUE #1**  
WEST TOWN

**@properties**

**CHRISTIE'S**  
INTERNATIONAL REAL ESTATE



#### ROOM DIMENSIONS

LIVING ROOM : 24' × 22'

KITCHEN : 24' × 17'

PRIMARY BEDROOM : 15' × 14'

SECOND BEDROOM : 11' × 10'

THIRD BEDROOM : 10' × 10'

DECK : 19' × 18'

3 BEDROOM

2.1 BATH

TAXES: \$12,054 (2021) HOMEOWNER

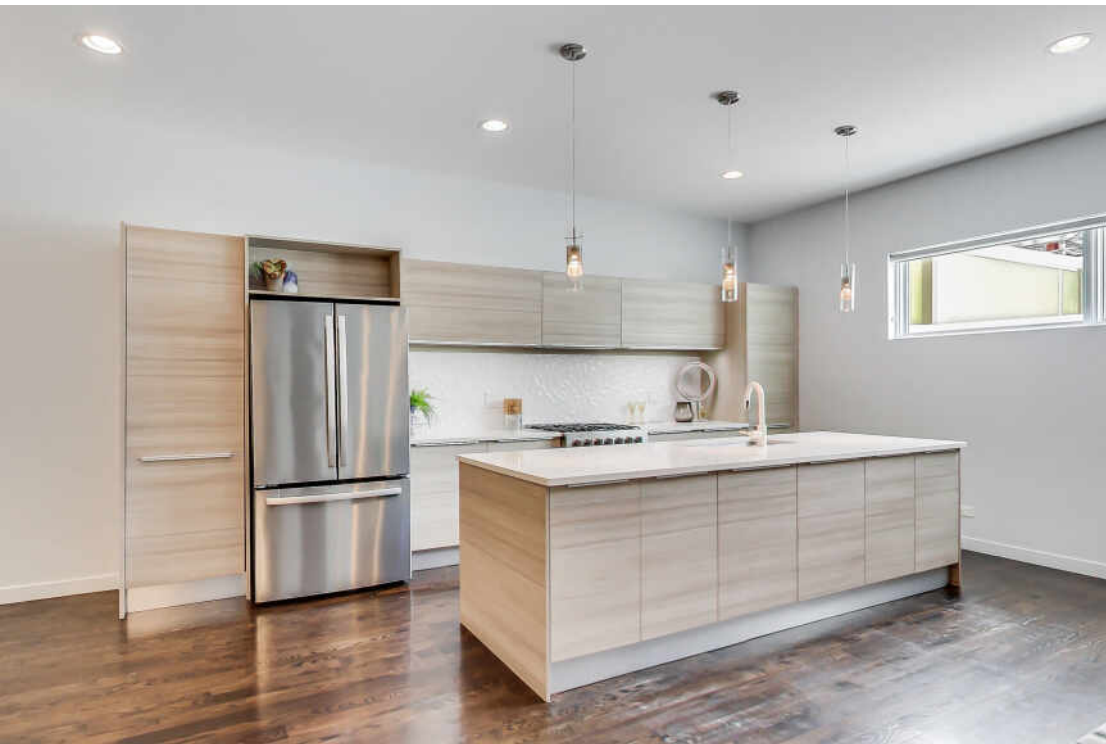
EXEMPTION

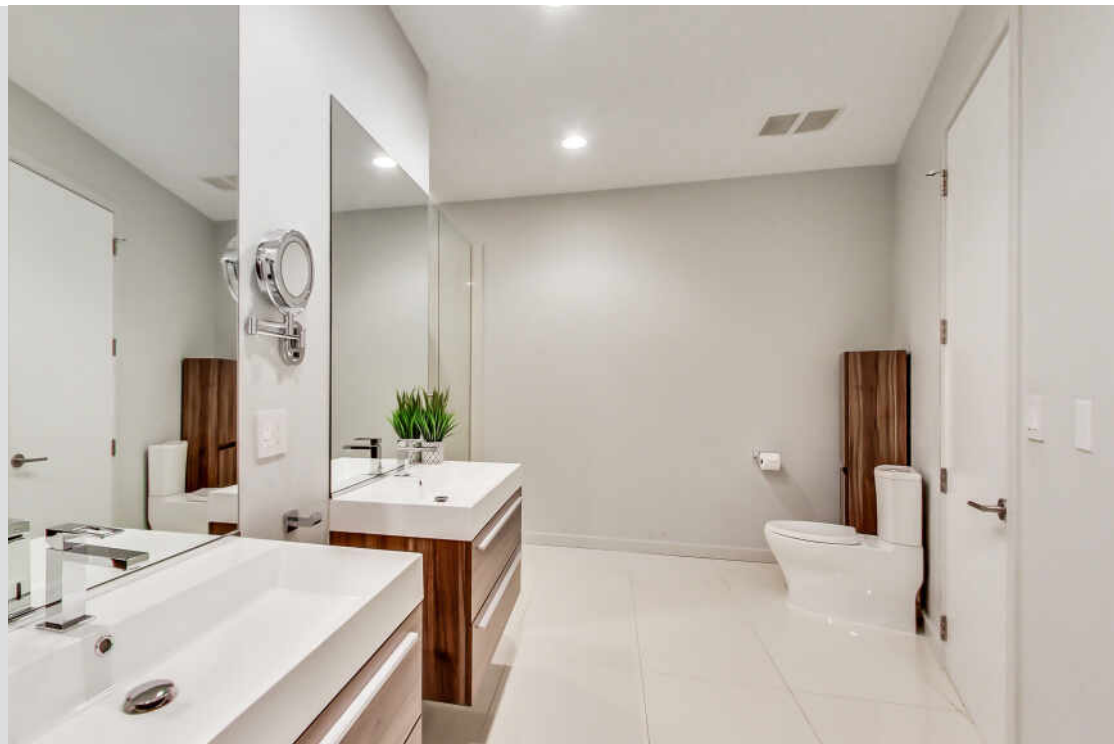
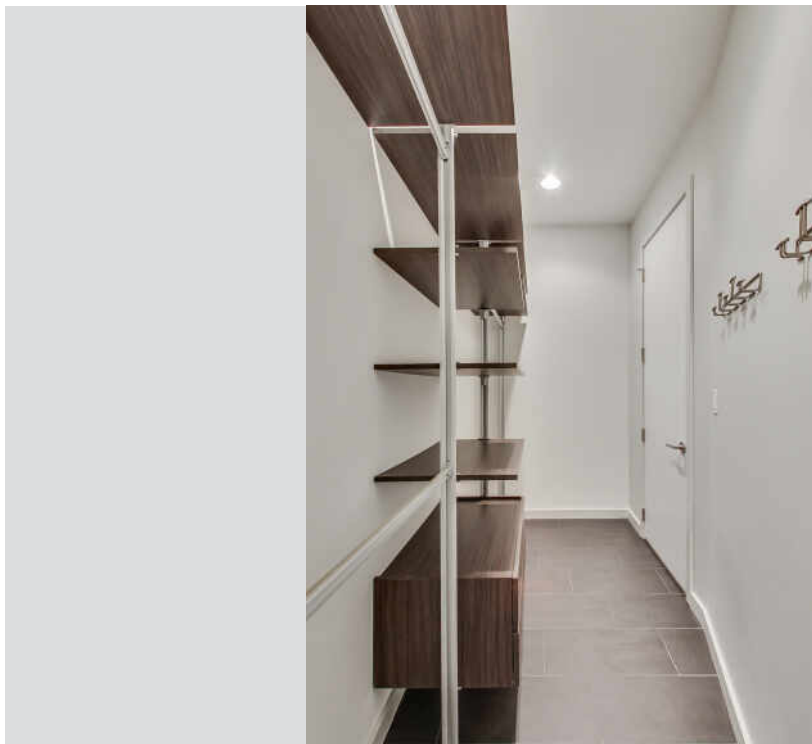
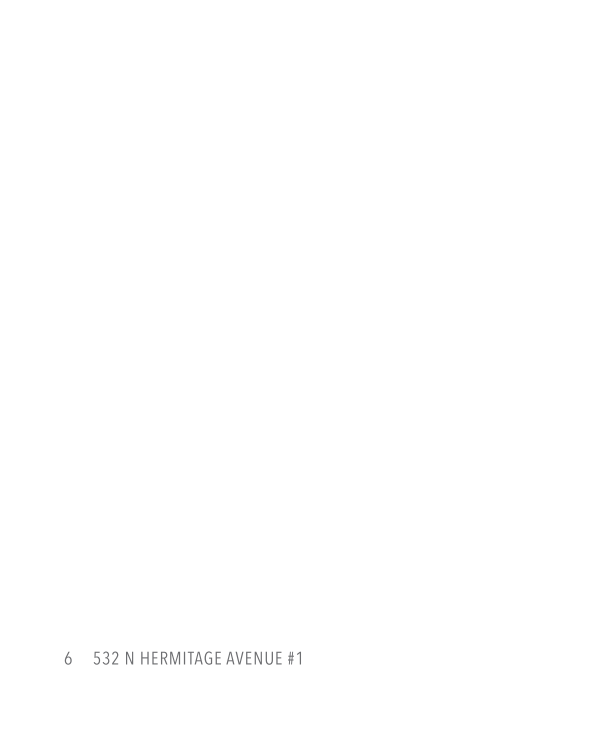
ASSESSMENTS: \$200 / MONTH

THIS WIDE, LUX, & MODERN 3 BEDROOM / 2.1 BATHROOM DUPLEX DOWN LIVES LIKE A SINGLE FAMILY HOME WITH THE EASE OF A CONDO DELIVERING MAGAZINE CALIBER FINISHES AND LARGE EAST-FACING WINDOWS, GARAGE DECK, GARAGE PARKING, IN-UNIT LAUNDRY,

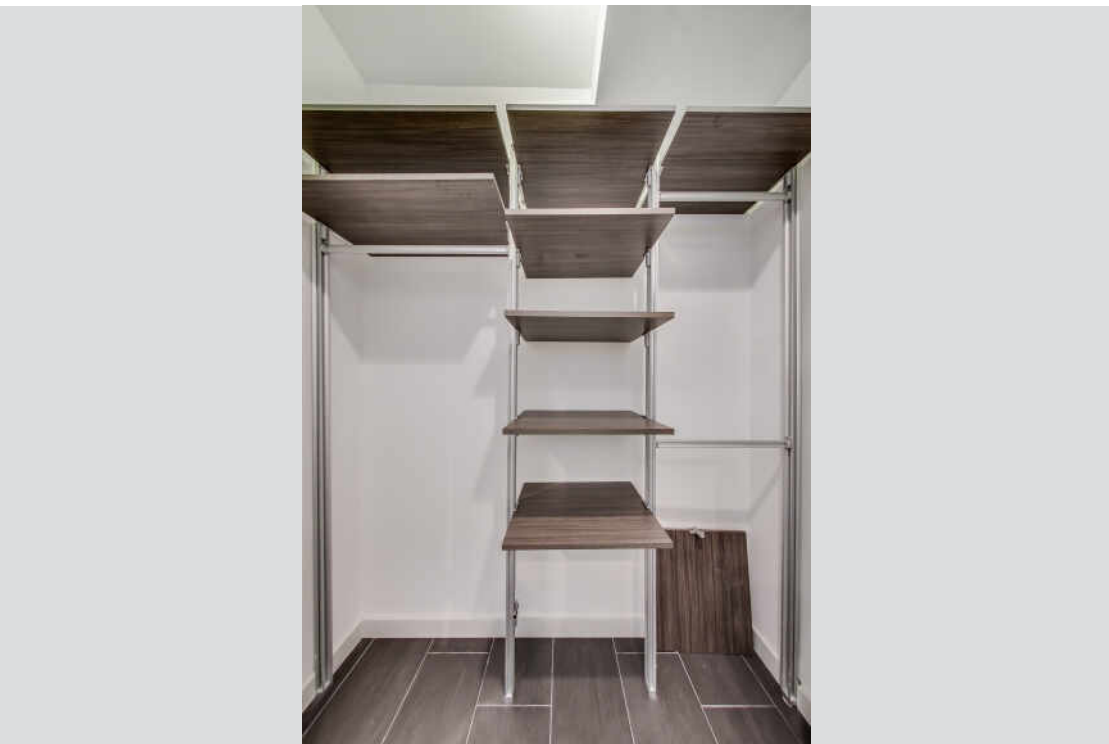
all tucked in the desired Talcott School District and the bustling West Town neighborhood boasting renowned & beloved restaurant options. The open and airy 30-foot-wide floorplan with beautiful dark stained hardwood floors and tall ceilings offers multiple furniture configurations perfect for entertaining, dining, home officing and family gatherings, opening into the modern kitchen boasting sleek Italian cabinets, ample quartz counter space, textured tiled backsplash, 5-burner gas stove, stainless steel appliances (Viking, Miele, Bosch) and an expansive 10-foot wide island/breakfast bar perfect for morning coffee. The backdoor flows out to a walled-in GARAGE DECK, the perfect oasis for outdoor entertaining and summer lounging. Sleek half bath with floating vanity. Down the carefully designed metal and wood staircase a hallway provides the perfect sitting nook, extra tall custom Copat closet storage and 3 bedrooms. Retreat to the spacious primary suite boasting a large bedroom flowing into the grand spa-like ensuite primary bathroom, boasting a frameless glass double walk-in shower providing a large rain shower head and dual floating vanities with large mirrors, Porcelonosa faucets/fixtures and tile, plus a large closet. Two bedrooms on the opposite end of the floor are serviced by a bathroom with a deep soaking tub and a contemporary rain shower, with a convenient in-unit laundry closet providing a full-size stacked front-loading washer & dryer. Ample storage throughout the home, attached to unit and in garage. ATTACHED GARAGE PARKING included. The Shade Store shades throughout, including blackout, motorized in lower level. Energy saving features include: HE furnace, tankless on demand hot water heater, 2021 sump and ejector pits with battery backups.

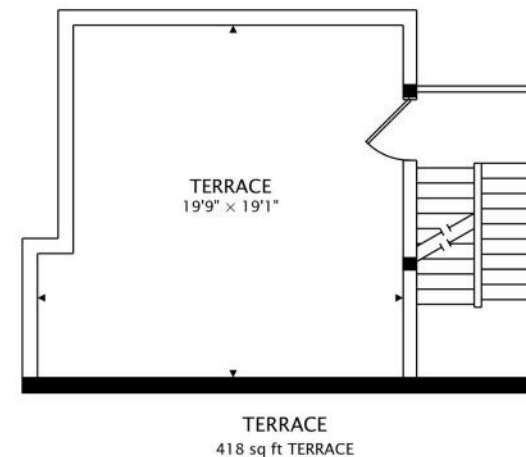
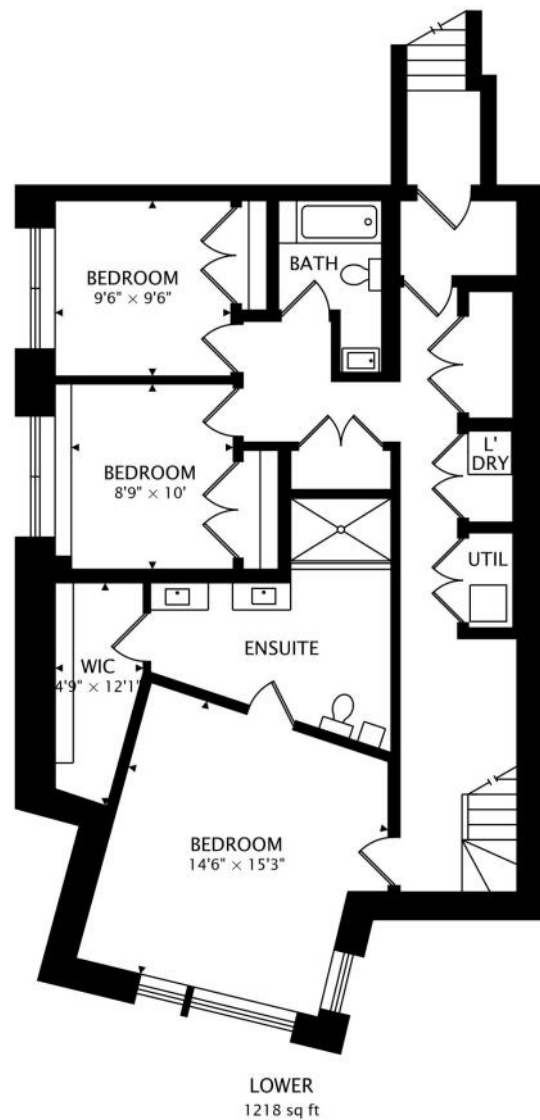
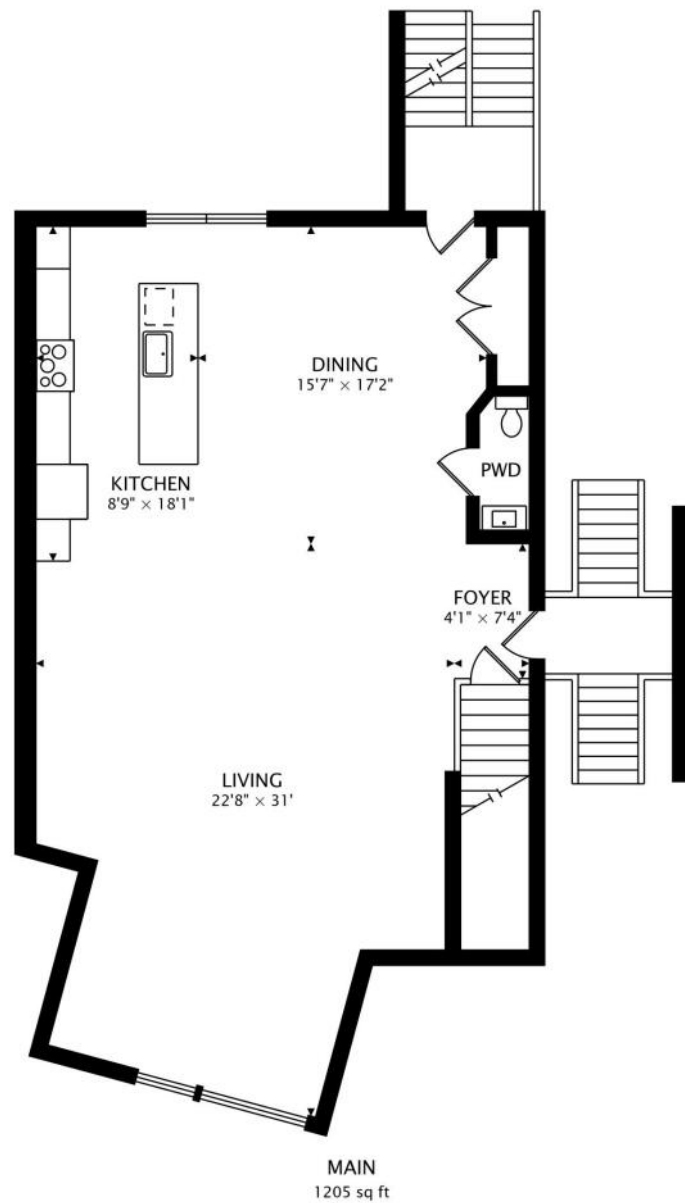
















COMPRISED OF SEVERAL DISTINCT NEIGHBORHOODS, **WEST TOWN** IS A THRIVING COMMUNITY THAT HAS EXPERIENCED EXTENSIVE DEVELOPMENT OVER THE PAST DECADE.

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.









## LEIGH MARCUS

(773) 299-8025

LEIGH@LEIGHMARCUS.COM

WWW.LEIGHMARCUS.COM



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532NHERMITAGE1.INFO