

532 N HERMITAGE AVENUE #1
WEST TOWN







ROOM DIMENSIONS

LIVING ROOM : 24' × 22' KITCHEN : 24' × 17'

PRIMARY BEDROOM : 15' × 14'
SECOND BEDROOM : 11' × 10'

THIRD BEDROOM: 10' × 10'

DECK: 19' × 18'

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, 5burner 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.

3 BEDROOM 2.1 BATH

TAXES: \$12,054 (2021) HOMEWONER

EXEMPTION

ASSESSMENTS: \$200 / MONTH









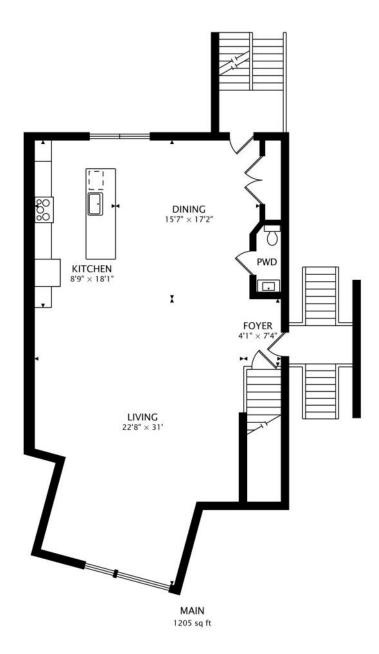


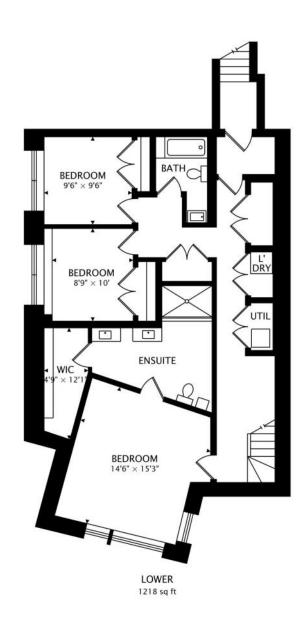


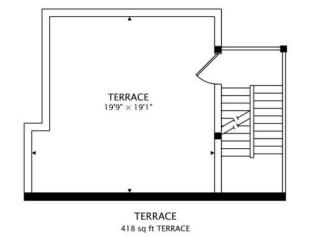












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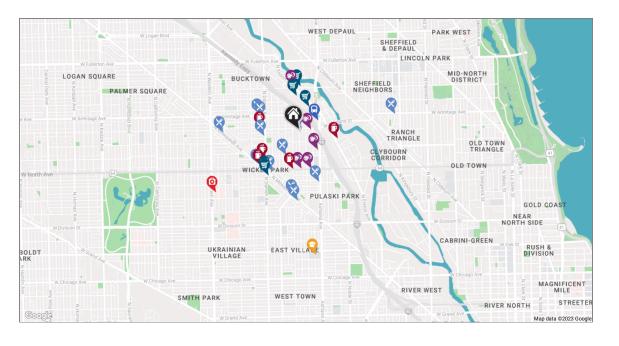


COMPRISED OF SEVERAL DISTINCT NEIGHBORHOODS, **WEST TOWN** IS A THRIVING COMMUNITY THAT HAS EXPERIENCED EXTENSIVE DEVELOPMENT OVER THE PAST DECADE.

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.





Club Lucky 1824 WEST WABANSIA AVENUE, 0.2 MI

En Hakkore Bibimbap & Taco 1840 NORTH DAMEN AVENUE, 0.3 MI

Piece Brewery 1927 WEST NORTH AVENUE, 0.4 MI

El Rinconcito Sudamerica 2010 WEST ARMITAGE AVENUE, 0.4 MI

Le Bouchon 1958 NORTH DAMEN AVENUE, 0.4 MI

Sushi Para M 1633 NORTH MILWAUKEE AVENUE, 0.5 MI

Schwa Restaurant 1466 NORTH ASHLAND AVENUE, 0.5 MI

Antique Taco Wicker Park
1360 NORTH MILWAUKEE AVENUE, 0.6 MI

Oiistar 1385 NORTH MILWAUKEE AVENUE, 0.6 MI

■ SHOP

Irazu Costa Rican Restaurant & Catering
1865 NORTH MILWAUKEE AVENUE, 0.7 MI

Butcher & The Burger

1021 WEST ARMITAGE AVENUE, 0.9 MI

COFFEE SHOPS

Gallery Cafe 1760 WEST NORTH AVENUE, 0.3 MI

JuiceRx 1880 NORTH DAMEN AVENUE, 0.3 MI

The Goddess and Grocer 1649 NORTH DAMEN AVENUE, 0.4 MI

Werewolf Coffee 1765 NORTH ELSTON AVENUE, 0.4 MI

Mindy's Bakery 1623 NORTH MILWAUKEE AVENUE, 0.5 MI

SHOPPING

Best Buy 2100 NORTH ELSTON AVENUE, 0.3 MI

&

2140 NORTH ELSTON AVENUE, 0.3 MI

Rebuilding Exchange Chicago 1740 WEST WEBSTER AVENUE, 0.4 MI

Myopic Books 1564 NORTH MILWAUKEE AVENUE, 0.5 MI

The Flatiron Arts Building 1579 NORTH MILWAUKEE AVENUE, 0.5 MI

HEALTH CLUBS

Frog Temple Pilates Studio 1635 WEST CORTLAND STREET #2, 0.1 MI

Outdoor Pullup Bars 1707 NORTH ASHLAND AVENUE, 0.2 MI

Orangetheory Fitness 1634 WEST NORTH AVENUE, 0.3 MI

iLoveKickboxing - Bucktown 1720 WEST NORTH AVENUE, 0.3 MI

yogaview Chicago 2211 NORTH ELSTON AVENUE #200, 0.4 MI HOSPITALS

AMITA Health Saints Mary and Elizabeth Medical Center Chicago (Saint Elizabeth Campus)

1431 NORTH WESTERN AVENUE, 1.0 MI

SCHOOLS

William H. Wells Community Academy High School 936 NORTH ASHLAND AVENUE, 1.1 MI

TRANSIT

Cortland & Hermitage UNITED STATES, 0.0 MI

Clybourn CHICAGO, 0.2 MI





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