

812 W. VAN BUREN STREET, #2F
WEST LOOP / GREEKTOWN





ROOM DIMENSIONS

LIVING/DINING ROOM : 18' × 16'

KITCHEN : 10' × 13'

PRIMARY BEDROOM : 17' × 13'

BATHROOM : 11' × 9'

FOYER : 15' × 6'

WALK-IN CLOSET : 9' × 5'

1 BEDROOM

1 BATH

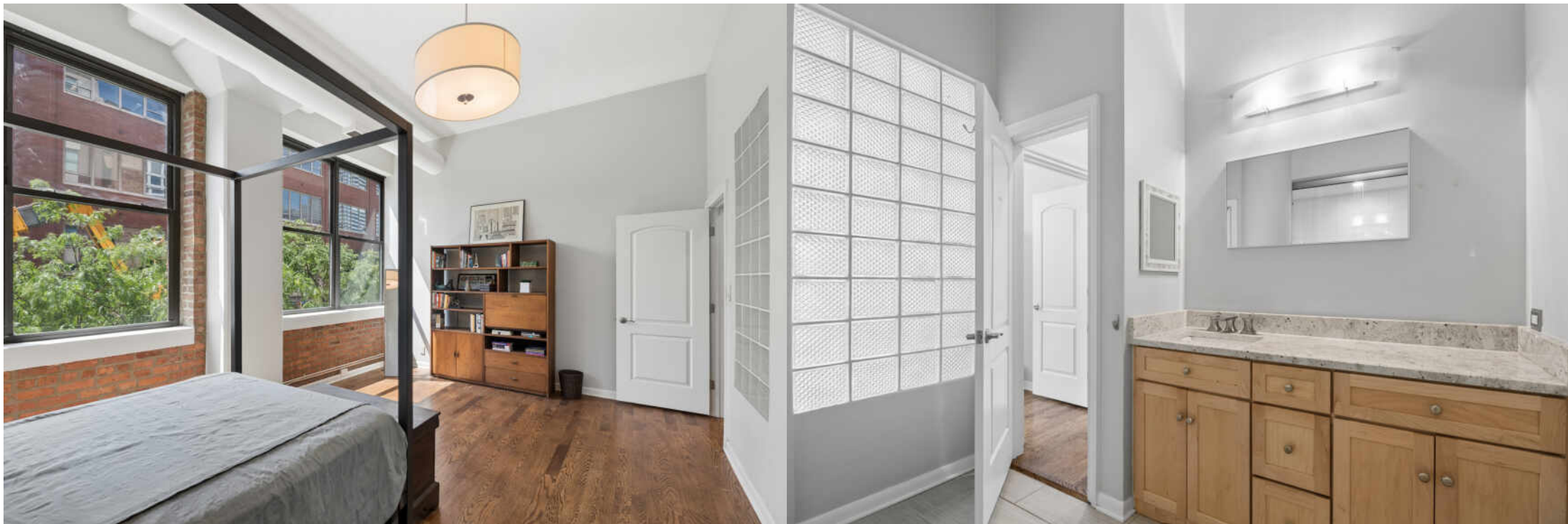
TAXES: \$5,645

ASSESSMENTS: \$479

BRIGHT & SUNNY WEST LOOP 1BR CORNER LOFT

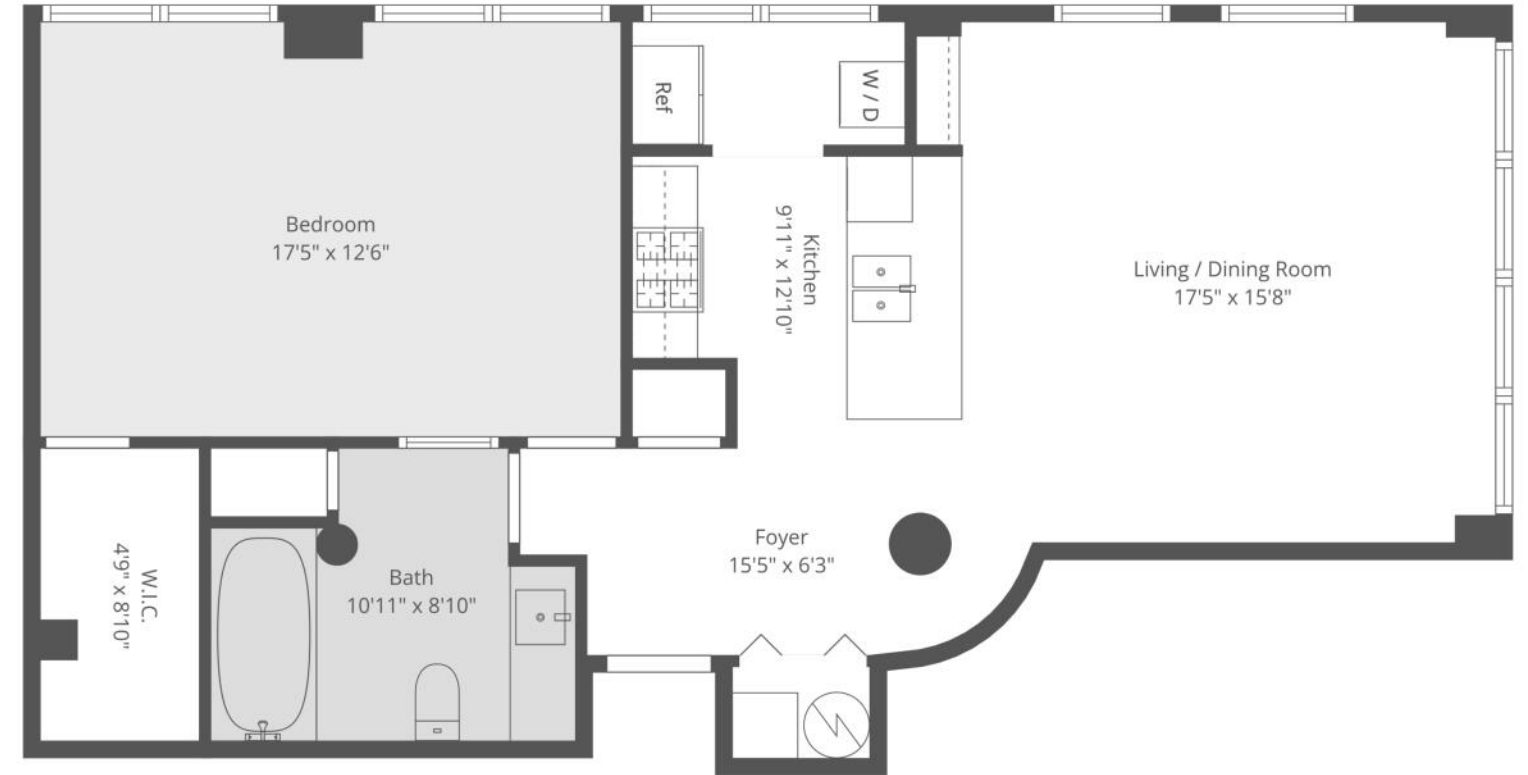
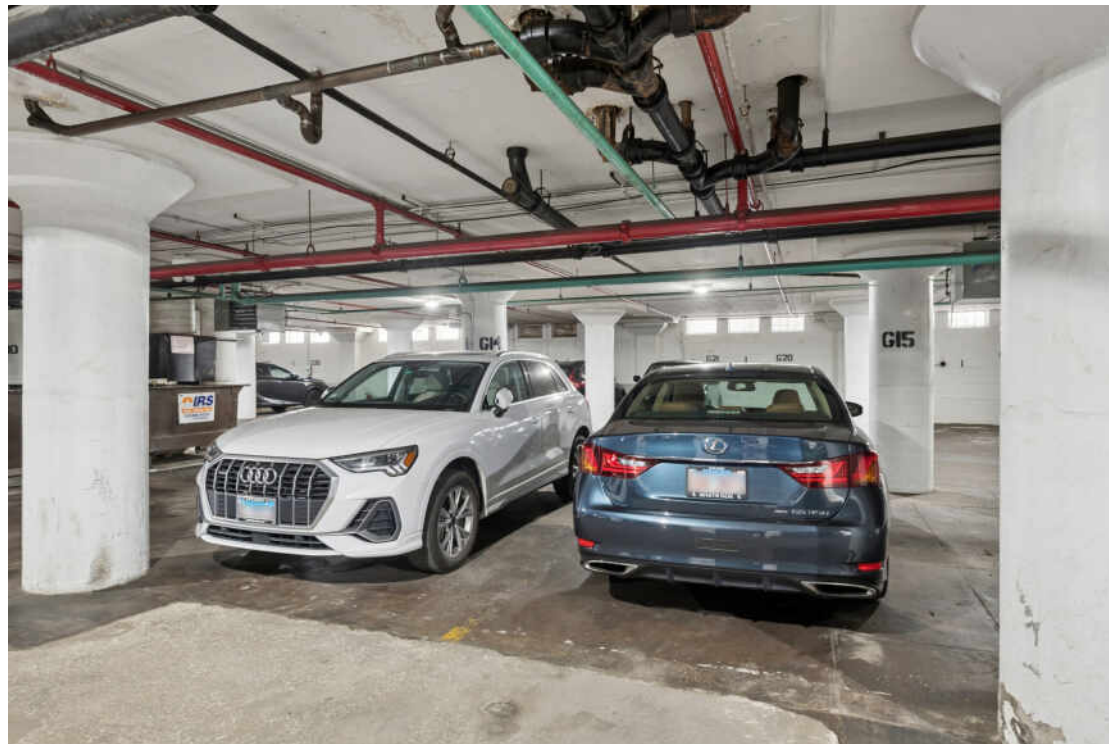
Experience authentic loft living in this bright and sunny oversized 990 sq. ft. corner concrete loft in the heart of the vibrant West Loop! Bursting with character, this move-in-ready home showcases soaring 12-foot ceilings, gorgeous exposed brick walls, towering concrete columns, rich stained oak hardwood floors, and an impressive wall of 12 oversized commercial-grade windows that flood the space with natural light. The recently updated white kitchen blends style and functionality with newly glazed cabinetry, new stainless steel appliances, thick designer granite countertops, a custom glass tile backsplash, and a massive island with breakfast bar-perfect for entertaining. A built-in wine/bar area adds even more appeal to the home's modern, open-concept layout. The expansive fully enclosed bedroom easily accommodates a king-size bed with additional furniture and features abundant natural light, and a generous walk-in closet with an upper storage deck. The beautifully finished granite and marble bathroom offers an expanded vanity, shower/tub combo with new glass sliding doors, and a large linen closet. Thoughtful upgrades include a brand-new GE Profile in-unit washer/dryer, upgraded HVAC system with Nest thermostat, and ample space in both the living room and bedroom for a dedicated home office. From the moment you enter, this home offers an exceptional sense of space, warmth, and comfort. Primo deeded heated garage parking space (G-14) available for \$30K. Building amenities include two passenger elevators, an oversized freight elevator, optional additional storage for a monthly fee, and high-speed internet included in the HOA. Enjoy an unbeatable West Loop location just steps from acclaimed restaurants, coffee shops, Mariano's, Whole Foods, UIC, the Blue Line, and easy access to I-90 and I-290. Located within the highly sought-after Skinner School District. Authentic loft character, modern updates, and an unbeatable location-this is West Loop living at its finest! Investors welcome - no rental CAP.







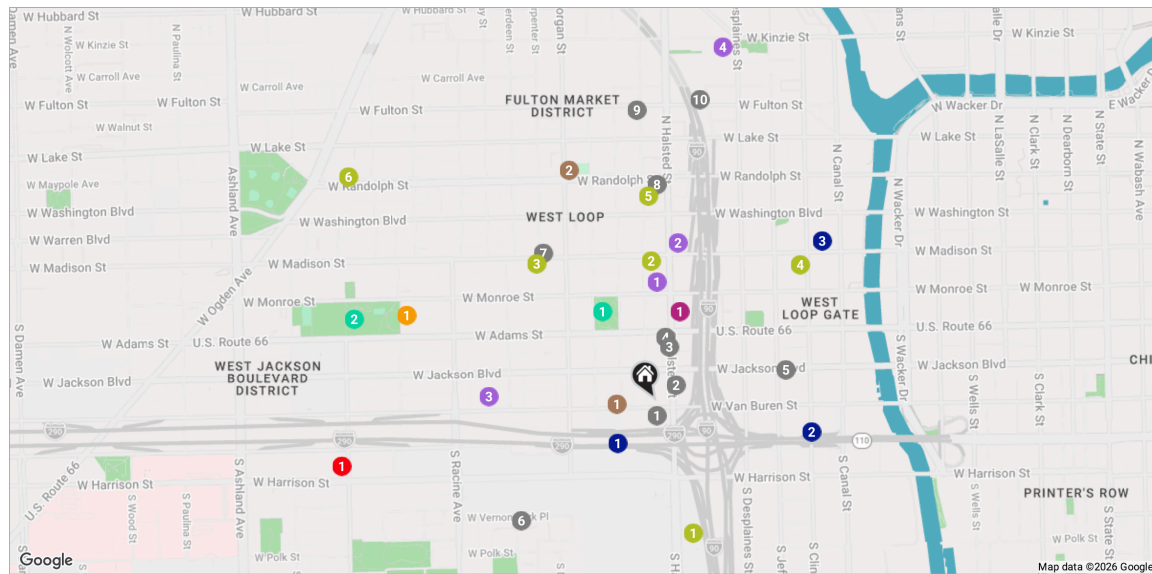
VHT STUDIOS



THE COLLECTIVE

Produced By The Collective.



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2 Skinner Park
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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.

