

**812 W VAN BUREN STREET, UNIT #2H**  
WEST LOOP / GREEKTOWN





**ROOM DIMENSIONS**

LIVING ROOM : 17' × 14'

KITCHEN : 17' × 10'

PRIMARY BEDROOM : 12' × 11'

FOYER : 19' × 5'

WALK-IN CLOSET : 6' × 4'

**1 BEDROOM**

**1 BATH**

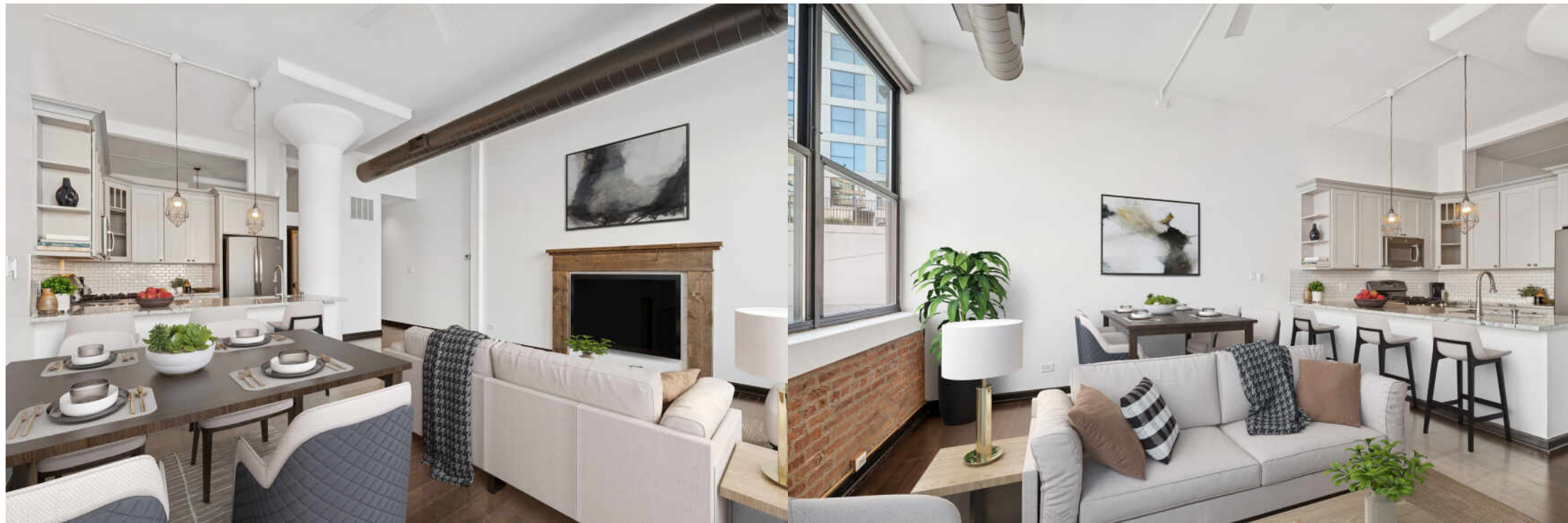
**TAXES: \$4,175**

**ASSESSMENTS: \$353**

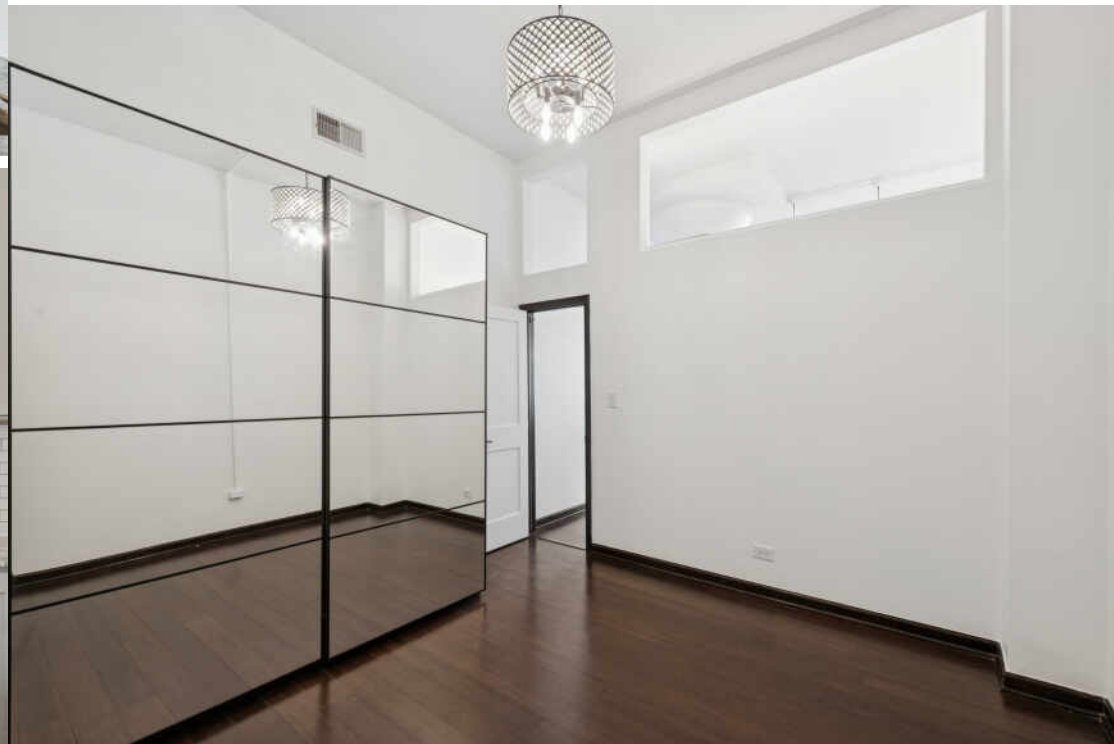
**STYLISH WEST LOOP 1 BED CONCRETE LOFT**

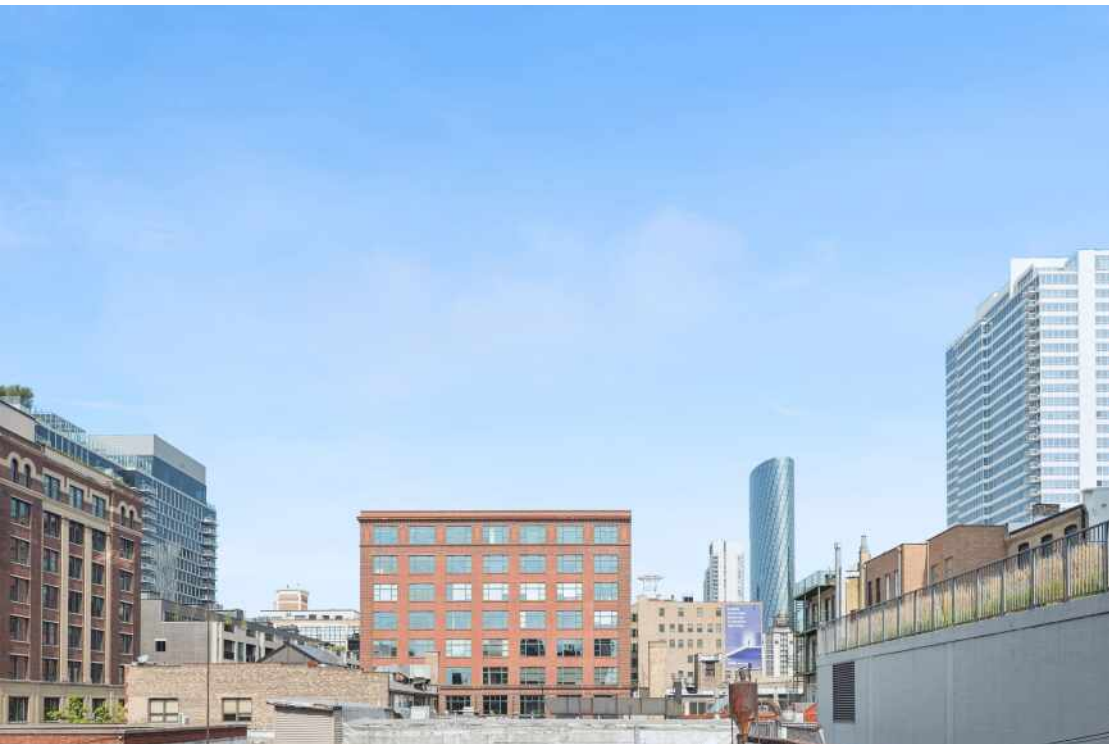
Welcome to this stunning 1BR/1BA condo in a boutique elevator building, perfectly situated in the highly sought-after West Loop/Greektown neighborhood. This recently renovated concrete loft offers a preferred open-concept floorplan filled with character, style, and unbeatable natural light. Step into the great room with soaring 12' ceilings, exposed brick, towering concrete columns, and massive commercial-grade windows w/ custom roller shades. Enjoy the open city skyline views and wide-plank dark mocha hardwood floors while lounging in your living room. The expansive living area offers flexible space for a dining area and/or home office, anchored by a distressed wood mantle and stylish ceiling fan. The U-shaped kitchen is a showstopper, featuring 1.5" thick designer granite counters, GE black stainless steel appliances including a 5-burner gas range, and wraparound subway tile backsplash. You'll love the tall 42" cabinets with glass accents and crown molding, 2 lazy Susans, soft-close drawers, recessed trash/recycling compartment, and an oversized breakfast bar with seating for three. Also, new LED pendant and over-/under-mount lighting, and a deep farmhouse sink with disposal rounds out this chef's kitchen. Retreat to the ensuite bedroom, which features a tall walk-in closet with built-in organization plus an additional mirrored wardrobe for even more storage. The completely remodeled bathroom boasts a marble-topped extended vanity and a glass-enclosed shower with full-height 2x2 porcelain tiles and 3 luxurious shower heads. Addtl highlights incl: Newer GE front-loading washer/dryer, new interior doors and hardware, 2018 HVAC system, and freshly painted throughout - truly move-in ready! 1 Deeded gated parking space Included! HOA dues incl high-speed internet & water, along with building amenities like two passenger elevators, a huge freight elevator, bike room, and extra storage. Live steps from the best amenities of the West Loop incl: Randolph Street restaurants, Mariano's, Whole Foods, Mary Bartelme Park, Ground Up Coffee, the Blue Line, and quick access to I-90/94 and I-290. Investor-friendly-no rental restrictions or caps! This is the one you've been waiting for!



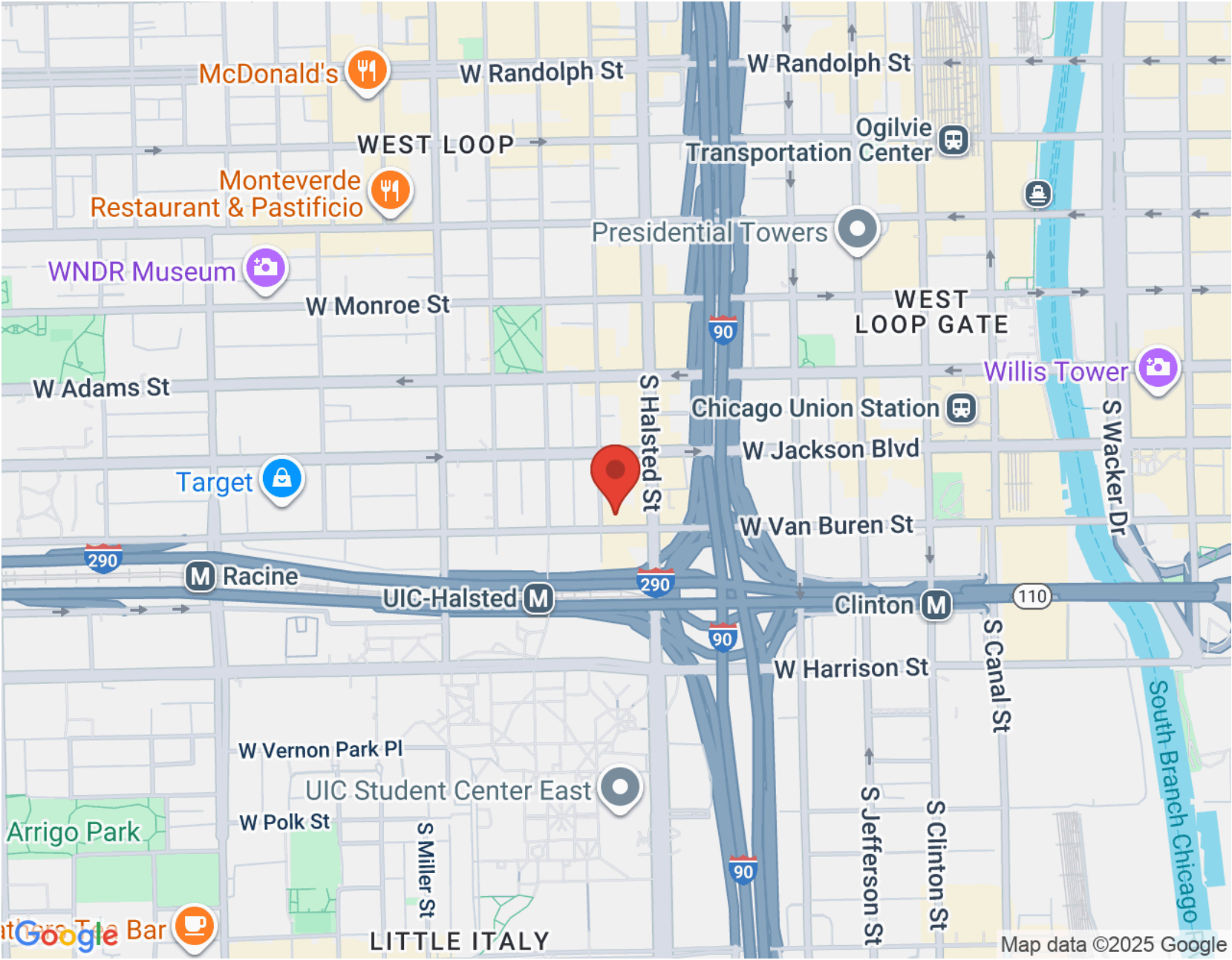












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All specifications, features, designs, price, assessments, taxes and materials are subject to change without notice. Depicted floor plans and architectural renderings are only an artist's impression.

