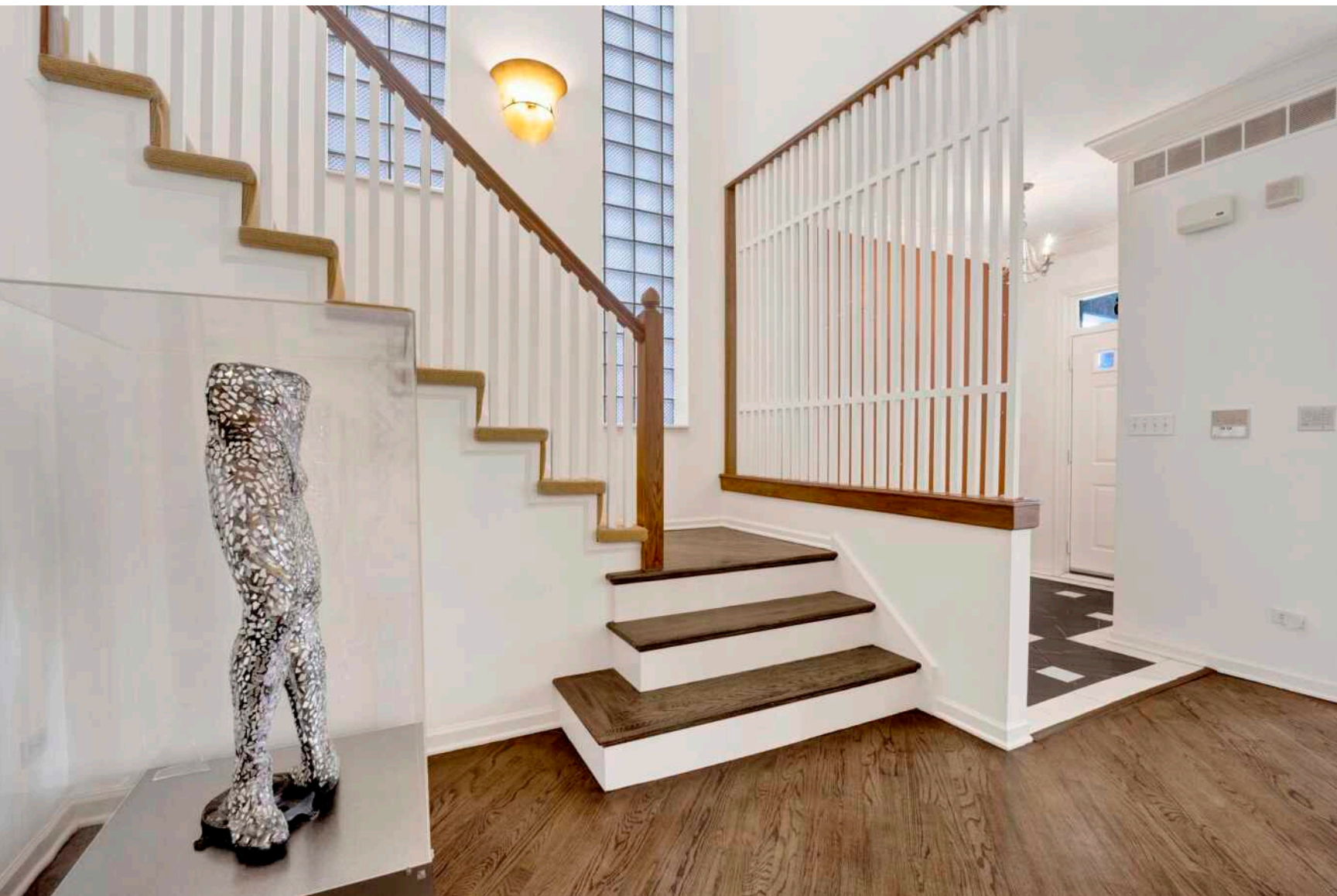


826 S BELL AVENUE

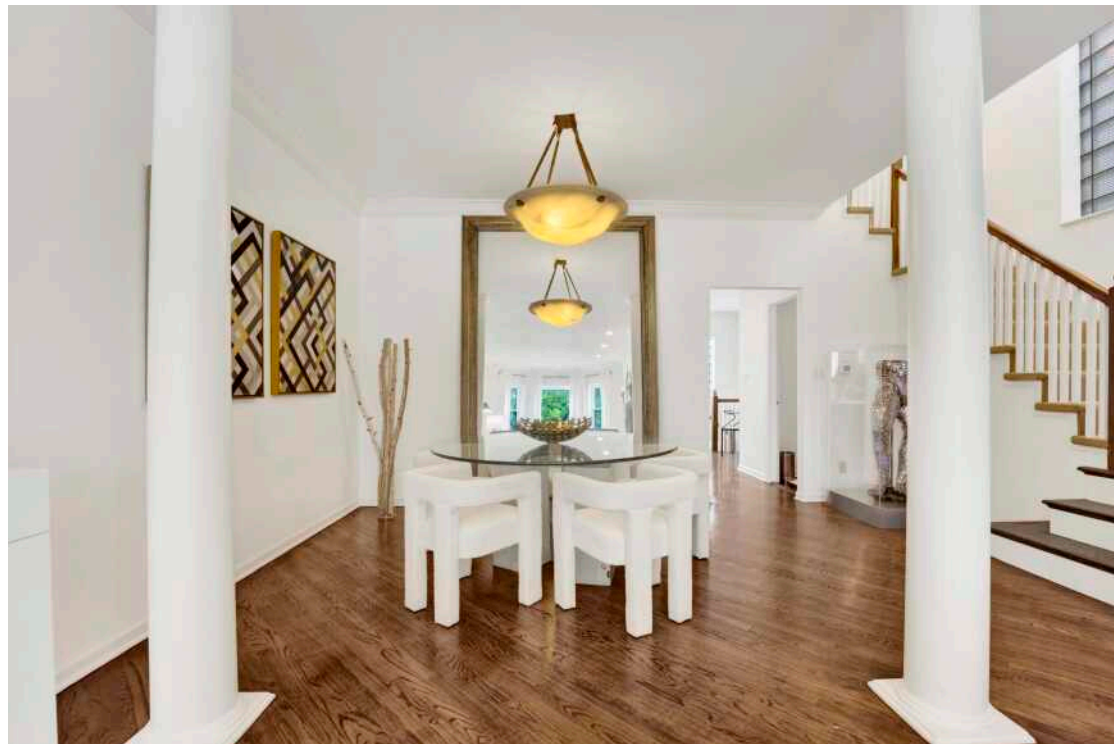
TRI-TAYLOR



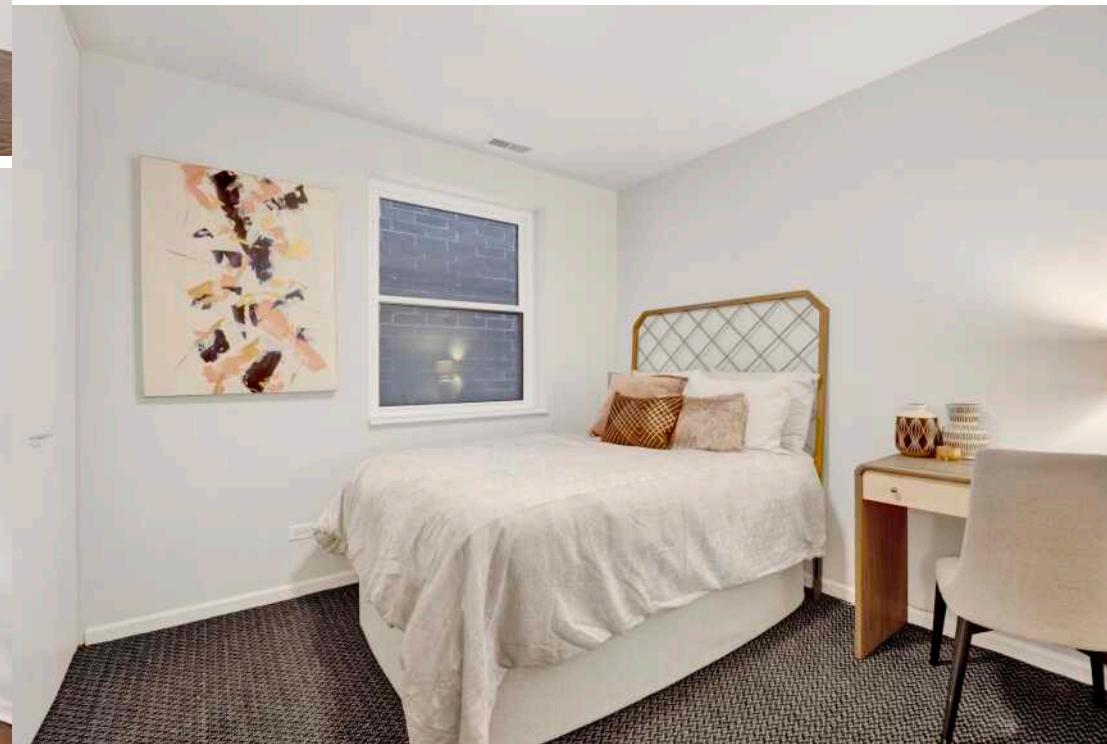


5 BEDROOM
4.1 BATH

Welcome to 826 S Bell Ave, a one-of-a-kind, custom-built single-family home tucked away on a peaceful cul-de-sac in the heart of Tri-Taylor/UIC/Medical District. Thoughtfully maintained by the same owners for over 35 years, this 5-bedroom, 4.5-bathroom residence radiates character, warmth, and unmatched flexibility. Step inside to find hardwood floors throughout the main level, elegant formal living and dining rooms, and a cozy gas fireplace that anchors the space. The spacious kitchen offers ample cabinet storage, generous counter space, and a seamless connection to an additional casual living area-perfect for everyday living and entertaining. Upstairs, the jaw-dropping primary suite features a dramatic double-sided fireplace, an expansive bedroom retreat, grand walk-in closet and a brand-new, spa-caliber ensuite bath. Need extra space to unwind or create? Head up to the lofted second-story den above the primary-complete with custom built-ins and a walk-in closet, ideal as a home office, reading nook, or dressing lounge. But what truly sets this home apart is the incredible lower-level in-law or guest suite. Bright and spacious, the private 1-bedroom, 1-bath apartment includes a separate entrance, full-size windows, in-unit laundry, and a thoughtfully designed layout perfect for multigenerational living, long-term guests, or added rental income. The back half of the lower level seamlessly connects to the main home and includes an additional bedroom, full bath, cozy living area with wet bar, and direct walkout access to the lush, fenced-in backyard and patio. Located just minutes from UIC, the Medical District, Blue Line, and major expressways, this home offers rare flexibility and enduring charm in one of Chicago's most convenient and connected neighborhoods.





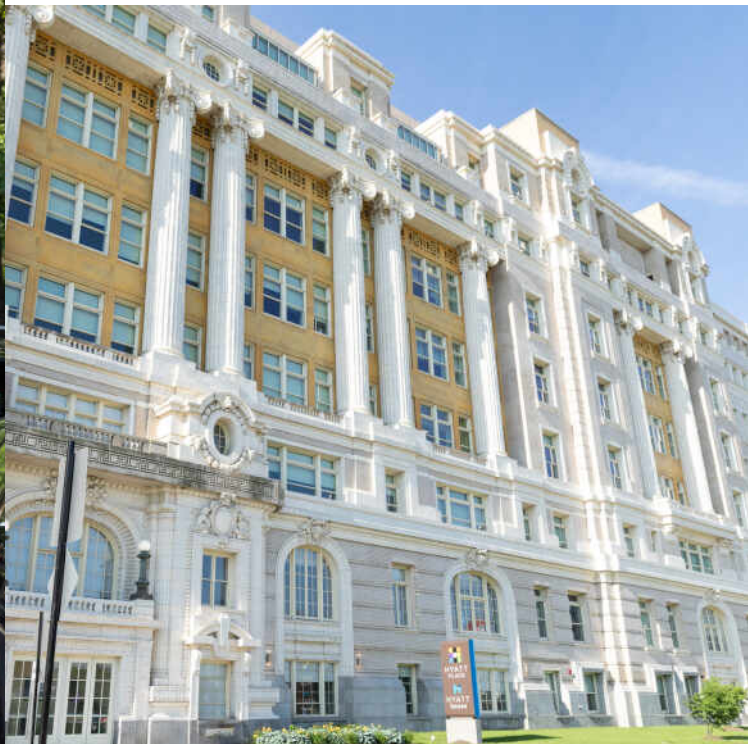




FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



TOTAL: 2678 sq. ft.
 FLOOR 1: 430 sq. ft., FLOOR 2: 945 sq. ft., FLOOR 3: 1023 sq. ft., FLOOR 4: 280 sq. ft.
 EXCLUDED AREAS: OPEN TO BELOW: 231 sq. ft., LOW CEILING: 79 sq. ft., ATTIC: 200 sq. ft.
 WALLS: 255 sq. ft.



TRI-TAYLOR HAS FOUGHT HARD TO PRESERVE ITS OLD-WORLD CHARM.

Located just west of Little Italy, Tri-Taylor sought and won historic landmark status as construction of the Illinois Medical District and Eisenhower Expressway closed in.

Named for its shape and the street that runs through it, the neighborhood is a testament to preservation. Its historic European-style homes and quiet charm continue to attract new residents.

A majority of the homes in Tri-Taylor have been awarded landmark status including 19th century row homes, two- and three-flats, single-family homes, larger vintage apartments and townhomes. The neighborhood's housing options include new construction condominiums and rehabbed lofts.

Locals enjoy the legendary restaurants of Little Italy heading east on Taylor Street and the famed Greektown dining district along nearby Halsted Street.



JEREMY BENTIVEGNA

3126225583

JEREMYB@ATPROPERTIES.COM

HUNTCHICAGO.COM/JEREMY-BENTIVEGNA/