

857 N HERMITAGE AVENUE #2
EAST UKRAINIAN VILLAGE



@properties®

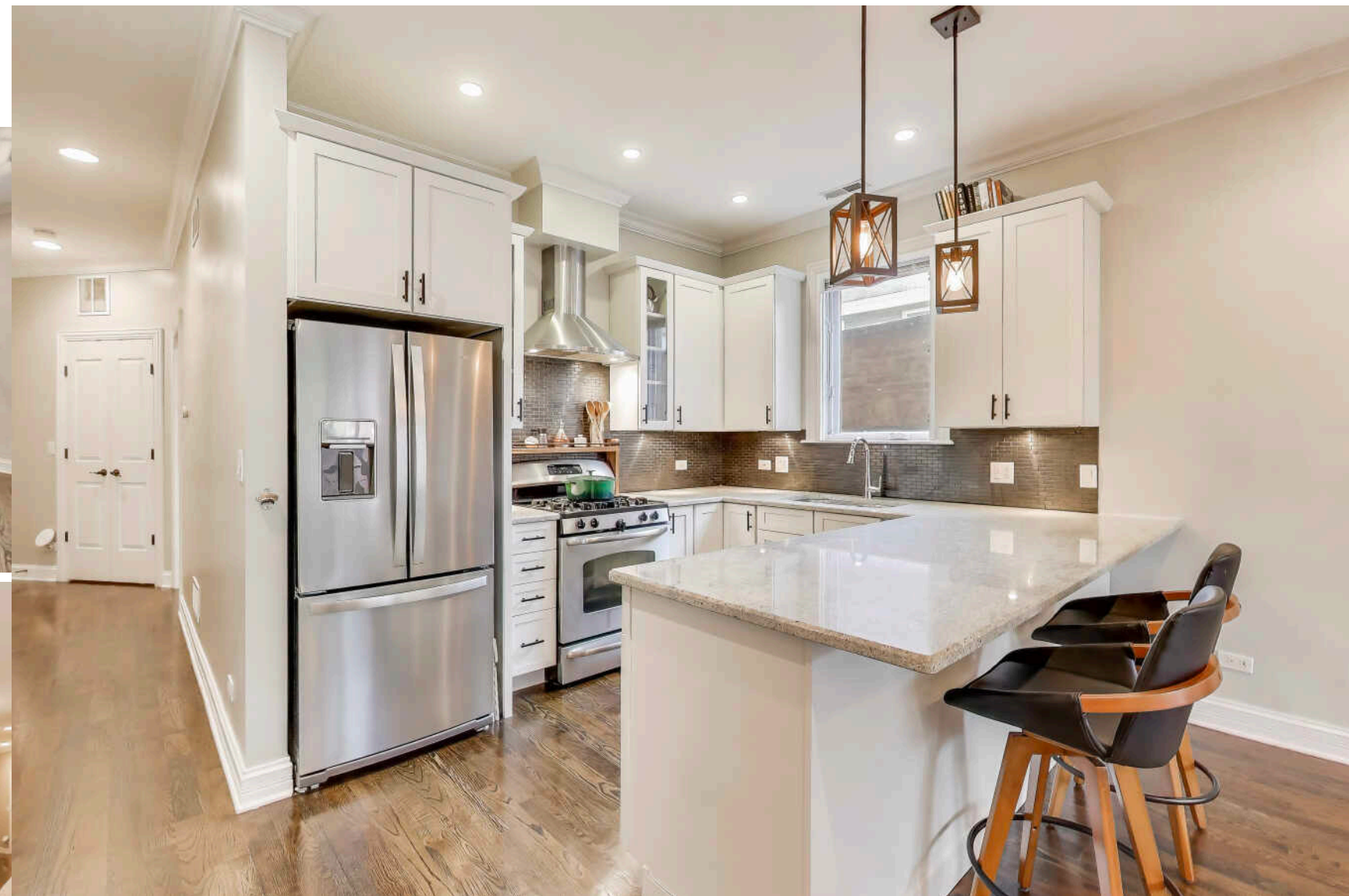
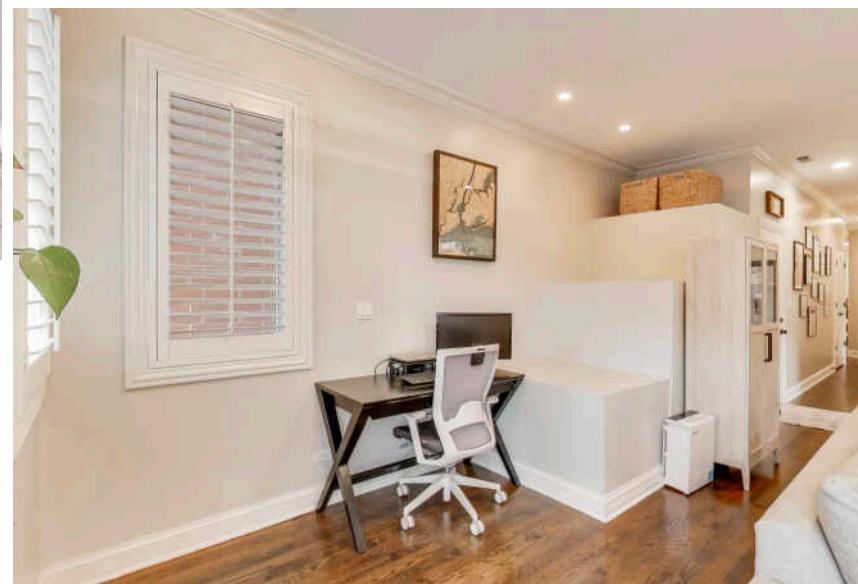
CHRISTIE'S
INTERNATIONAL REAL ESTATE

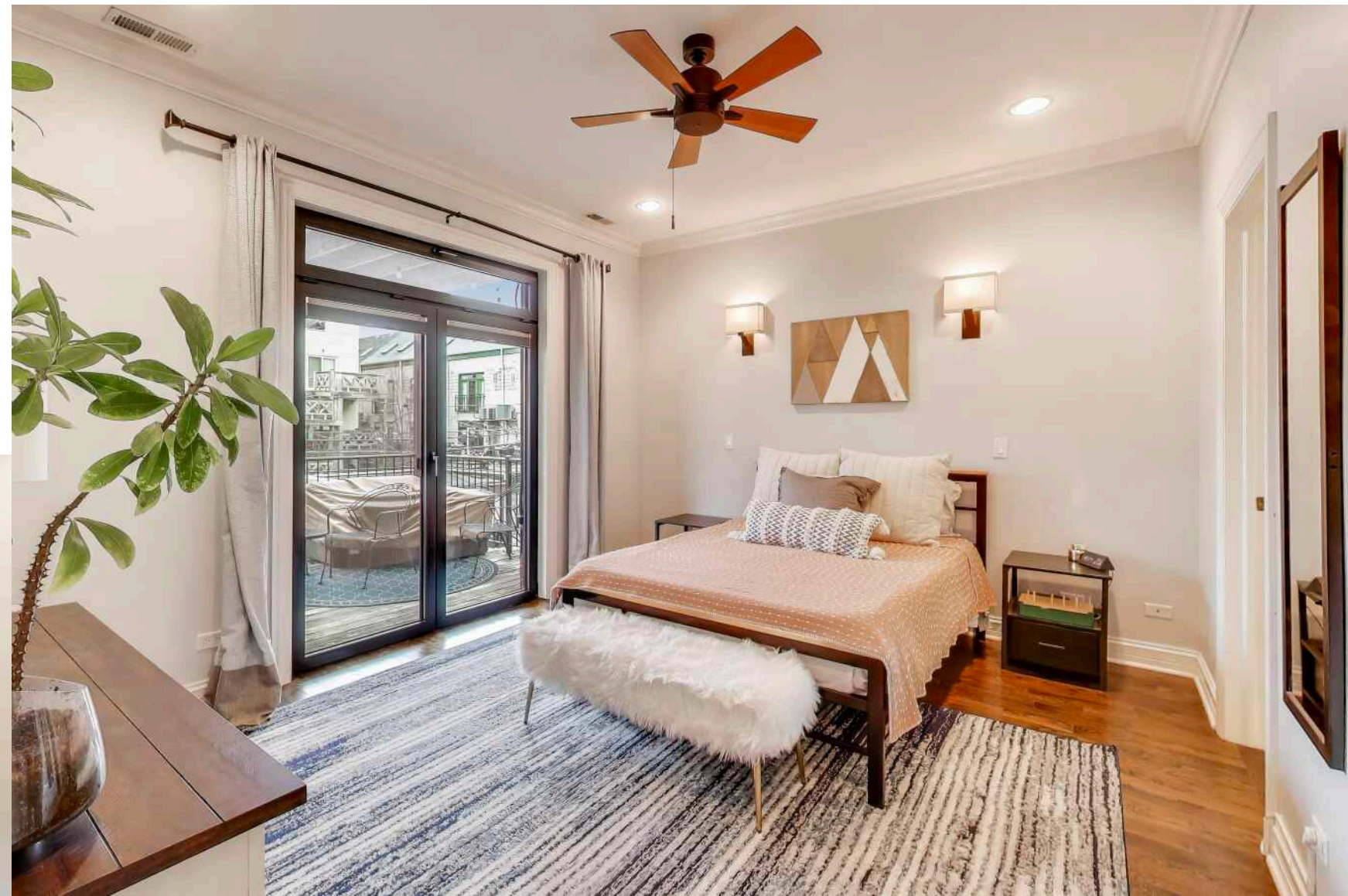


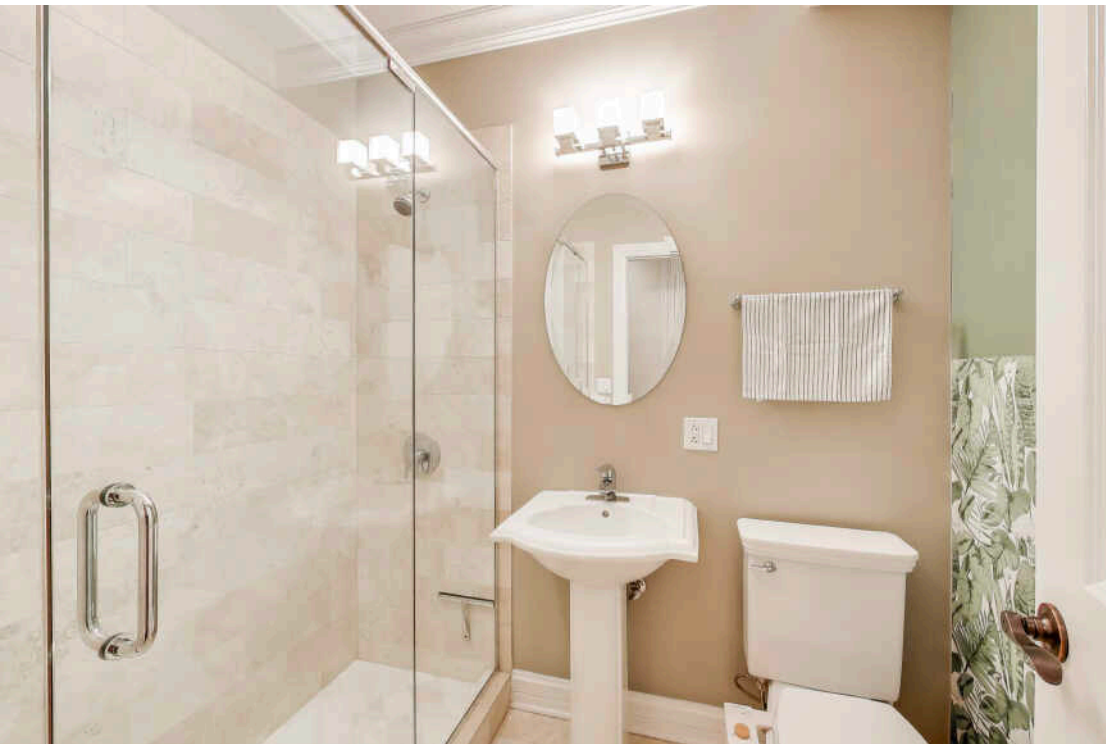
2 BEDROOM
2 BATH
TAXES: \$9,347
ASSESSMENTS: \$145 / MONTH

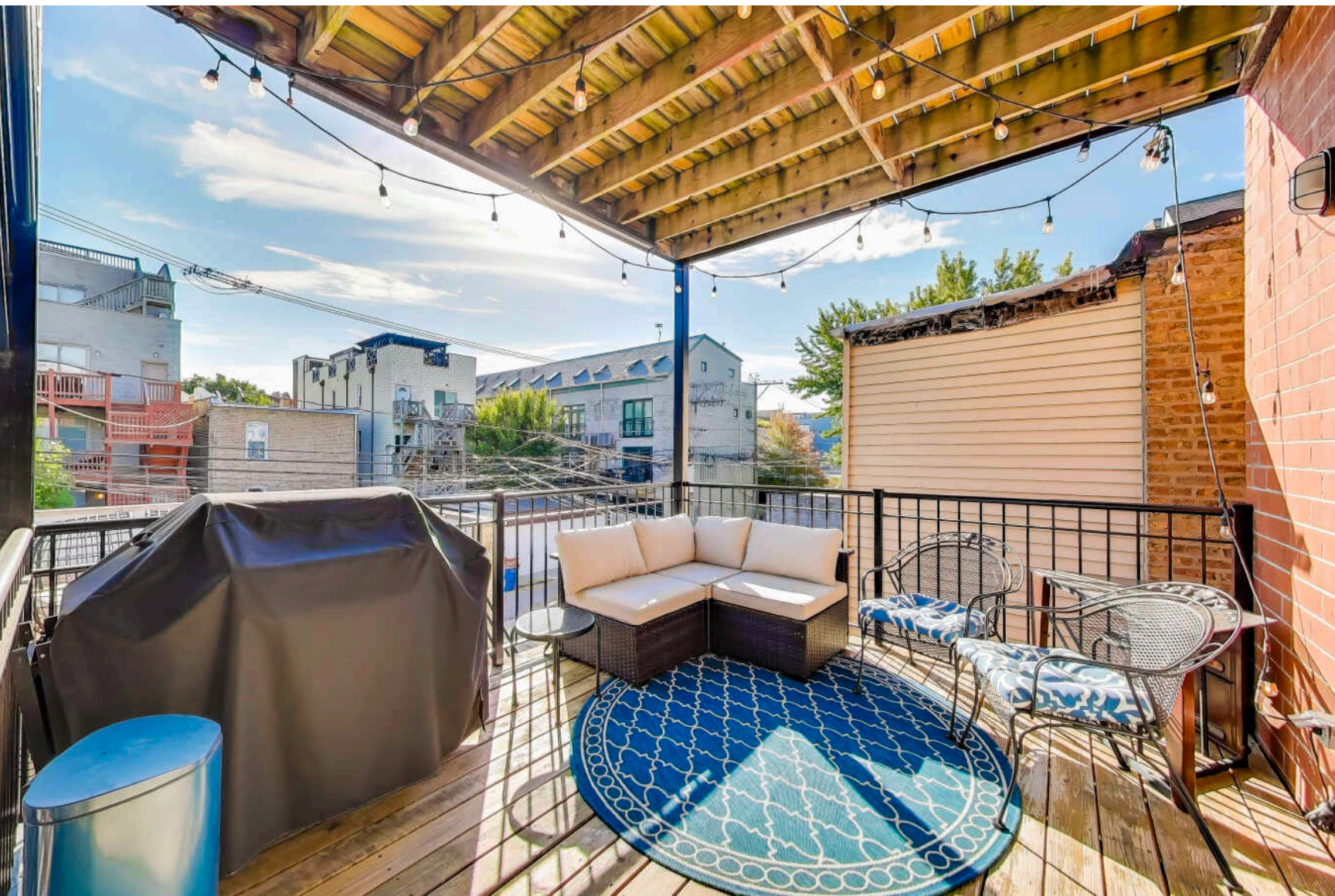
PROPERTY DESCRIPTION

This beautifully updated 2 bed, 2 bath simplex in an all brick building is nestled on a tree lined street in the heat of East Village. This thoughtfully designed unit combines timeless finishes with modern upgrades, offering both comfort and style. Step inside to find rich hardwood floors flowing seamlessly throughout the home, creating a warm and inviting atmosphere. The upgraded kitchen is perfect for both everyday living and entertaining, featuring a breakfast bar, stainless steel appliances, granite countertops, and ample cabinetry and storage. The spacious living room is anchored by a gas-starting, gas-burning fireplace, ideal for relaxing evenings. The living room includes a nook which is perfect for a home office setup. Additionally a Juliet balcony overlooking Hermitage brings in natural light and fresh air. The primary suite is a true retreat, complete with a spa-like ensuite bathroom boasting a dual vanity, a large glass walk-in shower, and a deep soaking tub. Just off the primary bedroom, enjoy your own private deck accessed by a double door with operable transom perfect for morning coffee or unwinding outdoors. Additional highlights include in unit washer / dryer, one garage parking space and incredibly low monthly assessments of \$145/mo. Located in vibrant East Village, this home offers easy access to some of Chicago's best dining, shopping, and nightlife, all while being tucked away on a quiet, residential street.









1225 sq ft + 124 sq ft DECK



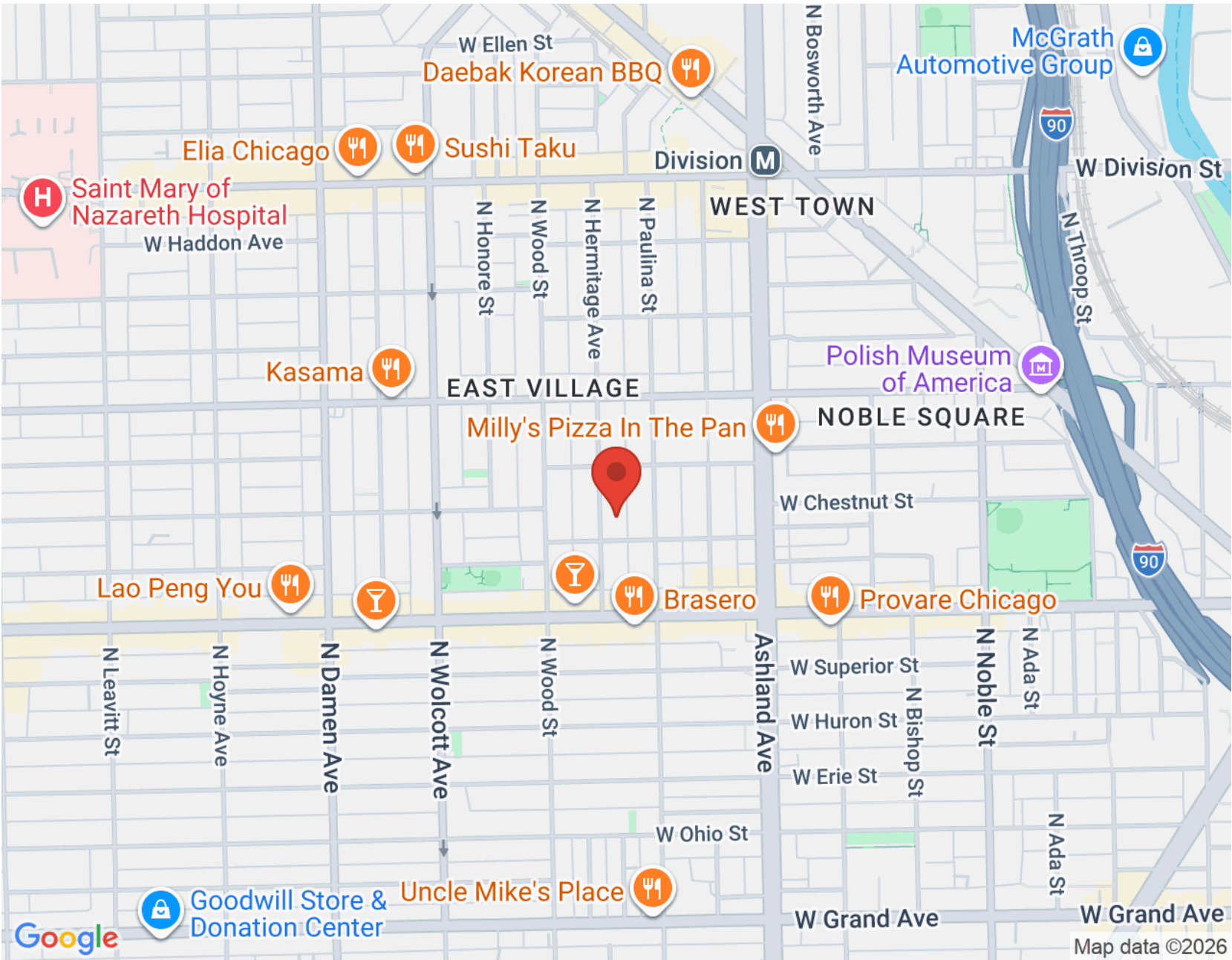
YOU KNOW A NEIGHBORHOOD HAS REACHED A CERTAIN LEVEL OF COOL WHEN IT ADOPTS A NEW NAME. SUCH IS THE CASE WITH **EAST VILLAGE**, THE NEIGHBORHOOD FORMALLY KNOWN AS EAST UKRAINIAN VILLAGE.

Just 10 minutes from The Loop and a few blocks from Wicker Park, the East Village is enjoying a rebirth, attracting Chicagoans seeking homes that are in close proximity to everything they love about the city.

The mostly residential neighborhood is surrounded by a lively commercial area with a variety of eateries, bars and shops.

Housing options include single-family homes, condominiums, two- and three-flat greystones as well as small cottages. To preserve the neighborhood's character, the blocks bounded by Division, Chicago, Hermitage and Damen have been designated a Chicago Landmark District and placed on the National Register of Historic places.

A new wave of transit-oriented developments (TOD) is underway, including a historic art deco church that was saved from demolition and converted into apartments with rooftop decks and amazing views. Locals can take advantage of the bike lanes along Milwaukee Avenue as well as the multiple CTA bus routes and nearby Blue Line stop on Division. They can also hop on the expressway for easy traveling to The Loop or suburbs.



NOTES _____



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