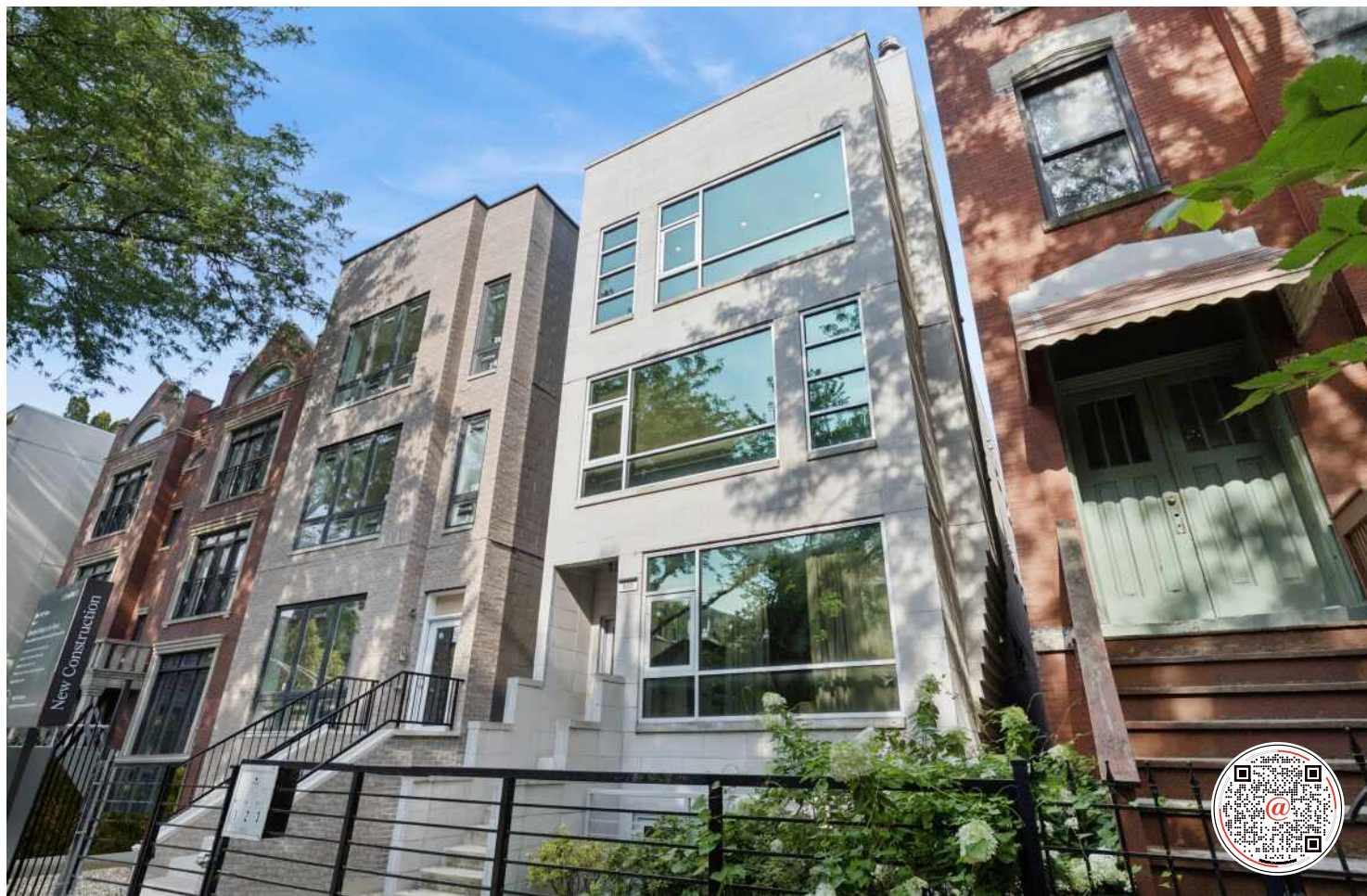


**865 N MARSHFIELD AVE #3**  
EAST UKRAINIAN VILLAGE



@properties®

CHRISTIE'S  
INTERNATIONAL REAL ESTATE



#### ROOM DIMENSIONS

LIVING ROOM : 20' × 18'

KITCHEN : 18' × 11'

PRIMARY BEDROOM : 14' × 13'

SECOND BEDROOM : 11' × 9'

BONUS ROOM : 12' × 8'

ROOFTOP DECK : 65' × 18'

BACK DECK : 18' × 11'

WALK-IN CLOSET : 6' × 5'

**2 BEDROOM**

**2 BATH**

**TAXES: \$8,158**

**ASSESSMENTS: \$175 / MONTH**

Stunning penthouse on a beautiful tree lined street located in the heart of East Village. Prepare to be wowed by this gorgeous 2-bedroom + den, 2-bathroom home with two private outdoor spaces where high design meets luxurious functionality. The open-concept living area is anchored by a custom fireplace and features oversized windows that fill the home with great natural light. Modern kitchen boasts custom Unico Italia cabinetry, SubZero, Miele & Bosch appliances, granite counters, and a large breakfast bar. The king size primary suite offers ample closet space including a walk-in closet and spa-inspired ensuite features a steam shower, custom tile, double vanity, high-end fixtures, and heated floors and towel bar. Wake up to skyline views from your oversized terrace, perfect for your morning coffee or a glass of wine. The generous second bedroom is accompanied by a stylish guest bath featuring custom tile and lighting, a floating vanity, and a Jacuzzi tub. The interior stairway leads to the second floor bonus room that can easily accommodate an office, complete with a wet bar, opening to your private fully built-out rooftop. The massive 1200 sq ft rooftop dazzles with breathtaking skyline views and is equipped with gas and water hookups plus outdoor speakers. Other notable features include white oak hardwood floor, built in speakers throughout, central air conditioning, and in-unit washer and dryer. Recent updates include water heater '25, Trex decking of the terrace, custom lighting, updated hardware, and fresh paint throughout. One assigned garage parking space equipped with EV charger and secure storage room are included in price. This newer construction home exudes sleek modern living at its finest with top of the line finishes. Pet friendly & investor friendly. Superb location just steps from Ukrainian Village, Wicker Park, West Town, and Division corridor, with easy access to restaurants, shopping, transit, and downtown. Welcome home!



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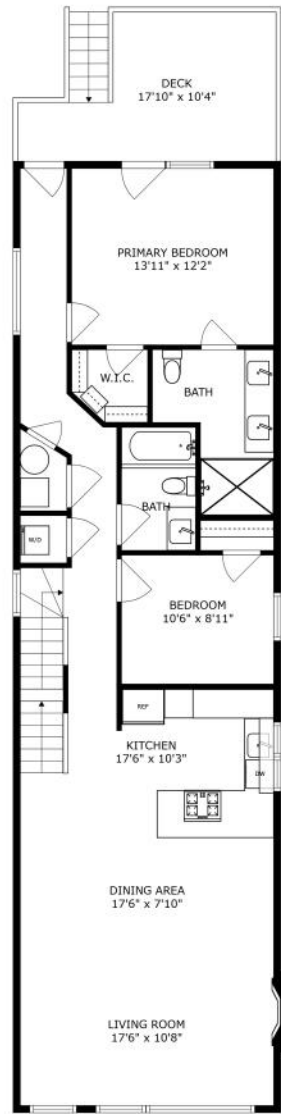
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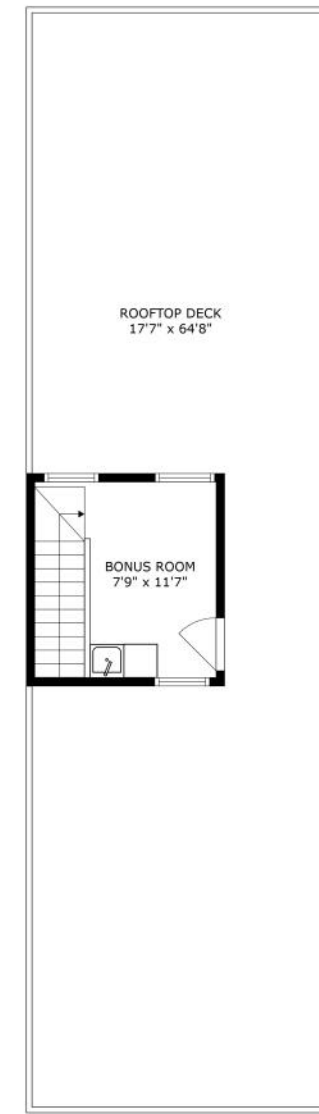
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SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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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.





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