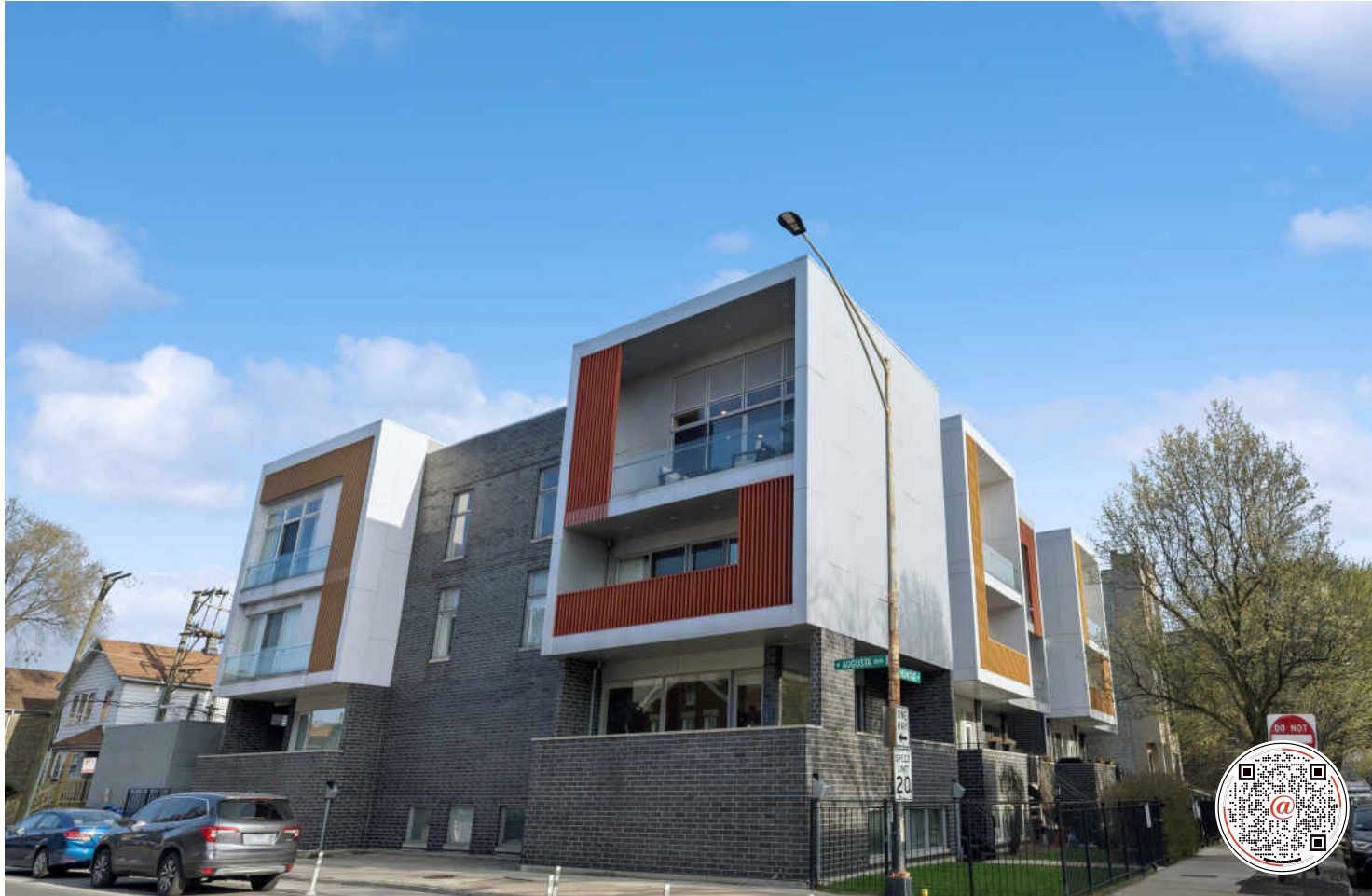


935 N HERMITAGE AVENUE #3
EAST UKRAINIAN VILLAGE



@properties®

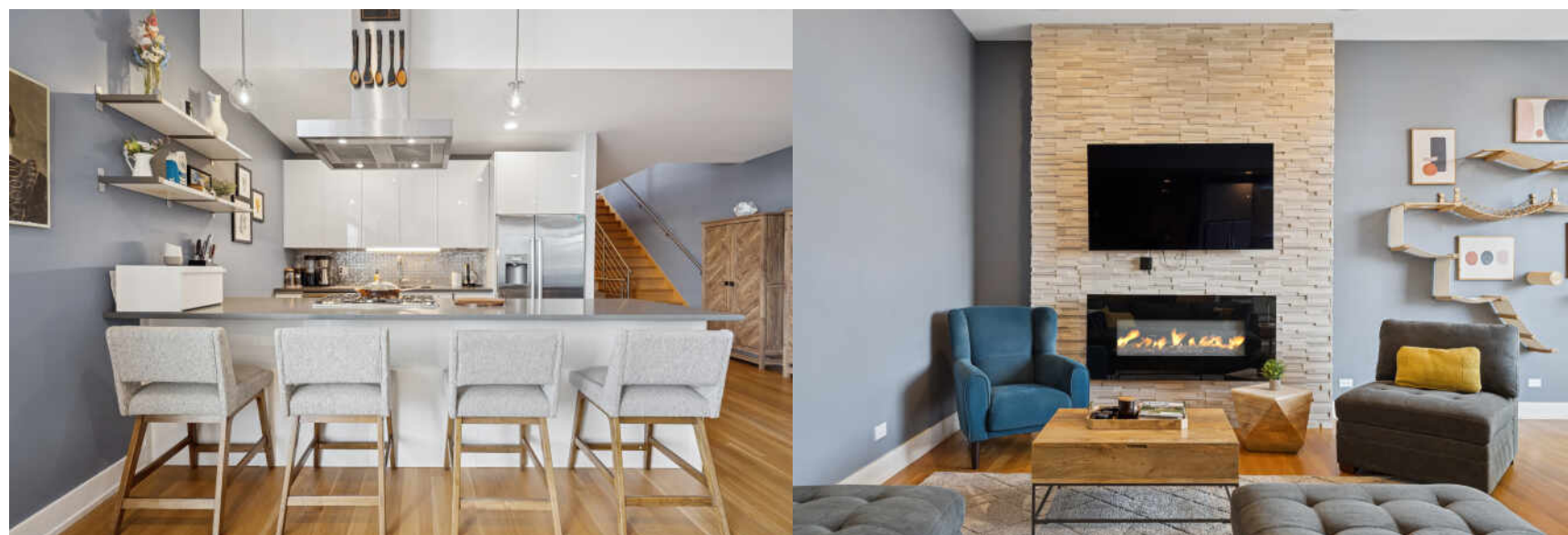
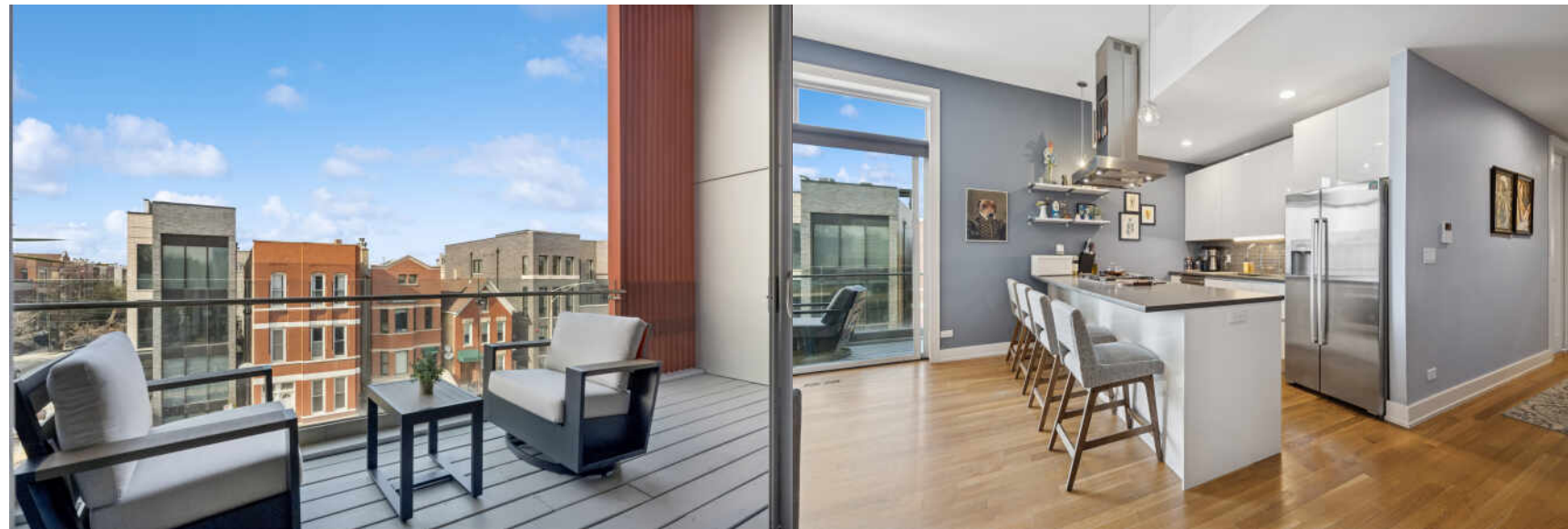
CHRISTIE'S
INTERNATIONAL REAL ESTATE



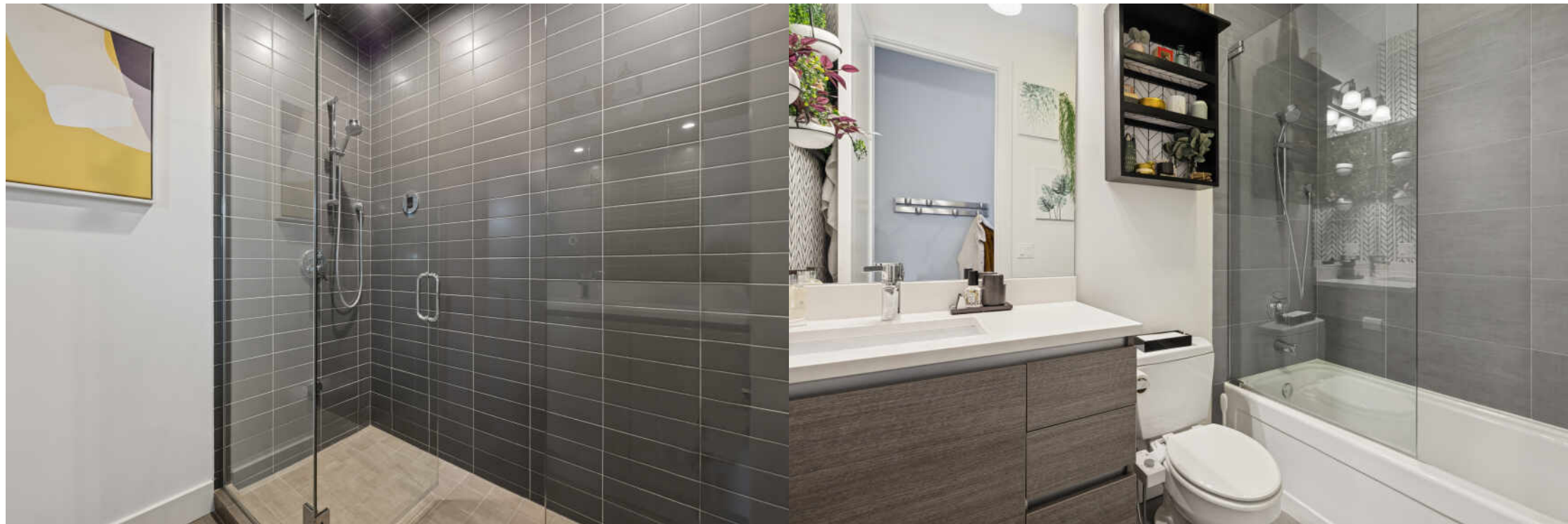
3 BEDROOM
2 BATH
TAXES: \$14,628
ASSESSMENTS: \$202

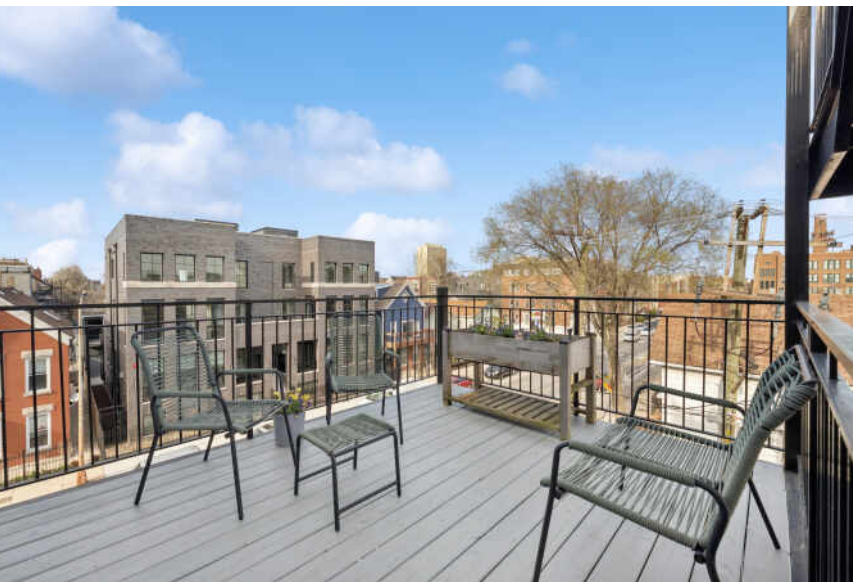
CALL ALL YOUR FRIENDS OVER WITH FOUR PRIVATE OUTDOOR SPACES, INCLUDING AMAZING INTERNAL ACCESSED ROOF TOP DECK WITH EXPANSIVE SKYLINE & NEIGHBORHOOD VIEWS ON THIS CORNER, EXTRA WIDE PENTHOUSE 3 BEDROOM, 2 BATHROOM PLUS OFFICE/RECREATION ROOM IN EAST VILLAGE!

New 2013 construction with tall ceilings and oversized full length windows and sliding doors flood this home with natural light and the privacy of having corner exposure boasts tranquil vibes throughout! Expansive living & dining room with a walk-out terrace off the main living area. Chef's kitchen featuring clean lined flat panel Scavolini kitchen cabinets, Bosch appliances, vented hood, cooktop, quartz countertops, breakfast bar & full backsplash. 21' wide primary suite with spa like primary bath featuring oversized rain shower/steam, Toto & Hansgrohe fixtures & deep walk organized closet. White oak hardwood floors throughout, 8' doors, Electrolux laundry machines, gas burning fireplace, modern steel handrails and home wired for sound + Google voice commands throughout. An internal staircase leads to recreation space with access to an entire private roof deck with newly gray stained decking completed in 2025, and exceptional skyline views awaiting your build-out ideas (all the possibilities for your dream deck with water, gas, electric, sound already in place). 1700 sq ft of roof deck space & over 2000 sq ft of outdoor space total! Garage parking included! Centrally located between Division & Chicago Ave off Augusta with the best bike safety lane in city. Stroll to plenty of restaurants, bars, coffee shops & markets including favorites like Kasama, Forbidden Root, Yuzu Sushi, Five Star Bar & Mariano's. 3 blocks to Division St blue line, steps to bus, and easy access to expressway.









SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



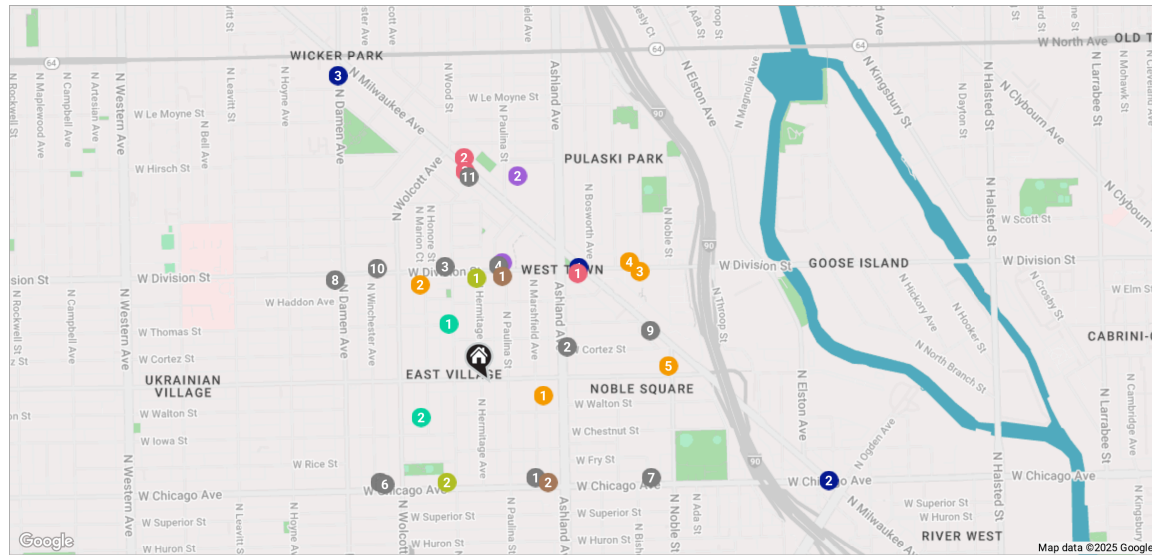
YOU KNOW A NEIGHBORHOOD HAS REACHED A CERTAIN LEVEL OF COOL WHEN IT ADOPTS A NEW NAME. SUCH IS THE CASE WITH **EAST VILLAGE**, THE NEIGHBORHOOD FORMALLY KNOWN AS EAST UKRAINIAN VILLAGE.

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.



RESTAURANTS

- 1 Carbon Live Fire Mexican Grill
810 NORTH MARSHFIELD AVENUE, 0.2 MI
- 2 El Barco Mariscos
1035 NORTH ASHLAND AVENUE, 0.2 MI
- 3 Smoke Daddy BBQ - Wicker Park
1804 WEST DIVISION STREET, 0.3 MI
- 4 Bangers & Lace Wicker Park
1670 WEST DIVISION STREET, 0.3 MI
- 5 Roots Handmade Pizza - West Town
1924 WEST CHICAGO AVENUE, 0.3 MI
- 6 West Town Bakery
1916 WEST CHICAGO AVENUE, 0.3 MI
- 7 Five Star Bar
1424 WEST CHICAGO AVENUE, 0.4 MI
- 8 Fatpour Tap Works - Wicker Park
2005 WEST DIVISION STREET, 0.4 MI
- 9 Frontier Chicago
1072 NORTH MILWAUKEE AVENUE, 0.4 MI

- 10 Milk & Honey Cafe
1920 WEST DIVISION STREET, 0.4 MI
- 11 Antique Taco Wicker Park
1360 NORTH MILWAUKEE AVENUE, 0.5 MI

COFFEE

- 1 Starbucks
1701 WEST DIVISION STREET, 0.2 MI
- 2 Hoosier Mama Pie Company
1618 WEST CHICAGO AVENUE, 0.3 MI

GROCERY

- 1 Target Grocery
1664 WEST DIVISION STREET, 0.3 MI
- 2 Jewel-Osco
1341 NORTH PAULINA STREET, 0.5 MI

GYM

- 1 Wicker Park Fitness
1735 WEST DIVISION STREET SUITE 100, 0.2 MI

- 2 YogaCare
1808 WEST CHICAGO AVENUE #2R, 0.2 MI

SCHOOLS

- 1 William H. Wells Community Academy High School
936 NORTH ASHLAND AVENUE, 0.1 MI
- 2 LaSalle II School
1148 NORTH HONORE STREET, 0.3 MI
- 3 Holy Trinity High School
1443 WEST DIVISION STREET, 0.4 MI
- 4 Near North Montessori School
1434 WEST DIVISION STREET, 0.4 MI
- 5 Noble Street College Prep
1010 NORTH NOBLE STREET, 0.4 MI

ENTERTAINMENT

- 1 Chopin Theatre
1543 WEST DIVISION STREET, 0.3 MI
- 2 Reckless Records
1379 NORTH MILWAUKEE AVENUE, 0.5 MI

- 3 Emporium Arcade Bar
1366 NORTH MILWAUKEE AVENUE, 0.5 MI

TRANSIT

- 1 Division
CTA - BLUE LINE, 0.3 MI
- 2 Chicago
CTA - BLUE LINE, 0.8 MI
- 3 Damen
CTA - BLUE LINE, 0.8 MI

PARKS

- 1 GreenHouse Garden
1100 NORTH WOOD STREET, 0.2 MI
- 2 Palmer (Bertha Honore) Park
935 NORTH HONORE STREET, 0.2 MI

NOTES



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