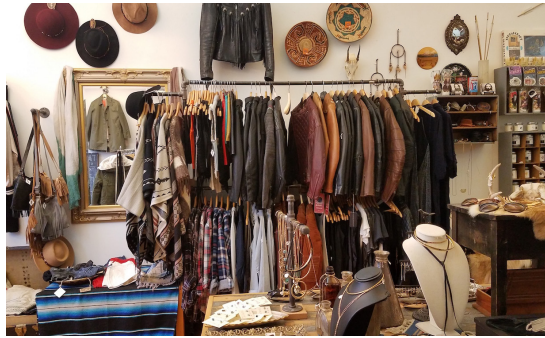


YOUR NEW NEIGHBORHOOD

WEST TOWN



EAT

- BoeufHaus
- Frontier
- Ada Street
- Beatnik
- TWO
- Forbidden Root
- Temporis
- Piccolo Sogno
- Homestead
- Yuzu

SHOP

- Garden Gourmet Market
- Market Select
- AD HOC
- Penelope's
- Tarnish
- Dovetail
- Study Hall
- Ciclo Urbano Bike Shop
- Mariano's
- Ann's Bakery and Deli

PLAY

- Eckhart Park
- Nightingale Cinema
- Emporium Wicker Park
- Congress Theater
- A Red Orchid Theatre
- Ukrainian National Museum
- Chopin Theatre
- Adventure Stage Chicago
- West Town Public Library
- Ignite Glass Studios

WEST TOWN LIVING

Make your way to the Chicago's northwest side for the youthful, creative, and community feel of West Town. A walk down these tree lined streets will have you wander past eclectic galleries and museums, independent theater companies, unique music venues, and local retail boutiques. Dine at nationally renown and family-owned restaurants, and grab a cappuccino at locally founded coffee shops. Marvel at and appreciate the history and beauty of the West Town's stoic churches, brick cottages, and community involvement.



OWEN DUFFY
Real Estate Broker

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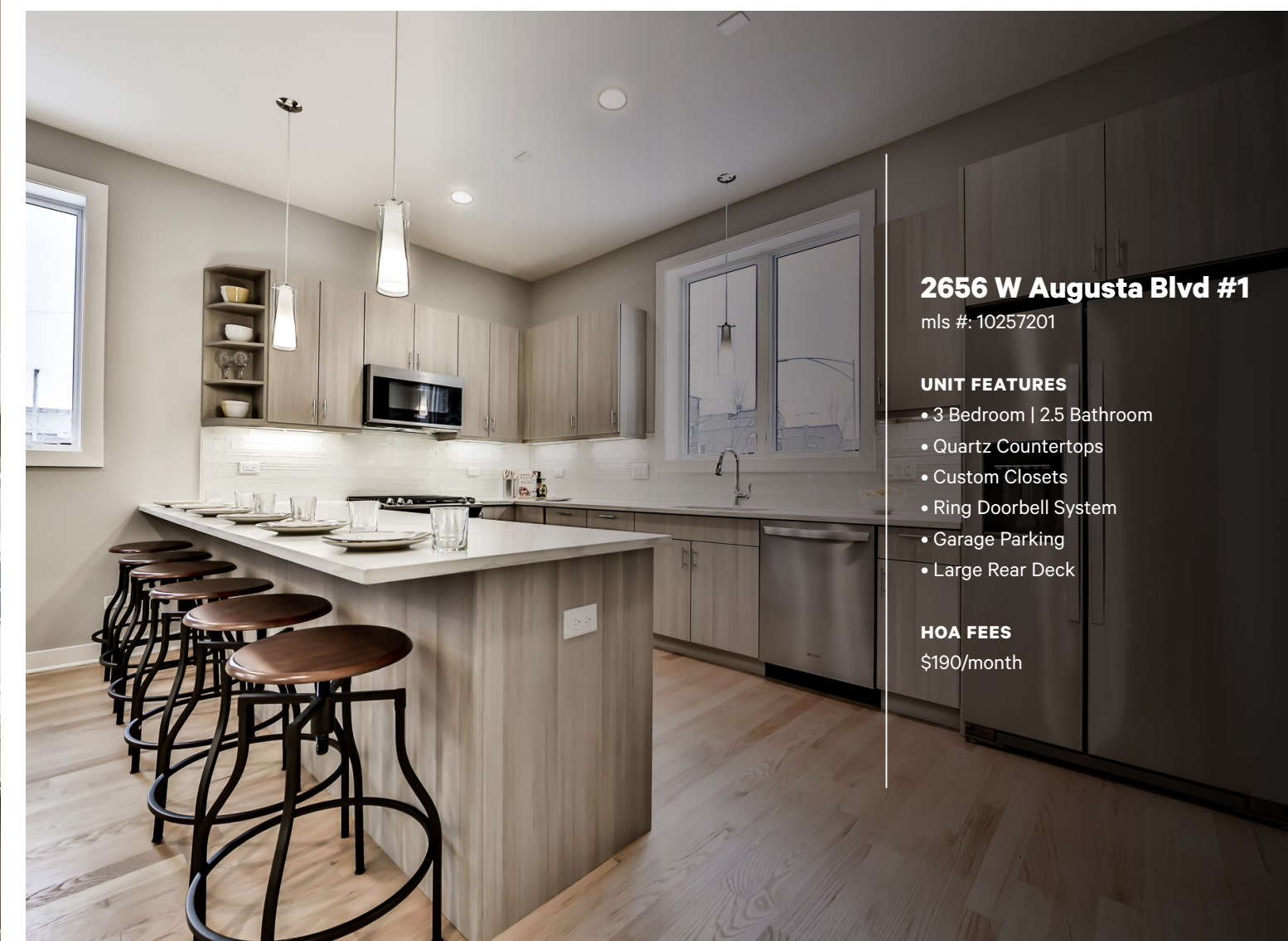


2656

WEST AUGUSTA BLVD, UNIT 1
WEST TOWN

PREMIUM NEW CONSTRUCTION DUPLEX DOWN WITH SPACIOUS FLOORPLAN

FULTONGRACE



2656 W Augusta Blvd #1
mls #: 10257201

UNIT FEATURES

- 3 Bedroom | 2.5 Bathroom
- Quartz Countertops
- Custom Closets
- Ring Doorbell System
- Garage Parking
- Large Rear Deck

HOA FEES

\$190/month

ABOUT THE PROPERTY

Introducing this premium new construction duplex down built by seasoned neighborhood builder. Quality is evident throughout this 3 bedroom, 2.5 bathroom home, which has been designed to offer a spacious and unique floorplan with extra tall ceilings to take advantage of the several different exposures. Finishes include custom cabinetry, quartz countertops, custom closets and oak hardwood flooring on the upper level. Wired for surround sound and an already installed Ring doorbell system. The oversized kitchen offers tons of storage, prep room and an island that can comfortably seat 6 people. The all brick building comes with garage parking and an extra large rear deck. This is truly a great value and an absolute must see!

