



1529 S State 8G - \$325,000

***Beautifully renovated luxury condo
City & Skyline Views of Chicago to horizon***

BILL WENTHEN, BROKER OWNER

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WDWPROPERTIES.COM



Awesome city and skyline views from this NW corner condo with best tier in building location. Spacious and sunny two-bedroom two bath unit enjoys the added sunlight & views of a corner unit. Desirable split floor-plan layout.

This luxury condo features freshly refinished hardwood flooring in main living/dining area and new carpeting in both bedrooms, entire unit has been professionally repainted and bathrooms have been upgraded with quartz countertops plus new vanities and fixtures. Lighting upgraded as well.

Exceptionally spacious open floor plan featuring hardwood thru-out living room/dining & kitchen area. Balcony just outside kitchen, fireplace in living room.

Kitchen features granite countertops, 42" cabinets and new whirlpool SS appliances.

Large master suite includes full sized Jacuzzi tub and separate shower, double sinks and walk-in closets.

In-unit laundry and storage locker included. Pets welcome, investor friendly. Prime indoor parking spot available for \$25K.

Assessments include heat, AC, water, cable, internet, doorman, business center and state-of-art fitness center.

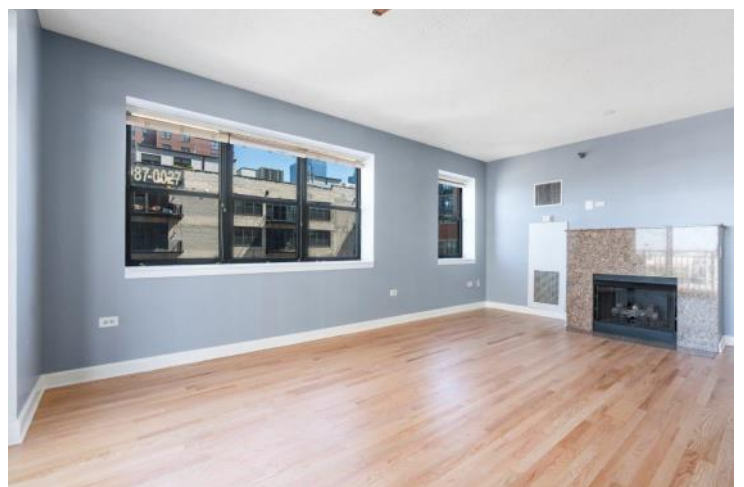
Luxurious South Loop building with impressive recently refinished lobby. Doorperson for added security.

Panoramic views of Dearborn Park, Chicago Loop, Chicago river and north along State street to north of loop.

Walking distance to Lakefront, Museum Campus, fine dining, Mariano's, Jewel, Trader Joe's, ICON movie theater and Roosevelt Collection. CTA stop a few minutes' walk away.



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Balcony just outside kitchen, breathtaking panoramic views northwest of city and Chicago skyline.



Both bedrooms professionally painted, walls, ceiling, doors and all trim-work. New carpeting just installed. Views from both bedrooms are exceptional as well.

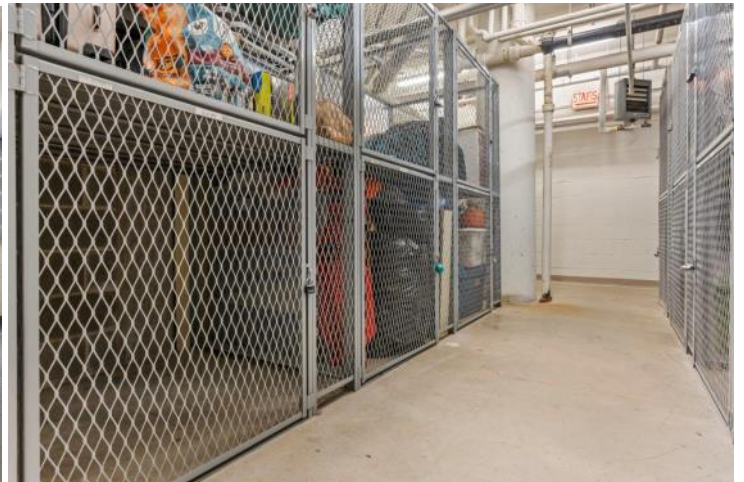
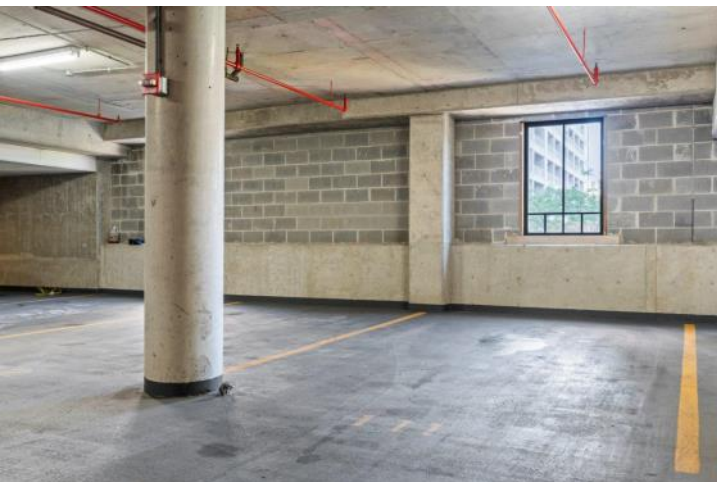




Large master suite includes full sized Jacuzzi tub and separate shower, double sinks and walk-in closets. Second bath has also been rehabbed. Move-in ready!



Panoramic views of Dearborn Park, Chicago Loop, Chicago river and north along State street to north of loop. Prime indoor parking spot available for \$25K. Assessments include heat, AC, water, cable, internet, doorman, business center and state-of-art fitness center.



**Attached Single**

Status: **NEW**
Area: **8033**

MLS #: **10746451**List Date: **06/13/2020**List Dt Rec: **06/13/2020**List Price: **\$325,000**Orig List Price: **\$325,000**

Sold Price:

SP Incl: **No**

Parking:

Address: **1529 S State St Unit 8G, Chicago, IL 60605**Directions: **Roosevelt south along State to 1529 S State**

Closed:

Contract:

Off Mkt:

Financing:

Year Built: **2001**Blt Before 78: **No**Dimensions: **COMMON**

Subdivision:

Ownership: **Condo**Township: **South Chicago**Corp Limits: **Chicago**Coordinates: **S:1529**Rooms: **5**Bathrooms: **2/0**

(Full/Half):

Bedrooms: **2**Master Bath: **Full**Basement: **None**Bsmnt. Bath: **No**Waterfront: **No**Appx SF: **1250**Total Units: **143**

Bldg. Assess. SF:

Stories: **23**Unit Floor Lvl.: **1**% Own. Occ.: **65**

% Crnn. Own.:

Utility Costs:

Mobility Score: **80 - Excellent Mobility!**Lst. Mkt. Time: **3**

Concessions:

Contingency:

Curr. Leased: **No**

Model:

County: **Cook**# Fireplaces: **1**Parking: **Garage**# Spaces: **Gar:1**Parking Incl. **No**

In Price:

SF Source: **Estimated**

Days for

Bd Apprvl: **0**

Fees/Approvals:



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School DataElementary: **South Loop (299)**Junior High: **(299)**High School: **Jones College Prep (299)****Assessments**Amount: **\$602**Frequency: **Monthly**Special Assessments: **No**Special Service Area: **No**Master Association: **No****Tax**Amount: **\$5,121.67**PIN: **17221060931036 /**Mult PINs: **No**Tax Year: **2018**Tax Exmps: **None**Coop Tax Deduction: **0**

Tax Deduction Year:

Pet InformationPets Allowed: **Cats OK,****Dogs OK**Max Pet Weight: **999****Square Footage Comments:**

Room Name	Size	Level	Flooring	Win Trmt	Room Name	Size	Level	Flooring	Win Trmt
Living Room	19X20	Main Level	Hardwood	Blinds	Master Bedroom	14X13	Main Level	Carpet	Blinds
Dining Room	COMBO	Main Level	Hardwood	Blinds	2nd Bedroom	9X11	Main Level	Carpet	Blinds
Kitchen	12X07	Main Level	Hardwood		3rd Bedroom		Not Applicable		
Family Room		Not Applicable			4th Bedroom		Not Applicable		
Laundry Room									

Interior Property Features: **Hardwood Floors, Laundry Hook-Up in Unit, Walk-In Closet(s)**Exterior Property Features: **Balcony, Storms/Screens, End Unit**Age: **16-20 Years, Rehab in 2020**Type: **Condo, High Rise (7+ Stories)**Exposure: **N (North), W (West), City, Park**Exterior: **Brick**Air Cond: **Central Air**Heating: **Gas**Kitchen: **Eating Area-Breakfast Bar, Island**Appliances: **Oven/Range, Microwave, Dishwasher, Refrigerator, Washer, Dryer, Disposal, All Stainless Steel Kitchen Appliances**Dining: **Combined w/ LivRm**

Bath Amn:

Fireplace Details: **Gas Logs, Gas Starter**Fireplace Location: **Living Room**

Electricity:

Equipment:

Additional Rooms: **No additional rooms**

Other Structures:

Laundry Features: **In Unit**Garage Ownership: **Owned**Garage On Site: **Yes**Garage Type: **Attached**Garage Details: **Garage Door Opener(s), Heated**

Parking Ownership:

Parking On Site:

Parking Details:

Parking Fee (High/Low): **/**

Driveway:

Basement Details: **None**Foundation: **Concrete**

Exst Bas/Fnd:

Roof:

Disability Access: **No**

Disability Details:

Lot Desc:

Sewer: **Other**Water: **Lake Michigan**

Const Opts:

General Info: **None**Amenities: **Bike Room/Bike Trails, Door Person, Elevator, Exercise Room, Storage, On Site Manager/Engineer, Park/Playground, Receiving Room, Service Elevator, Business Center**Asmt Incl: **Heat, Air Conditioning, Water, Gas, Common Insurance, Doorman, TV/Cable, Exercise Facilities, Exterior Maintenance, Lawn Care, Scavenger, Snow Removal, Internet Access**

HERS Index Score:

Green Disc:

Green Rating Source:

Green Feats:

Sale Terms:

Possession: **Closing**

Est Occ Date:

Management:

Rural:

Addl. Sales Info.: **None**Broker Owned/Interest: **No**

Relist:

Zero Lot Line: