



1630 W WARREN UNIT 1

3 BEDROOMS | 3½ BATHROOMS

dreamtown  
LUXURY

# 1630 W WARREN UNIT 1

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This stately, oversized greystone in the West Loop is one of two masterfully-crafted homes by Trapani Builders—no detail has been overlooked! Offering 3-bedrooms and 3.1-bathrooms, this duplex features wide-plank oak flooring, 10' ceilings, and abundant natural light throughout the main living area. Kitchen boasts custom cabinetry, large quartz island, butler's pantry with beverage center, and separate walk-in pantry. The combined family room includes a gas fireplace with built-in surround, mudroom, and huge deck with Trex composite decking. The lower level is home to a bonus rec room, featuring heated floors throughout and 3 en-suite bedrooms. The spa-like master bath offers double vanity, separate steam shower, freestanding tub, and Kohler fixtures. Home includes designer lighting package, 8' solid core doors, professionally organized closets, and one garage parking spot. Option to purchase second garage parking spot for additional \$25,000.

## BUILDING AND UNIT FEATURES

- » Limestone façade with copper gutters and Chicago common brick exterior
- » Professionally designed interior
- » Oversized 30x125 lot
- » Extra wide units
- » 3 bedrooms, 3.1 bathrooms
- » Professionally landscaped yards
- » BIOFOAM® insulation
- » Solid 5" white oak hardwood flooring
- » Wired for surround sound throughout
- » Security system with keypads and smartphone-compatibility
- » 4" recessed lighting
- » Benjamin Moore eggshell paint
- » Professionally designed closets
- » Custom lighting package
- » 8' gray interior doors on upper levels
- » 10' ceiling heights throughout
- » Mud room
- » Gas fireplace with built-in surrounds
- » 1 garage parking space
- » Large outdoor space with Trex® decking
- » City views

## MECHANICAL

- » Honeywell thermostats
- » Radiant heating throughout the basement level
- » Smoke and carbon monoxide detectors

## KITCHEN

- » Bosch kitchen appliance package
- » LG washer and dryer
- » Walk-in pantry
- » Butler pantry/prep station with U-Line beverage center
- » Under cabinet lighting with accent lighting in upper cabinets

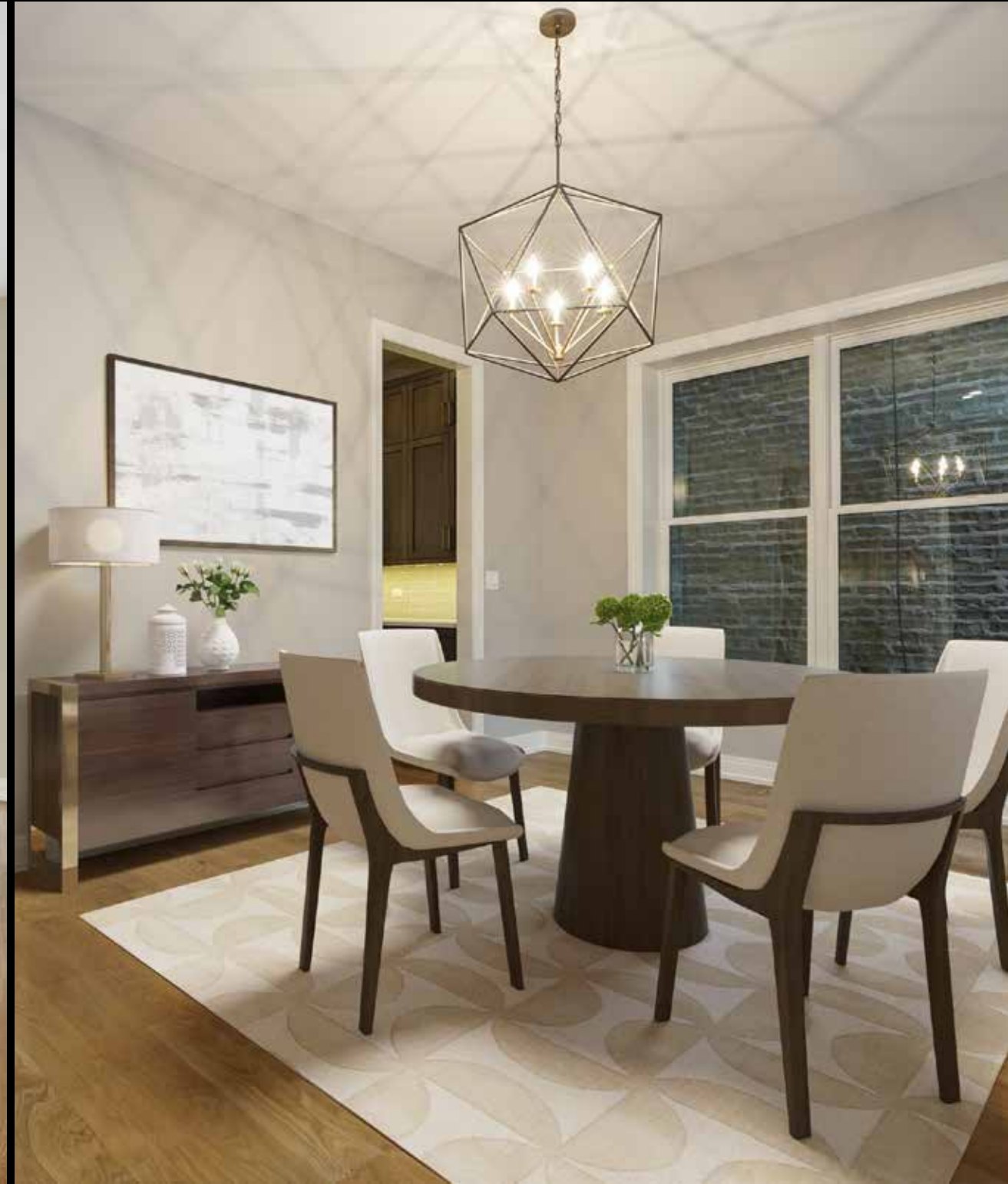
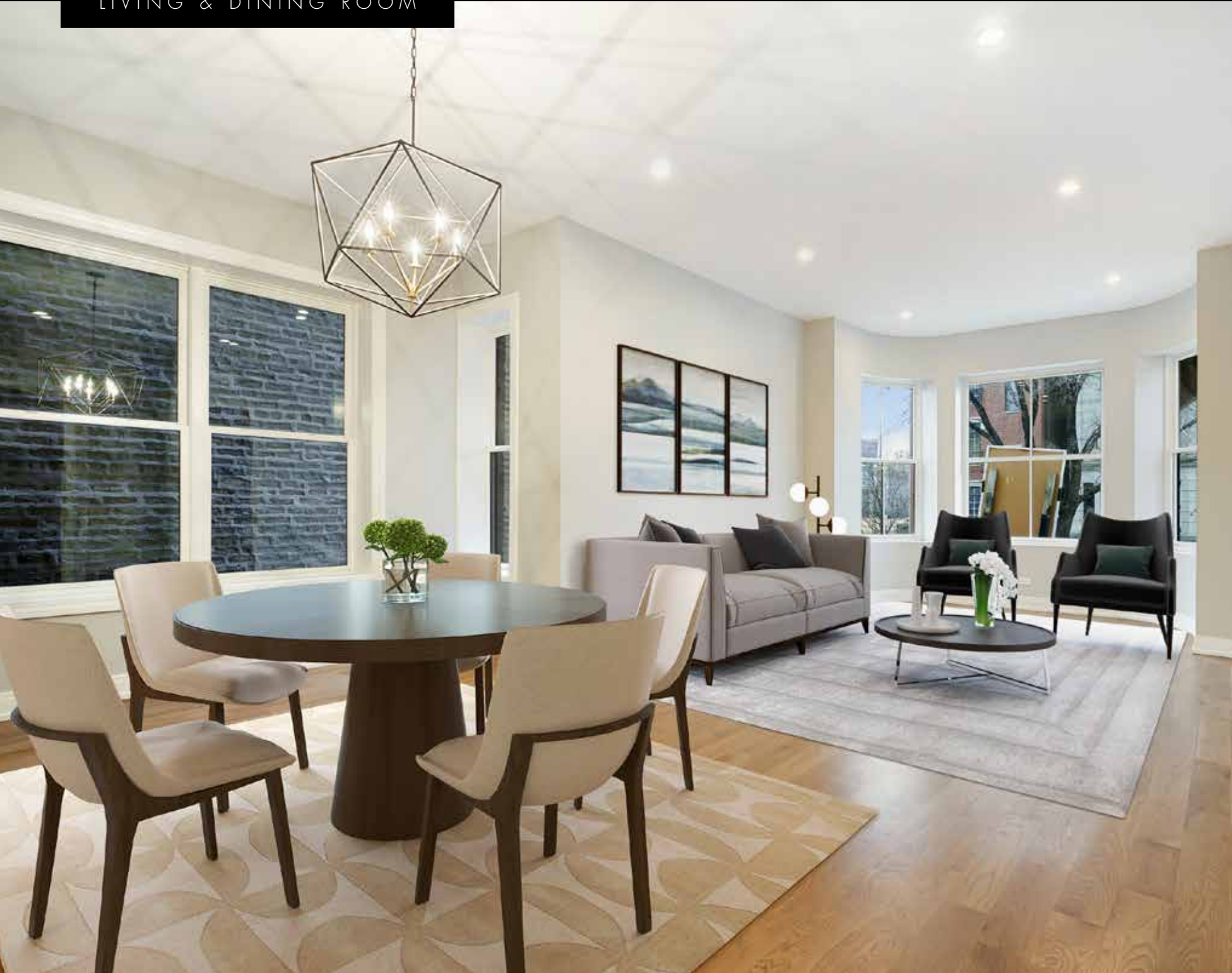
## MASTER BATH

- » Kohler plumbing fixtures
- » Custom cabinetry
- » Sealed tight frameless glass shower with bench seating
- » Heated flooring
- » White quartz countertops
- » Freestanding soaker tub
- » Steam shower with multifunction showerhead and handheld

## SECOND & THIRD BATH

- » Kohler plumbing fixtures
- » Custom cabinetry
- » White quartz countertops

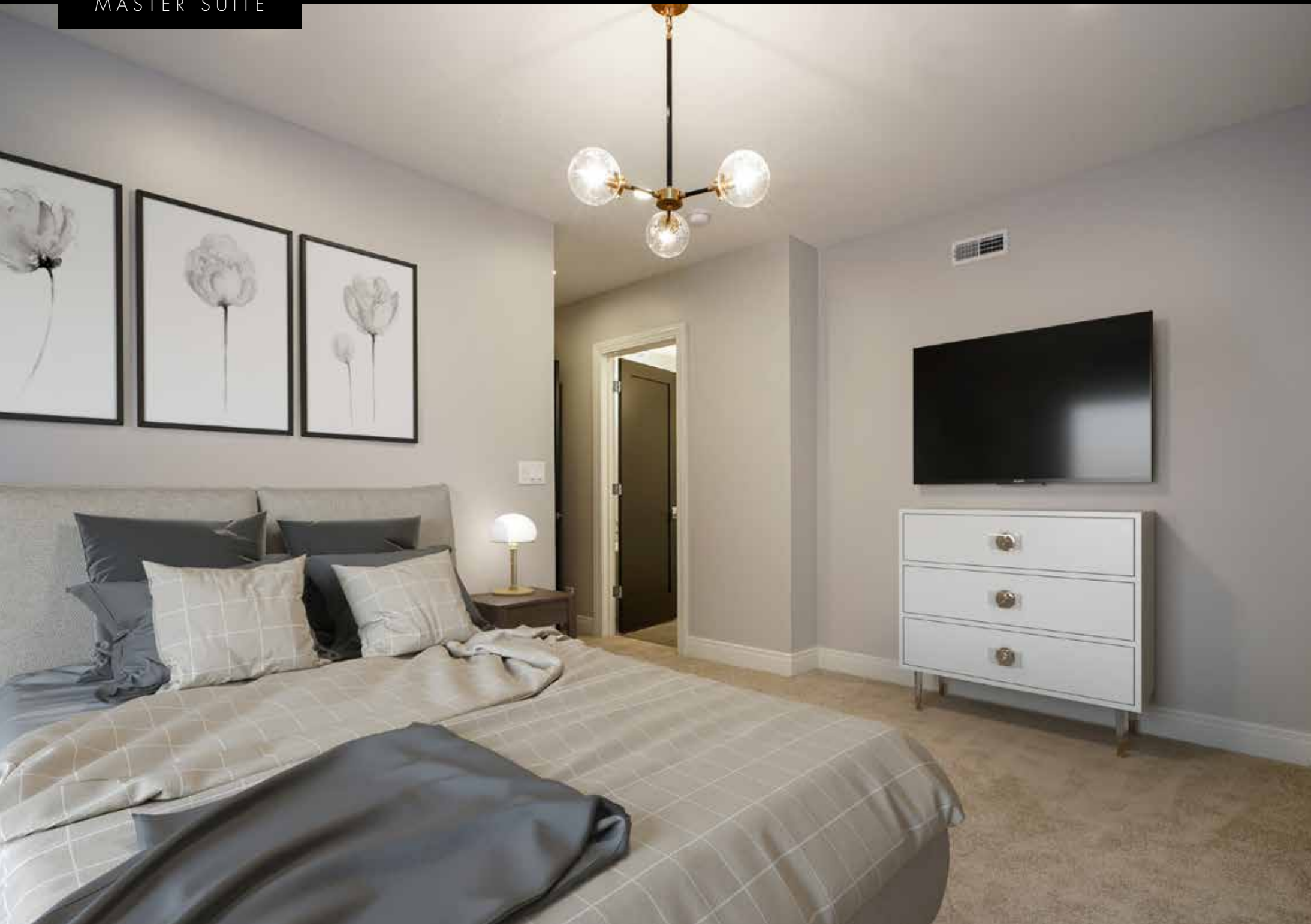
LIVING & DINING ROOM



KITCHEN & FAMILY ROOM



MASTER SUITE



SITTING ROOM

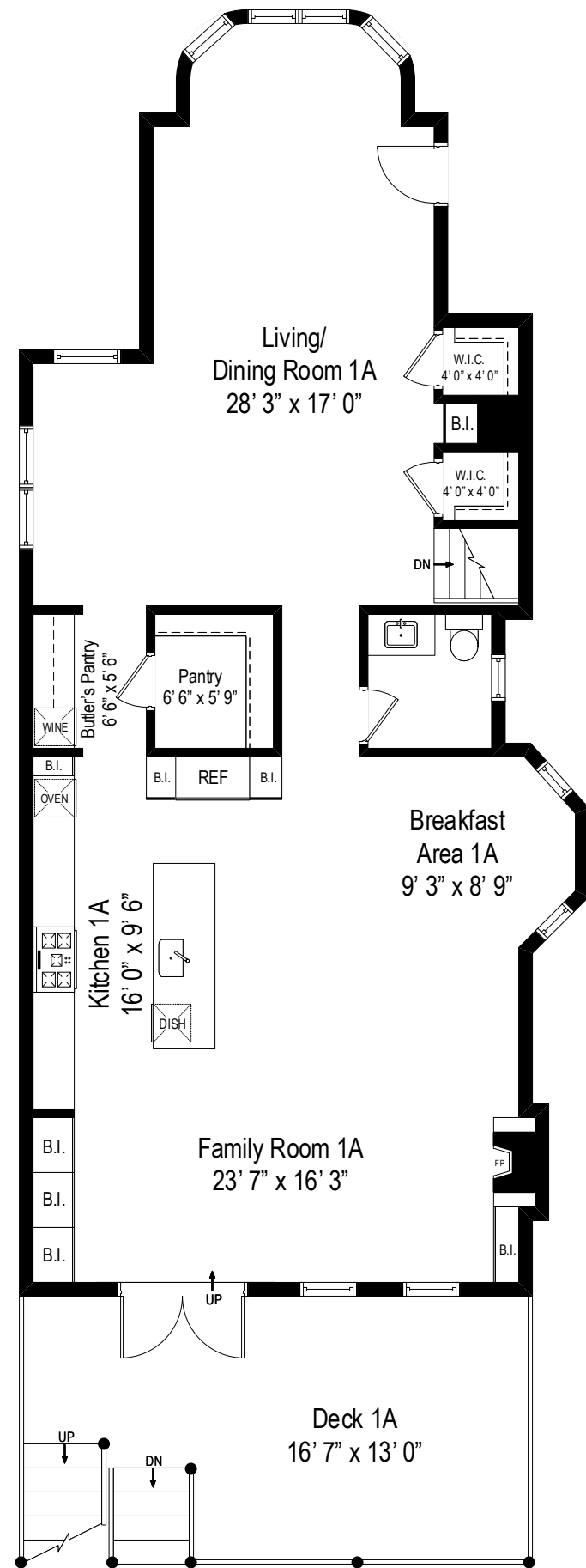


SECOND BEDROOM

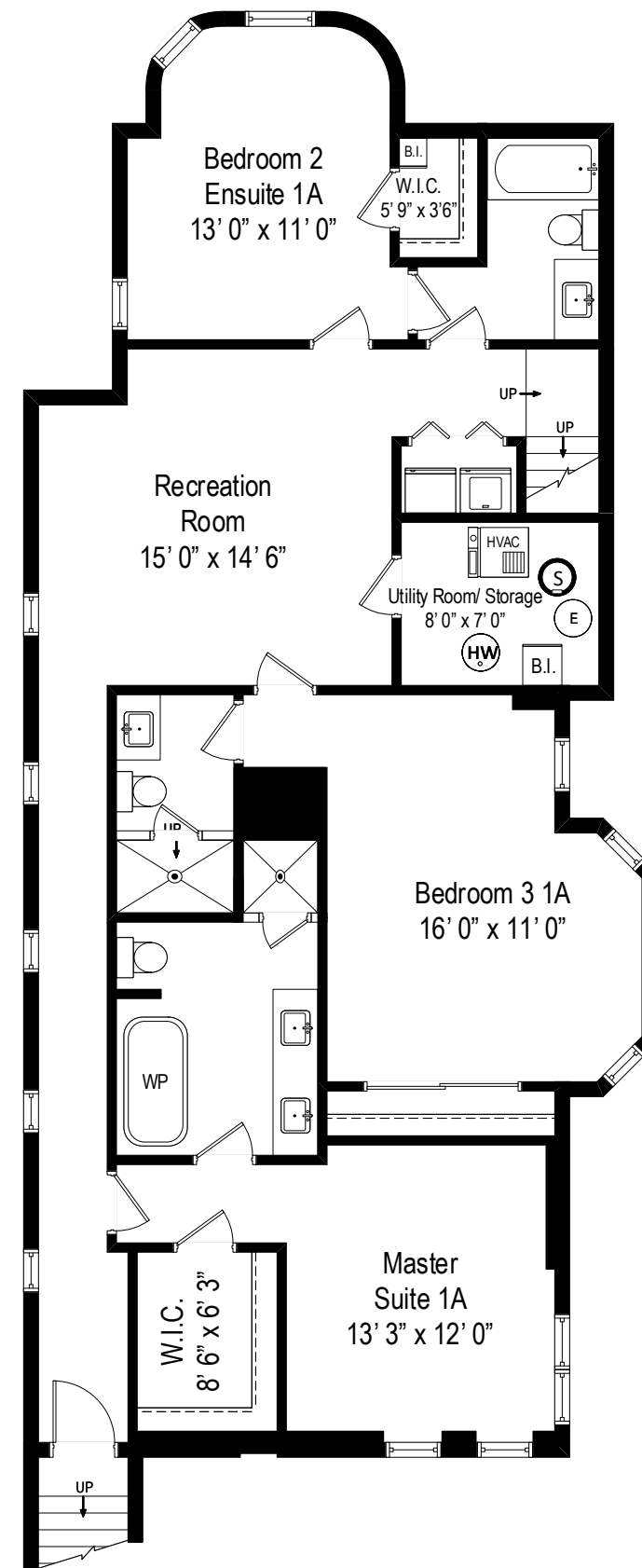


SECOND & THIRD BATHS

MAIN LEVEL



LOWER LEVEL





## FALL IN LOVE WITH WEST LOOP

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West Loop is one of Chicago's fastest growing neighborhoods, just minutes west of River North and the Loop. In the late 1990s and early 2000s, former factories, wholesale markets, and warehouses gave way to new developments, retailers, restaurants and top tech firms, changing it from an industrial mecca to a residential haven.

Oprah's famed HARPO Studios moved to Washington Boulevard in the 1990s, setting off a massive transformation that shows no signs of slowing down. The West Loop is now home to Uber, Twitter, and Google's main Chicago hubs, and the future home of McDonald's headquarters.

Along Randolph Street, more than 20 restaurants- from casual neighborhood spots to high-end steakhouses- fill with diners each night. The West Loop is also home to Top Chef Stephanie Izard's popular restaurants, Girl & the Goat, Little Goat, and Duck Duck Goat. Aviary and Roister sit just steps away, sister projects to the 2016 top-rated restaurant in the US, Alinea.

New CTA stops make the West Loop more accessible by public transportation, while Mary Bartelme Park and Skinner Park provide great green spaces, public basketball courts, baseball fields, and designated dog areas.





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