

737 N Wood Street

West Town · Chicago, IL 60622

Quick Stats

Bedrooms	Baths	Interior	Built	HOA	Parking
2 + Den	2 Full · 1 Half	1,583 SF <i>3 levels</i>	1999 <i>Recently renovated</i>	\$0 <i>Fee simple</i>	1-Car Garage <i>Attached</i>

Property Overview

A recently renovated, fee-simple West Town townhome with three distinct outdoor spaces — including a private rooftop deck with built-in seating, a quartz bar, and skyline views. Three levels of luxury finishes, a chef's kitchen, two ensuite bedrooms, an attached garage, and zero monthly assessments.

What You'll See

Interior & Finishes

- **Chef's kitchen** — Wolf 30" range w/ matching exhaust hood, Bosch dishwasher and refrigerator, Sharp drawer microwave, stainless commercial-grade sink
- **Quartz island** — 6-foot island w/ double-sided storage, white shaker soft-close cabinetry, custom inserts
- **Living room** — Carrara marble fireplace surround, Juliet balcony, gleaming hardwood floors
- **Primary suite** — Dual-vanity ensuite, oversized shower w/ bench, walk-in closet w/ custom organizers
- **Second bedroom** — Ensuite bath, step-in closet w/ organizers
- **Throughout** — Hardwood on 2nd & 3rd levels, custom wooden plantation shutters, recessed LED, in-unit LG W/D

Outdoor & Parking

- **Three distinct outdoor spaces** — uncommon for West Town townhomes
 - **Private rooftop deck** — Trex composite decking, built-in seating w/ storage, quartz bar-top dining table, skyline views
 - **Kitchen-level deck** — Direct grill & dine access off the kitchen
 - **Ground-level patio** — Paver patio, pest-proof fence, oversized sliding patio doors
 - **Attached 1-car garage** — Built-in storage, keyless entry
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Layout by Level

Level	Description
Level 1	Foyer · Den / Family Room · Half Bath · In-unit laundry · Patio access · Garage entry
Level 2	Open kitchen · Dining · Living room w/ fireplace · Juliet balcony · Kitchen-level deck
Level 3	Primary suite (ensuite + WIC) · Second bedroom (ensuite + closet)
Roof	Private rooftop deck (~21' × 33') · Built-in seating · Quartz bar · City views

Why This Townhome

Fee simple, no HOA	True fee-simple ownership — no monthly assessment, no special assessments. Worth ~\$50–70K versus the typical condo-form West Town townhome.
Three outdoor spaces	Patio, kitchen deck, and a private rooftop with built-in seating and a quartz bar — more outdoor square footage than most comparable units.

Property Data

PIN	17-07-202-051-0000
Property Type	Attached townhome — fee simple

Zoning	RM-5 Residential Multi-Unit
Lot	18.9' × 49.1' (~928 SF) · Rectangular
Interior (Finished)	1,583 SF (2023 ANSI Z765 appraisal)
Outdoor SF	~830 SF across patio + kitchen deck + roof deck
Annual Taxes	\$11,485.82 (2024 tax year, payable 2025) · Cook County eBill
Exemptions	Owner-occupied — homeowner exemption applied on 2nd installment
Flood Zone	Zone X (low risk) · FEMA map 17031C0418J
Schools	Chicago Public Schools, District 299

Building Systems & Mechanicals

Construction	Brick, concrete foundation, rubber roof
Heating / Cooling	Gas forced air · Central A/C
Water / Sewer	Lake Michigan water · Public sewer
Windows	Energy-efficient w/ custom wooden plantation shutters
Electrical	Circuit breakers
Appliances	Wolf range, Bosch dishwasher, Bosch refrigerator, Sharp microwave drawer, LG W/D
Avg Utilities	~\$200 / month combined (gas + electric, owner-reported)

Neighborhood & Transit

- **Heart of West Town** — directly south of Chicago Avenue, between Ashland and Damen
- **Walk to** Forbidden Root, Kasama, Publican Quality Bread, Brasero, Guillotine, Mariano's, and much more
- **Transit** — CTA Blue Line at Division (~0.7 mi) and Damen-Milwaukee-North; Western Metra (UP-NW)

- **Highway** — I-90/94 access at Ohio St (~4-min drive); ~10 min to Loop by car, ~20 min by Blue Line
 - **Green space** — Eckhart Park & pool (0.3 mi), Walsh (John) Park, Smith Park
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Showing & Offer Logistics

Listed By	Owner
Contact	Ari Shokri · (872) 210-2039 · arishokri@gmail.com
Showings	By appointment
Offers	Submit to seller; reviewed by attorney (Adler & Herbach)
Title	Guardian Title Group (affiliated)
Disclosures	Clean IL Residential Property Disclosure (Form 108), Lead-Based Paint, Radon — available on request

Square footage per ANSI Z765 standard from the 2023 Amrock appraisal. Tax figure reflects 2024 obligation per Cook County eBill (PIN 17-07-202-051-0000); buyers should verify current installment status at cookcountytreasurer.com.