

Got a million?

Get a penthouse

Some South Loop buildings have some surprisingly affordable room at the top.

A 2,272-square-foot duplex penthouse sits atop a stylish modern building in the financial district called 235 Van Buren. The penthouse features two bedrooms, a den, 2.5 baths, a 33-foot balcony, and a 1,400-square-foot private garden from which to enjoy the views of the north city skyline, the Chicago River, the Sears Tower, and more.

The best part? It is priced at a mere \$995,900. (Most downtown penthouses start at several million dollars.)

The duplex spans the 46th and 47th floors. The architects maximized the impact of the space with a two-story living room atrium with a spiral staircase, which leads up to a sitting room and a master bedroom suite. The suite features a dramatic master bathroom with



There are several penthouses available at 235 Van Buren, all featuring outdoor space and spectacular views.

walk-in shower and separate Jacuzzi tub that's big enough for two. The bath also showcases a walk-in shower, double-bowl vanity—and a spectacular view.

Condominium appraisers say breathtaking, unobstructed penthouse views are worth their weight in gold at resale time, especially in a slow real estate market.

Great views have a concrete, and often

hefty value as an amenity, according to Gail Lissner, vice president of Appraisal Research Counselors, Ltd. She says premium vistas sometimes account for up to half of a condo's value.

In addition to the duplex penthouse at 235 Van Buren, there are nearly a dozen smaller single-story penthouse units available on the 47th floor of the building, starting at an even more affordable \$339,900.

"All of our penthouses feature outdoor space, and many include large private terraces with spectacular panoramic views of the surrounding city skyline, parks, the Chicago River and Lake Michigan," says Scott Hoskins, president of CMK Realty, the sales agent for the building.

The building is up and running, with 14 designer-decorated models on site.

The sales center for 235 Van Buren is located on site in the building in unit 3302. For more information, call CMK Realty at 312-376-0600, or visit www.235vanburen.com.



The private terrace of this penthouse at 235 Van Buren features a premium vista.