

## **FIRST FLOOR:**

- Exquisite 8” French White Oak Wide Plank floors throughout
- 11’ Ceilings throughout

## **GRAND FOYER**

- Impressive custom double mahogany front doors
- Chandelier

## **FORMAL LIVING / STUDY**

- Chandelier

## **DINING ROOM**

- Beautiful ceiling detail
- Chandelier
- Low voltage lighting

## **POWDER ROOM**

- Chandelier + Sconces
- Newport Brass Satin bronze faucet
- Quartzite countertop

## **KITCHEN**

- Custom built soft close cabinets
- Subzero 48" refrigerator
- Wolf 48" dual gas range
- Asko dishwasher
- Under Cabinet lighting
- Blanco Venetino marble
- Oversized custom island with seating
- Chandelier
- Rough sawn fir beams

## **GREAT ROOM**

- Marvin clad multipoint locking doors
- Open kitchen / great room floor plan
- Rough sawn fir beams
- Built-in custom cabinets

## **BREAKFAST ROOM**

- Opens to outdoor loggia

## **PANTRY**

- Generous
- Highly organized built-in shelves + drawers

## **BUTLER'S PANTRY / WET BAR**

- Zephyr 24" Wine Cooler
- Scotsman 15" ice maker
- Custom cabinets with glass fronts
- Blanco Venetino marble countertops
- Under cabinet lighting

### **MUD / DROP OFF SERVICE AREA**

- Garage entrance
- Convenient service area

### **GARAGE (26x24)**

- Oversized garage
- 22 foot insulated overhead door
- Alley access

### **LOGGIA**

- Old Chicago antique brick
- Ceiling fan

### **SECOND FLOOR:**

- Exquisite 7” French White Oak Wide Plank
- Floors throughout (except where noted)

### **PRIMARY BEDROOM SUITE**

- Vestibule entry
- Vaulted 12’ ceiling
- Chandelier
- Generous walk-in closets
- Closet 1 (12.1x11.5)
- Closet 2 (7x15.8)
- Additional coat/suitcase closet (6x4.8)
- Custom paneling

### **PRIMARY BATH**

- Blanco Venetino marble countertops
- 12 x 14 Blanco Venetino marble tile floors
- Satin Bronze fixtures
- Oversized Shower with frameless glass shower enclosure
- Shower walls – 4 x 16 Blanco Venetino marble subway tile
- Free standing Crosswater Soaker Tub
- Sconces

### **GRAND STAIR HALL**

- Light filled impressive stair hall
- Sconces

### **TV / GAME ROOM**

- Opens to upstairs balcony porch

### **LAUNDRY ROOM**

- Electric + Gas washer / dryer hookups
- Quartzite countertop
- Custom cabinets with ample storage
- 9” Hexagon tile floor
- Under cabinet lighting

### **BED 2, BED 3, + BED 4**

- All secondary bedrooms with en-suite baths + Generous walk-in closets

## **BATH 2, BATH 3, + BATH 4**

- Lighted mirrors
- Carrera Extra marble countertops
- 4 x 8 subway tiles at shower / tub walls
- 12 x 24 tile floors

## **UNIQUE HIGHLIGHTS**

- Exquisite French White Oak wide plank floors throughout
- 11' ceilings throughout first floor
- Double custom mahogany front doors
- Custom cabinets mill-work and crown molding
- Superb marble and quartzite natural stone surfaces
- Custom railing at staircase
- Carrier Infinity System 2 Stage 17 Seer HVAC
- Insulation – Roof deck 5.5 inches open cell foam
- Insulation – Exterior walls BIBS
- Baldwin lever hardware throughout
- Marvin casement and clad windows
- Marvin clad multipoint locking doors
- Alarm/Audio/Cat 6/Camera/Surround Sound wiring throughout
- 2 tank-less water heaters
- 8 x 22 oversized insulated garage door
- 2 x 6 studs throughout
- Old Chicago antique brick at outside walkway and porches
- 8' cedar fence
- Beautifully landscaped yard with room for a pool
- Exceptional floor plan flow
- Attic – multiple decked storage areas