

641 W Willow #206

UPGRADES AND SPECIFICATIONS



CITY COMMONS

City Commons is a lovely gated townhome community in the heart of Lincoln Park, featuring 24/7 security, a private street & city living with wonderful landscaping & mature trees.

RENOVATION

Bill Scholtens of Elements Architecture oversaw complete gut rehab with exceptional finishes, including a top-shelf appliance package, custom millwork, picture rails, recessed baseboards, doors, hardware & window treatments.

GREEN

Abundant spray foam insulation in walls, above 3rd story ceiling & in the garage keeps the house comfortable & quiet. Low/no VOC paint, adhesives & finishes & timed motion-activated exhaust fans preserve air quality. Velux skylights offer sunlight & natural ventilation & close automatically if it rains.

BUILDING SYSTEMS

HVAC – energy-efficient dual-zone gas furnace & A/C, Energy Recovery Ventilator offers fresh air to the whole house, re-engineered returns & supply with sealed ductwork ensure even comfort, prepaid HVAC service contract transfers

Control 4 home automation – conveniently control TVs, Apple TV, DVD, Blu-Ray, whole-house stereo, lighting, nightlights & skylights with remotes, or your phone

Electric – custom lighting & upgraded switches & outlets throughout, nightlights on the stairwell, upgraded service to 200 amp, grounding rod & whole-house surge protection safeguard house, pre-wired for solar panels & ceiling fans/lights

Plumbing – energy-efficient gas water heater, Drain Water Heat Recovery (1st system installed in Chicago) & pipe insulation throughout conserve energy

Sunlight blocking window treatments

All hardwood flooring and lumber are FSC certified; FSC is considered the "gold standard" designation for wood harvested from forests that are responsibly managed, socially beneficial, environmentally conscious, & economically viable.

Security system - wired through the home

Stereo & internet – Sonance ceiling speakers bring music to all floors, Cat 6 cables & wireless access points carry internet everywhere

Structural – installed additional steel beams during renovations

ENTRANCE

Suspended bubble ball chandelier highlights gracious two-story foyer

Ample double closets with custom millwork, automated lighting & built-in shoe drawers, hat & glove storage

Elegant floating steel staircase with glass panels, walnut treads & handrails opens up the entire home & brings in an abundance of natural light

1ST FLOOR

Travertine tile throughout the first floor

Family room – EnergyStar sliding glass door (new from renovation) opens interior to patio & landscaped hill

- radiant floor heat keeps the room cozy
- custom millwork affords generous storage
- SubZero wine cooler & glass display case
- surround sound with soundbar & pre-wired woofer create a theatre experience

Guest Bathroom – custom millwork, glass tile shower, dual flush toilet

4th Bedroom (also makes for a perfect office)

- Media closet
- The closet under the staircase – space discovered during renovation - designed with dedicated exhaust, great for 2nd fridge or freezer & extra storage

Garage – added closet with shelving, cabinets & wall units offer abundant storage, epoxy coating protects the floor, QuietRock drywall creates a quiet cocoon

Patio

Private patio (paved in 2020 with transferable warranty) opens to the beautifully landscaped courtyard in the center of City Commons

2ND FLOOR

Walnut flooring throughout the second story

Kitchen – the De Giulio kitchen—with island design, SieMatic cabinets, SubZero refrigerator & freezer drawers, Wolf range, Miele combo microwave-convection- traditional oven, Miele dishwasher, Abbaka exhaust fan, Norwegian walnut storage armoire, under-cabinet lighting & outlets, granite counters & custom floor-to-ceiling message center—is the heart of the home

- Pentek water filter (new in 2020) for faucet & icemaker

Living & dining rooms – open floor plan & French doors bring outside indoors

- custom millwork with hidden storage
- wood burning fireplace with limestone surround & stainless steel flue

Powder room – “Jewel box” with lacquer vanity & white Calacatta marble top & custom mirror

Pantry/laundry – tons of storage with motion-activated lighting (handy when you’re carrying a basket of clothes)

3RD FLOOR

Redesigned landing with extra-large skylight, frosted glass panel walls & cove lighting spread light throughout the home. Skylight fitted with electronic shades and rain sensors

Primary suite – Azul Tulis honed limestone tile sets off the primary master suite, which features a pocket door, privacy shades, custom millwork with closet & jewelry drawers, wired for TV, heated bedroom floor, his & her walk-in closets with mirrors & custom drawers & shelving, dual sink vanity & granite tiled shower, extra insulation in walls & EnergyStar windows (new from renovation) keep this room warm

Guest (2nd) bedroom – south-facing, ceiling fan, large closet

Guest (3rd bedroom) – south-facing window, recessed niche for armoire or closet

Guest bathroom – custom millwork & vanity with Calacatta marble top, ceramic tile shower/tub

Linen closet – easy access to ample storage