



# 2016 Howe St #2N

## UPGRADES AND SPECIAL FEATURES

### LUXURY BUILDING SPECIFICATIONS

- The Howe Street Collection by Barrett Homes
- Solid masonry building with stately front facade clad in Indiana limestone, face brick, and iron
- Situated on one of Lincoln Park's premier blocks in the Lincoln School District
- Steps to Oz Park and everything on Armitage
- Premium finishes and design materials throughout
- East-facing 18'x6' tranquil treetop outdoor terrace with brick, limestone, and iron surround, lighting, gas grill hookup, electrical outlets, wired for speakers, and composite decking
- 9' 4" ceiling height in main living space, 8' 8" in primary suite
- 8' tall solid core 1-3/4" interior doors
- 4" wide oak rift/quartered sawn flooring
- Gorgeous carpentry, trim, millwork throughout
- Cove moldings with 7-1/4" base and 4" casing throughout
- Semi-custom full overlay cabinetry throughout with glass display uppers and under-cabinet lighting in the kitchen and side bar
- Soft-close drawers and cabinets throughout
- Sleek Quartz countertops in Noble Grey throughout
- Beautifully framed vented gas fireplace with custom millwork and quartz surround
- Sub-Zero/Wolf/Bosch appliance package
- Large single basin stainless steel sink with eased edge in kitchen
- Whirlpool front load washer and gas dryer
- Custom closet shelving systems throughout
- Beautifully detailed primary bath in Carrara marble with separate fully enclosed Steamist steam shower with rain shower head, standard shower head, shower wand, and freestanding soaker tub, oversized double soft-close vanity, Nuheat radiant heated marble floor, thermostatic shower valve, and framed wood mirror to match cabinet
- Custom walk-in primary bedroom closet with dual soft close drawers and abundant shelving
- Stunning secondary bathroom with handmade Fiorella honed cement, Carrara marble, French Clay tile, and framed wood mirror to match soft-close vanity cabinet
- Toto toilets with soft-close lids
- AO Smith tankless high efficiency condensing water heater with recirculating pump
- HVAC with UV light plenum and Fantech heat and energy recovery ventilator
- Jeld-Wen windows and sliding terrace door
- Convenient garage parking spot and storage room
- Closed cell foam insulation
- Wired for security with keypads by both entry doors
- Wired for high-bandwidth/data outlet utilizing high-speed CAT 6E cable & RG6 video line to each main room

---

THE DOBBS GROUP

548 West Webster Avenue | Chicago IL 60614 | (312) 307-4909  
debra@debradobbs.com

## LUXURY APPLIANCE PACKAGE

- Sub-Zero 36" French Door Refrigerator / Freezer with Internal Filtered Water Dispenser
- Wolf 30" Gas Range
- Best By Broan 30" Chimney Wall Vent Hood
- Wolf Built-In Under-Counter Microwave
- Bosch 500 Series Stainless Dishwasher
- Allavino Wine Cooler
- Whirlpool Front Load Washer
- Whirlpool Front Load Gas Dryer

## DESIGN UPGRADES IN ADDITION TO THE EXTENSIVE CUSTOM BUILDER'S PACKAGE

- Smith & Noble Custom Window Treatments (Wave Fold Linen Drapery, Classic Roman Linen Shades, and White Luxe Linen Grand Cell Light Filtering Honeycomb Shades)
- Custom closets with upgrades added by the homeowner
- Beautifully detailed built-in bar with quartz countertop, Allavino wine cooler, and glass-front upper display cabinets with glass shelves and integrated lighting
- Circa Lighting Antique Bronze / Black Goodman Kitchen Pendants x 2
- Circa Lighting Antique Bronze / Black Bistro Double Bathroom Sconces x 3
- RH Bistro Globe Milk Glass Dining Chandelier
- Handsome wainscoting
- Black Magic interior doors and windows
- Matte black enamel Kohler Purist fixtures in Kitchen and Bathrooms
- Matte black door hardware including hinges and handles
- Hall Bathroom Pocket Door
- RH Antique Bronze Strande Pulls for all cabinets and drawers
- Benjamin Moore Aura Interior Wall Paint throughout
- All tile selections were upgraded by the homeowner with Carrara marble, Handmade Fiorella Honed Cement, French Clay