



GENERAL FEATURES

- High ceilings throughout
- Elaborate Crown Molding, wainscoting / trim / baseboards
- Hardwood floors on Main and 2nd floor
- 2 Fireplaces (Living room gas switch on/off and Family room gas starting wood burning)
- Custom Window treatments throughout some with smart motorization
- Ample Storage throughout
- Laundry on the top floor and lower level
- Multi Zoned HVAC (Upper, Main and Lower Zones)
- 2 AC compressors
- 2 HRV / ERV - home ventilation systems
- 2 humidifiers
- Spray foam insulation
- UNA Design and Build (Builder)

HOME AUTOMATION AND SECURITY

- Control 4 System: (Television/Directv, AppleTV, Music, Blu-ray/DVR, lighting, Alarm)
- Smart switch connected to the home network
- Home security Complete rack system in Media Closets)
- Outdoor Cameras (front, rear, alley) with DVR recording
- Built in Speakers throughout inside and outside (Family room, Rec room, Kitchen, Dining room,

Master bedroom, Master Bathroom, Patio, Garage deck)

- DirecTV
- AT&T Fiber high-speed internet
- Ecobee Thermostats
- Ring doorbell
- Yale touchpad door locks (front door & garage door)
- Hunter Douglas - motorized blinds
- Big Ass Fan - Haiku fans (Family room & master bedroom)
- Philips Hue Lighting

KITCHEN

- Chef's kitchen
- Designer cabinets, soft close
- Large island with sink
- Ralph Lauren island lighting (3 pendants)
- Upper and under cabinet lighting
- Eat in kitchen with seating banquet
- Wolf 6 Burner Range, Oven and Microwave
- Sub Zero - refrigerator
- Bosch - dishwasher
- Wine refrigerator
- Coffee bar with 2nd sink
- Butler's Pantry
- Large walk in Pantry

BEDROOM FEATURES

- 6 Bedrooms (4 bedrooms on one level Upstairs and 2 on lower level)
- All bedrooms are good size and would easily accommodate Queen Beds
- 2 bedrooms lower level

BATHROOM FEATURES

- 5 1/2 bathrooms (3 En suite)
- Heated floors in 5 bathrooms
- Main floor powder room
- Master Bathroom - Air tub, Steam Shower, 5 Shower Heads, Hot Water Loop (For fast hot water)
- 1 Jack and Jill bathroom

LARGE LOWER LEVEL FEATURES

- Control 4 Home Automation Closet
- Radiant heat flooring
- Large Recreation room
- Wet bar with beverage refrigerator
- Upper and Under cabinet lighting
- 2 Bedrooms with on ensuite
- 2 Full Bathrooms
- Utility room with sink and laundry connections

OUTDOOR FEATURES

- Fully fenced yard
- Front wrought iron gate
- Back patio with pavers and planter boxes
- Grill area with Natural Gas line
- Garage rooftop deck with Pergola and Commercial grade string lighting

NEIGHBORHOOD FEATURES

- Steps from Hamlin Park
- Close Walk to Roscoe Village and Southport Corridor
- Easy Commute via CTA Buses

PARKING

- 2 car garage
- Electric car charging - separate circuit—Tesla not included