



### SPECIAL FEATURES

- 2 Story Luxury Living with high ceilings, natural light (south-facing), custom window treatments and LED recessed lighting throughout. New 5" Oak Hardwood Floors and lower-level carpet in 2022. Master bedroom and bath feature motorized blackout shades. (French doors and 3rd bedroom window treatments updated in 2022).
- Custom Millwork with crown molding and solid wood doors throughout
- Open Concept Layout with living room, dining, and breakfast areas on the main floor and additional family room on the lower level
- Large Closets in all three bedrooms with new "Closets By Design" updates in 2022. Extra Large Linen closet, 2 storage rooms, and additional storage space in the garage
- "Guided Design" remodeled the kitchen in 2024. Beautiful Cosentino Silestone Countertops with oversized island and waterfall. Gorgeous custom kitchen cabinets with integrated LED lighting.
- 2<sup>nd</sup> Bathroom features Multi-Spray Steam Shower (new keypad 2024)
- 3 Private Outdoor spaces: The private front patio features a plumbed gas line for a gas grill and sprinkler system for flower boxes, the covered back deck features maintenance-free boards, motorized sun screen, and sprinklers for flower boxes, and the 3<sup>rd</sup> lower outdoor space is maintenance-free free

### APPLIANCES & MECHANICALS

- Wolf Oven/Range and Hood
- Sub Zero Refrigerator
- Bosch Dishwasher (2025)
- GE Profile Convection Oven/Microwave (2023)
- 2 Zephyr Beverage Coolers (2025)
- Samsung Washer & Dryer (2025)
- Furnace, Humidifier and Air Conditioning (2021)
- Hot Water Heater (2022)

### BUILDING INFORMATION

- Brick and Limestone, 3-Unit Owner Occupied Boutique Building
- New Roof (2019)
- Tuckpointing and Masonry (2024)
- Fenced, gated grounds with Amazon Key for deliveries and intercom/entry buzzer for guests
- Free daytime street parking, guest stickers available for night parking, Spot Hero Parking in the Alley
- Easy walk to the Diversey L Stop (Purple and Brown Lines), Fullerton L Stop (Red Line), Lincoln Park, Lake Shore Trail and many restaurants and shops