

HYDE PARK

Home to the illustrious University of Chicago, Hyde Park is a delightful neighborhood on the city's south lakefront, just 10 minutes from the Loop. Founded in 1853 and annexed to Chicago in 1889, Hyde Park boasts beautiful beaches and parks, stately mansions and a number of pre-war high-rises offering what many consider to be the very best views of the downtown skyline from anywhere in the city.

Besides the University, a number of other cultural gems are located in Hyde Park, including The Museum of Science and Industry, the DuSable Museum of African American History and the Oriental Institute. The neighborhood is an eclectic mix of artists, intellectuals, students and businesspeople—a true melting pot of cultures, ideas and viewpoints that creates a rich backdrop to a uniquely Chicago lifestyle.

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RENAISSANCE SERIES

3-4 bedroom, 2-3 bath
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Oversized Sun Drenched Living Room with Double Sliding Doors and Ample Recessed Lighting



Ample Recessed Lighting with "Green" Fireplace and Diagonal Hardwood Floors Throughout



Chefs Kitchen with Hood, Pullout Microwave and Cooktop



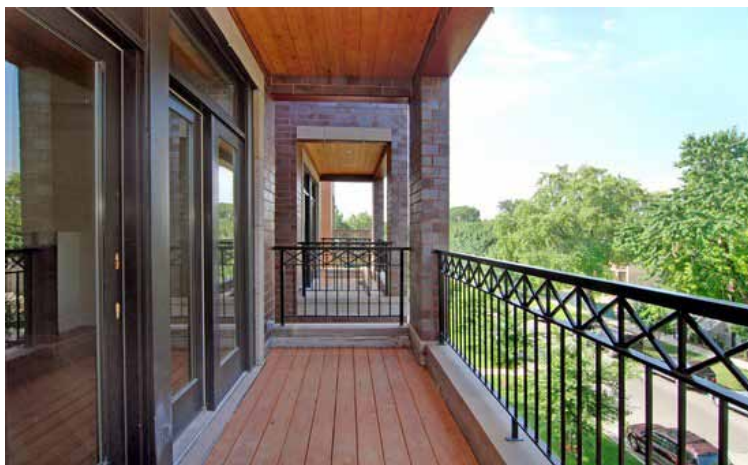
Granite Counters and GE Appliances with Stone-Tiled Backsplash



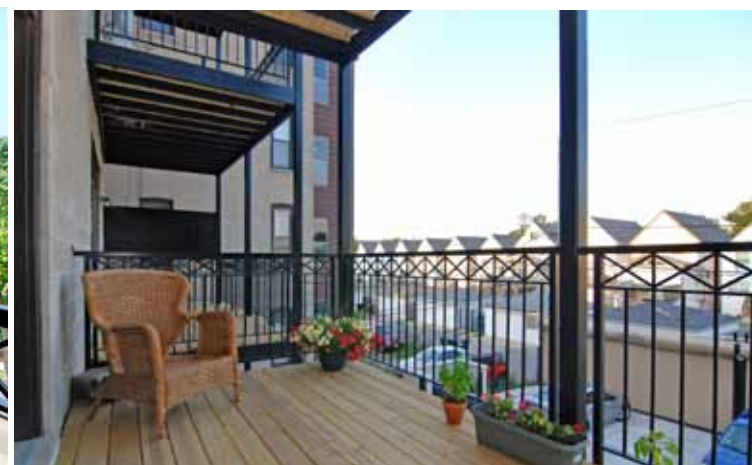
Spa with Heated Floors, Oversized Jacuzzi and Vessel Bowls



Extra Large Glass Shower Body Sprays and Dual Vanities



Exposed Brick Front Balcony with Recessed Lighting and Cedar Roof



Private Extra Large Master Bedroom Deck

BUILDING FEATURES

- New masonry construction
- 100% masonry brick on all sides of building
- Rubber roof
- Gutters: Brown 4" .032 ga. seamless aluminum gutters or equivalent
- Downspouts: Brown 3" x 4" .024 ga. aluminum downspouts with scuppers or equivalent
- Private decks of steel and wrought iron construction with pressure treated lumber and cedar planking
- Wrought iron fence at front entrance
- 2 Fireplaces in Duplex
- 1 Fireplace in Simplex
- Roof Top Decks with green wood (Private to Top Floor Simplex Units)
- Common Roof Rights for East Half (remaining units)
- 8 secured parking spaces
- Extra Large Storage closets for all units
- Bike Storage space

MECHANICAL

- Blown-in insulation between unit floors and on exterior walls
- Forced air and heating system with central humidifier
- 40 gallon gas hot water heater
- 100 amp circuit breaker electric service
- Pre-wired for telephone in kitchen, living room and all bedrooms
- Pre-wired for cable television in four locations
- Intercom system between unit and gate
- Security system
- Smoke and carbon monoxide detectors

FLOORING & TRIM

- Premium hardwood flooring throughout living room, dining room, kitchen and bedrooms
- Polyurethane finish
- Signature trim package with 5" baseboards in living room, dining room, kitchen, hallway and master bedroom
- Natural stone tile for bathroom floor and shower surround

BATHROOMS

- Cherry or walnut cabinets
- Natural stone counter tops
- Natural stone flooring and tub surrounds
- Designer bath faucets in chrome
- Designer marble vessel sink

MASTER BATHROOM

- Heated floors
- Eljer® Whirlpool tub
- Body Spray Spa System in shower with frameless European glass enclosure

KITCHEN

- Designer Euro Cherry or walnut cabinetry
- Under mount stainless steel sink with designer chrome pull out spray faucet
- Granite countertops with stone tiled backsplash
- Under cabinet lighting
- Pendant lighting over island
- GE Profile stainless steel appliance package:
 - Refrigerator: GE Profile 42" side-by-side
 - Over/Range: GE Profile 36" - 30" gas range
 - Chimney hood: Broan
 - Microwave: Sharp
 - Dishwasher: GE Profile
 - Garbage Disposal: GE high quality

LAUNDRY

- Walk-in laundry rooms
- Side-by-side washer/dryer w/laundry sink with upper cabinets
- Ceramic tile floor
- Washer: Super Capacity Whirlpool Washer
- Dryer: Super Capacity Whirlpool Dryer

WINDOWS & DOORS

- JELD-Wen Premier Wood Windows
- Exterior--entry insulated steel paneled door
- Interior--2 panel solid core doors
- Hardware--Schlage

PAINTING

- 1 coat of primer/sealer
- 2 coat of flat designer paint
- Same color throughout
- All trim painted white semi-gloss
- Standard ceiling paint for all ceilings

*Features may change without notice.



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