

RENAISSANCE

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HYDE PARK - WOODLAWN

Woodlawn is home to 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. A number of cultural gems are located near Woodlawn, including The Museum of Science and Industry, the DuSable Museum of African American History and the Oriental Institute.

Located on the South Side of the city, the area is bounded by Lake Michigan to the east, 60th street beyond which are the University of Chicago and Hyde Park) to the north, Martin Luther King Drive to the west, and, mostly, 67th street to the south. With picturesque tree-lined streets, lushly planted pedestrian corridors, inviting courtyards, and numerous parks and athletic fields, Woodlawn encourages residents to enjoy the benefits of city living at a relaxed pace.

Dramatic growth and development have transformed Woodlawn into a highly popular neighborhood with a strong sense of community. With award-winning schools such as Hyde Park Career Academy and the all-boys Catholic Mount Carmel High School, public transportation and major highway access close at hand and spectacular vistas of park greenery with exquisite views beyond, the source for this neighborhood's heightened popularity is quickly apparent. In response to the demand, Woodlawn is bustling with the construction of new luxury homes and a strong development of adjoining retail districts.



FHA APPROVED



WINNER OF CHICAGO ASSOCIATION OF REALTORS HIGHEST HONOR 2011 BRUCE ABRAMS AWARD



2009, 2010, 2011
WINNER

RENAISSANCE

SERIES

PHASE I SOLD 0613

PHASE II SOLD 0531

PHASE III SOLD 0507

PHASE IV 6457

3-4 bedroom, 2-3 bath
luxury condominiums

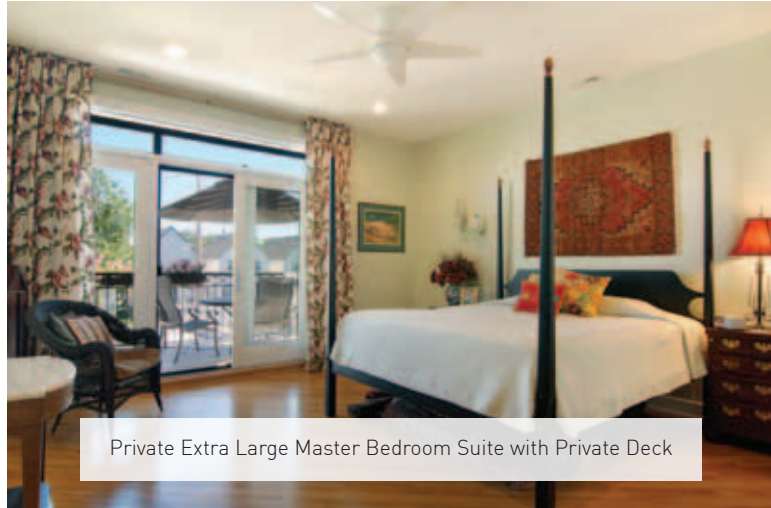
Oversized simplex
and duplexes

Exclusively marketed by:

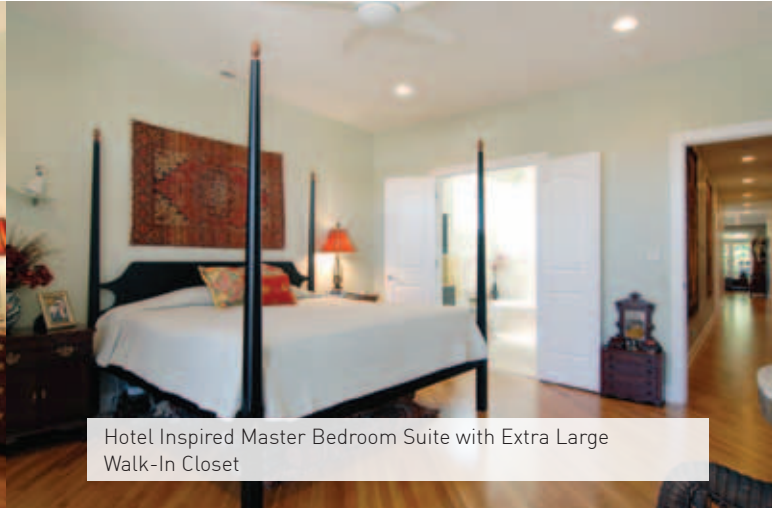


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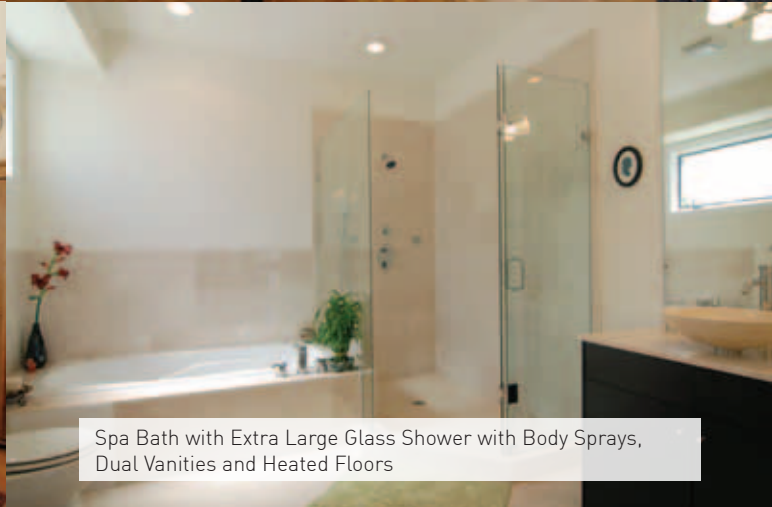
Private Extra Large Master Bedroom Suite with Private Deck



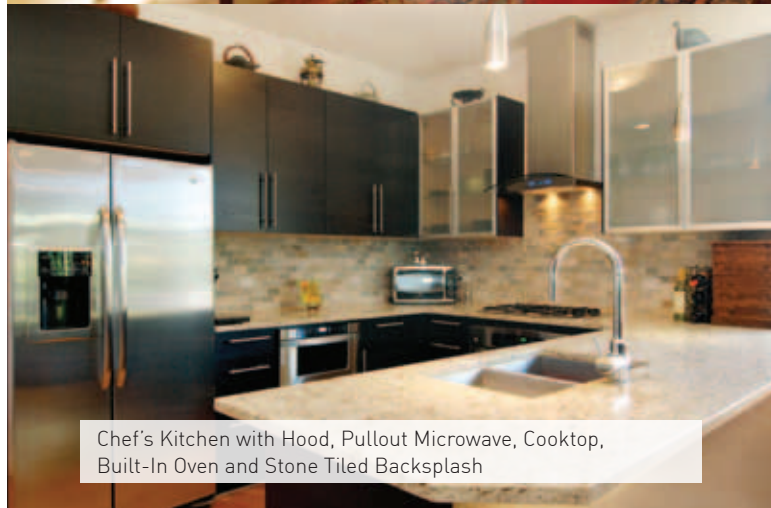
Hotel Inspired Master Bedroom Suite with Extra Large Walk-In Closet



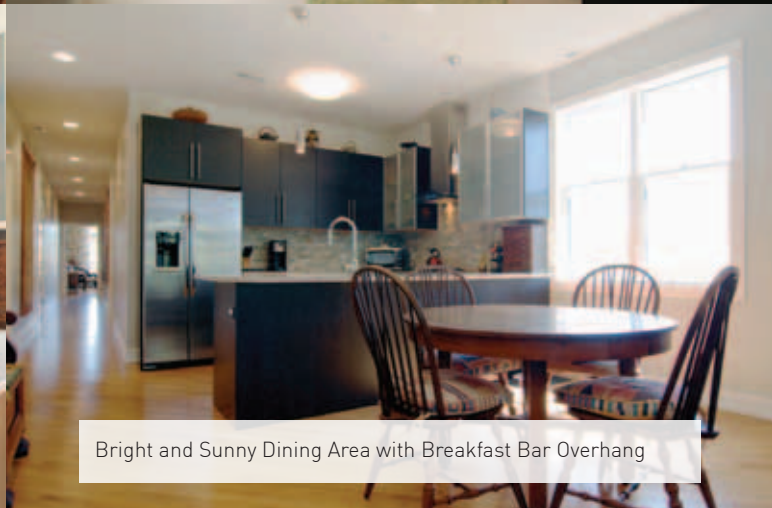
Sun-drenched Cozy Guest Bedroom



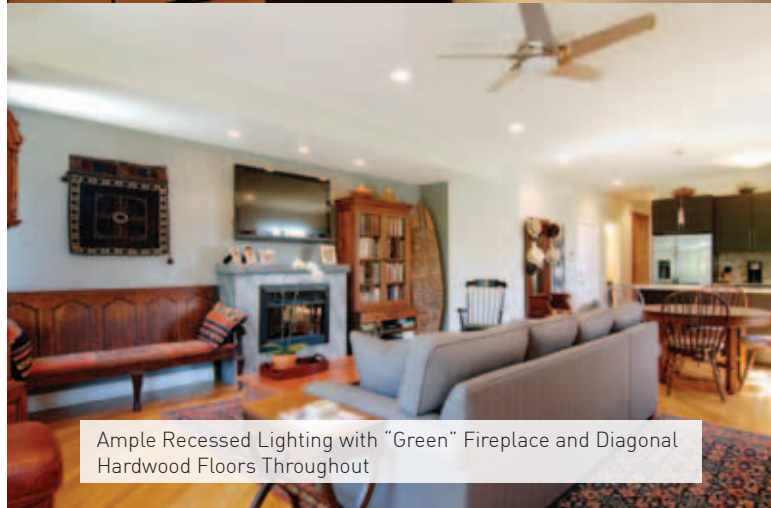
Spa Bath with Extra Large Glass Shower with Body Sprays, Dual Vanities and Heated Floors



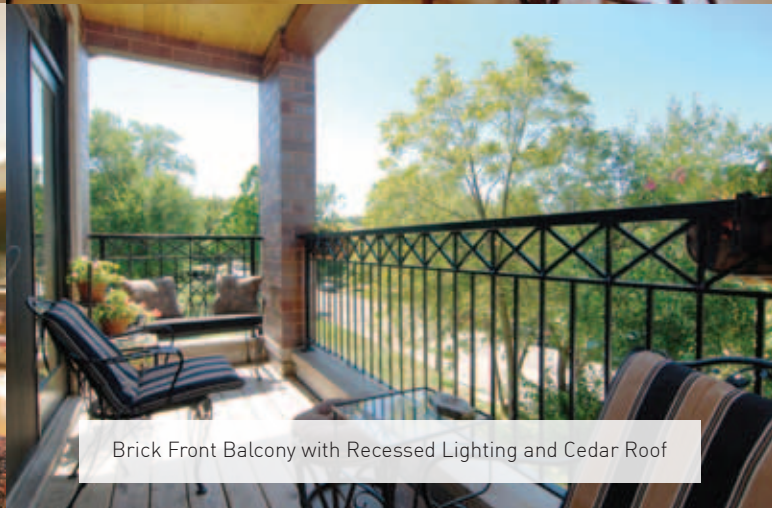
Chef's Kitchen with Hood, Pullout Microwave, Cooktop, Built-In Oven and Stone Tiled Backsplash



Bright and Sunny Dining Area with Breakfast Bar Overhang



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



Brick Front Balcony with Recessed Lighting and Cedar Roof

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)
- Secured parking spaces (3 garage 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 7" baseboards in living room, dining room, kitchen, hallway and master bedroom
- Natural stone tile for bathroom floor and shower surround

BATHROOMS

- 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
- XL Whirlpool tub
- Body Spray Spa System in shower with frameless European glass enclosure

KITCHEN

- Custom made walnut cabinetry
- Under mount stainless steel sink with designer chrome pull out spray faucet
- Granite countertops with stone tiled backsplash
- Pendant lighting over island
- GE stainless steel appliance package:
 - Refrigerator: GE 42" side-by-side
 - Over/Range: GE 36" - 30" gas range
 - Chimney hood
 - Microwave: Pull out drawer
 - Dishwasher: Bosch
 - Garbage Disposal

LAUNDRY

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

WINDOWS & DOORS

- 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 crème semi-gloss
- Standard ceiling paint for all ceilings



*Features may change without notice.