

1031 | 35 South Racine



KITCHEN

- Cabinets: Custom made dual tone flat paneled cabinetry with soft close drawers.
- Countertop: 1 ¼" quartz
- Sink: Stainless steel under mount bowl
- Faucet: Single lever, polished chrome faucet
- Garbage Disposal: ½" hp

KITCHEN APPLIANCES

- Kitchen Aid stainless steel refrigerator: KBFS20ECMS
- Kitchen Aid stainless steel slide-in Gas Range: K6SK90ISSS
- KitchenAid 24" Architect Series II Stainless Steel Built-in Dishwasher: KDTL04DSS
- KitchenAid 30" Stainless Steel Wall-Mount Canopy Hood – KVWB400DSS
- Panasonic Stainless Countertop Microwave Oven – NN-SD762S

LAUNDRY

- LG Ultra Large Capacity White Front Load Steam Washer – WM3370HWA
- LG 7.4 Cu. Ft. White Ultra Large Capacity Gas Dryer – DLGX3371W

GUEST BATH

- Soaking tub + shower combination
- Custom made single vanity with quartz countertop
- Tile: Porcelain tile on floor and shower wall. If not already installed, buyer can choose from developer's standard selection.
- Mirror: Flat panel mirror approximate width of vanity
- Exhaust Fan: Equipped with fan light with wall switch

MASTER BATH

- Walk-in shower with steam: Frameless glass enclosure & bench
- Rainshower showerhead
- Custom made double vanity with undermount sinks and quartz countertop
- Tile: Porcelain on floor + shower wall to ceiling surround; buyer can choose from developer's standard selection.
- Radiant heated floors
- Mirror: Flat panel mirror approximate width of vanity
- Exhaust Fan: Equipped with fan light with wall switch

DOORS + TRIM

- All exterior front unit entrance doors: Dual panel, metal
- Main entrance door: Full glass with metal frame
- Interior doors: 7 ½' solid core, painted white
- Mechanical room/laundry doors: 7 ½' hollow core, vented, painted white
- Baseboards & Casings: 3 ½" wood baseboards + 2 ¼" wood casings painted white
- Door hardware: single lever, brushed chrome finish.

DRYWALL / PAINT / INSULATION

- Sheetrock: US Gypsum or equal on all interior walls and bathroom ceilings. Perimeters of all demising partitions to be double caulked between units (sheetrock will be installed on each side of the wall)
- All doors and trim painted semi-gloss white of developer's standard
- Insulation: Exterior walls, closed 2" foam spray
- Soundproof R-38 blown in between units & roof

MECHANICALS

- 90+ gas furnace with A/C compressor, humidifier and thermostat
- 50 gallon H2O tank

ELECTRICAL

- 100 amp service with 100 amps per unit
- Hard wired smoke detectors and carbon monoxide detectors
- Phone and cable jacks in living room, bedrooms and recreation rooms
- 5.1 surround wiring in living room, family room (duplex), master bedroom and master bath.

FLOORING

3 ¼" White or Red Oak throughout. Buyer to select stain. Exceptions are the lower level (duplex units), bathrooms and laundry rooms

OUTDOOR AREAS / COMMON HALLWAYS / STORAGE

- Each unit has a private deck for entertainment constructed from pressure treated wood in back.
- Each unit will have their own designated storage locker (besides duplex downs)
- 1-car garage included
- Landscaping: To be determined by the developer
- Canned lighting throughout.
- Developer will install buyer provided custom lighting upon request.
- Each unit with the exclusion of the rear pent-house units will have a balcony off the living area with a glass surround off the front.

DUPLEX DOWN FEATURES

- 4 bedroom, 3 bathroom homes with 2 living areas
- Laundry room with side-by-side washer and dryer
- Wet bar in the lower level with custom-made beverage center, quartz countertop, undermount sink and wine fridge
- Wet bar cabinetry to match color/finish of kitchen cabinets
- Lower level flooring & stairs: Buyer's choice of carpet from the developer's standard selection
- Lower level bath has the same specifications as guest bathroom in general specifications

PENTHOUSE FEATURES

- Penthouse units have exclusive roof top rights with a private interior staircase to roof



1031 Racine #1 – Main



1031 Racine #1 – Lower

2800 SQFT *Architectural Estimate

1031 S. RACINE #1

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1035 Racine #1 – Main

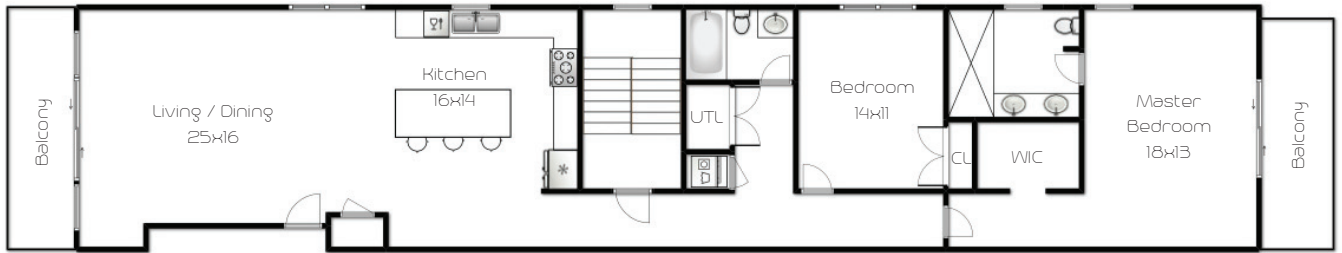


1035 Racine #1 – Lower

2800 SQFT *Architectural Estimate

1035 S. RACINE #1

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1031 Racine #2

1700 SQFT *Architectural Estimate

1031 S. RACINE #2

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1035 Racine #2

1700 SQFT *Architectural Estimate

1035 S. RACINE #2

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1031 Racine # 3F – Main



1031 Racine # 3F – Upper

1650 SQFT *Architectural Estimate

1031 S. RACINE #3F

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1035 Racine # 3F – Main



1035 Racine # 3F – Upper

1650 SQFT *Architectural Estimate

1035 S. RACINE #3F

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1031 Racine #3R – Main



1031 Racine #3R – Upper

1750 SQFT *Architectural Estimate

1031 S. RACINE #3R

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1035 Racine #3R – Main

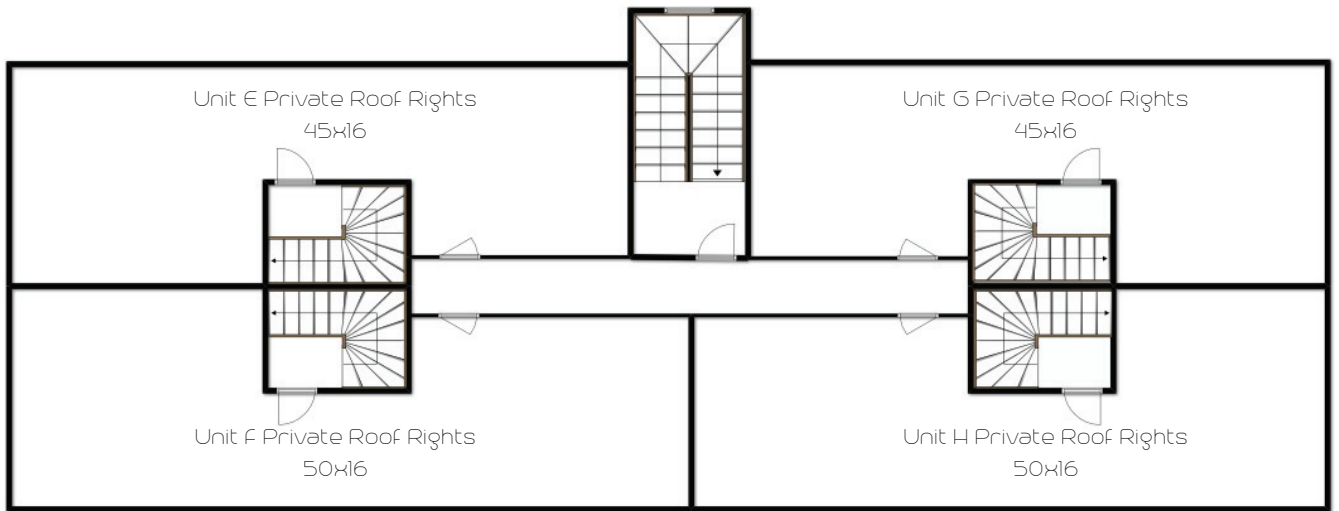


1035 Racine #3R – Upper

1750 SQFT *Architectural Estimate

1035 S. RACINE #3R

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Private Roof Rights

3100 SQFT *Architectural Estimate

1031 Racine 720 SQFT * Architectural Estimate

1033 Racine 800 SQFT * Architectural Estimate

ROOF

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Transportation

- 1 Blue Line
- 2 Pink Line
- 3 I-90/94 Access

Hospitals

- 4 Rush Medical Center

Studies

- 5 St. Ignatius
- 6 T. Roosevelt Library
- 7 UIC

Groceries

- 8 Costco
- 9 Jewel-Osco

Parks

- 10 Arrigo Park
- 11 Miller Park
- 12 Sheridan Park

Restaurants

- 13 Busy Burger
- 14 Conte Di Savoia

15 Country BBQ

16 Couscous

17 Davanti Enoteca

18 Francesca's

19 Leona's

20 Mario's Lemonade

21 Rosebuds

22 Starbucks

23 Tatsu Sushi

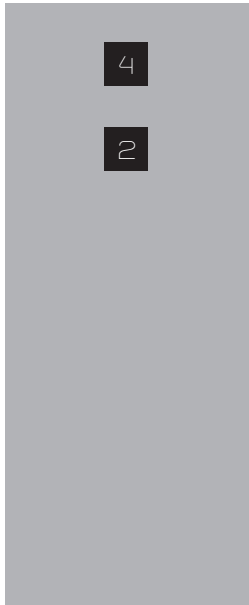
24 The Bar 10 Doors

25 The Skinny Piggy

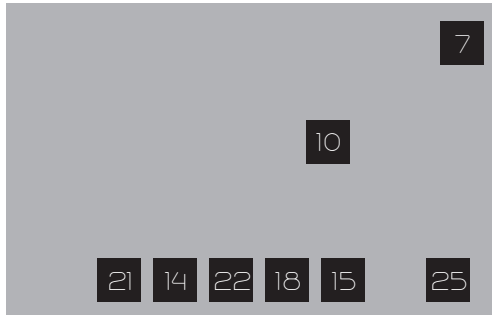
26 Three Aces

27 Tuscany

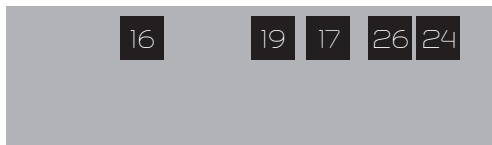
28 RoSal's



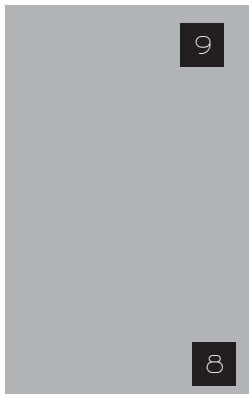
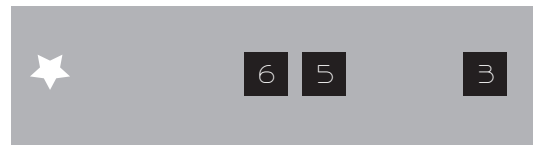
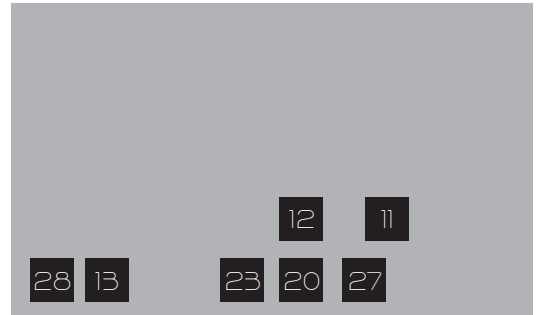
HARRISON



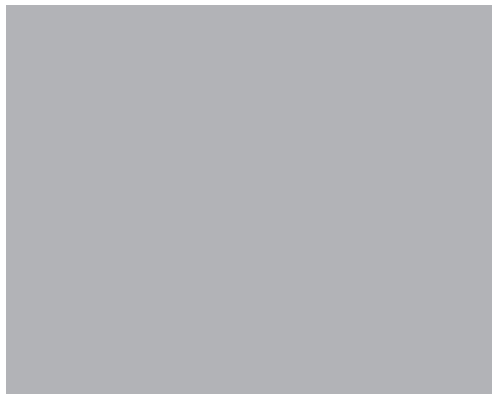
TAYLOR



ROOSEVELT



ASHLAND



RACINE





*All pictures from developer's previous project. Finishes are similar but layouts differ.

LIVING ROOM



*All pictures from developer's previous project. Finishes are similar but layouts differ.

KITCHEN



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DINING AREA



*All pictures from developer's previous project. Finishes are similar but layouts differ.

MASTER BEDROOM



*All pictures from developer's previous project. Finishes are similar but layouts differ.

MASTER BATHROOM



*All pictures from developer's previous project. Finishes are similar but layouts differ.

2ND BEDROOM



*All pictures from developer's previous project. Finishes are similar but layouts differ.

VIEW

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