



1304
NELSON



SMART AND CONTEMPORARY
NEW CONSTRUCTION IN THE
SOUTHPORT CORRIDOR.

EXPERTLY DESIGNED BY THE AWARD WINNING
OSTERHAUS MACARTHY ARCHITECTS AND
JODI DEVELOPMENT. THIS INNOVATIVE, FIVE
BEDROOM, THREE AND A HALF BATH HOME
IS FILLED WITH TOP-OF-THE-LINE FINISHES,
APPLIANCES AND SOAKED IN NATURAL LIGHT.















A FLOATING, VERTICAL BALUSTRADE STAIRCASE IS A STRIKING INTRODUCTION TO THE DESIGNER ARCHISESTO KITCHEN. LIGHT POURS THROUGH THE IMPRESSIVE TWO-STORY WALL OF WINDOWS, CREATING A DRAMATIC COUNTERPOINT FOR THE SLEEK OPEN-CONCEPT FLOOR PLAN.

CUSTOM CONTEMPORARY CABINETRY, ACCENTED BY UNDER-CABINET LIGHTING, SITS ATOP SLEEK SOLID QUARTZ COUNTERTOPS. THE 4" SELECT, WHITE OAK PLANK WOOD FLOORING ACCENTS THE MOD DARK CABINETRY PERFECTLY.

FULLY-INTEGRATED STAINLESS STEEL APPLIANCES IMPRESS; 36" SUB-ZERO REFRIGERATOR, WOLF GAS COOKTOP AND DOUBLE OVEN, 24" BOSCH DISHWASHER AND A UNDER-COUNTER REFRIGERATOR/FREEZER DRAWER.



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THE SECOND FLOOR MASTER SUITE IS THE EMBODIMENT OF ULTRA-LUXURY LIVING. A SLEEK 67" FREESTANDING SOAKING TUB COMPLEMENTS THE DUAL VANITY DURAVIT VERO SINKS AND AXOR UNO WALL-MOUNTED FAUCETS. THE MASTER BATH IS COMPLETED BY AN EXQUISITELY TILED WALK-IN GLASS SHOWER.

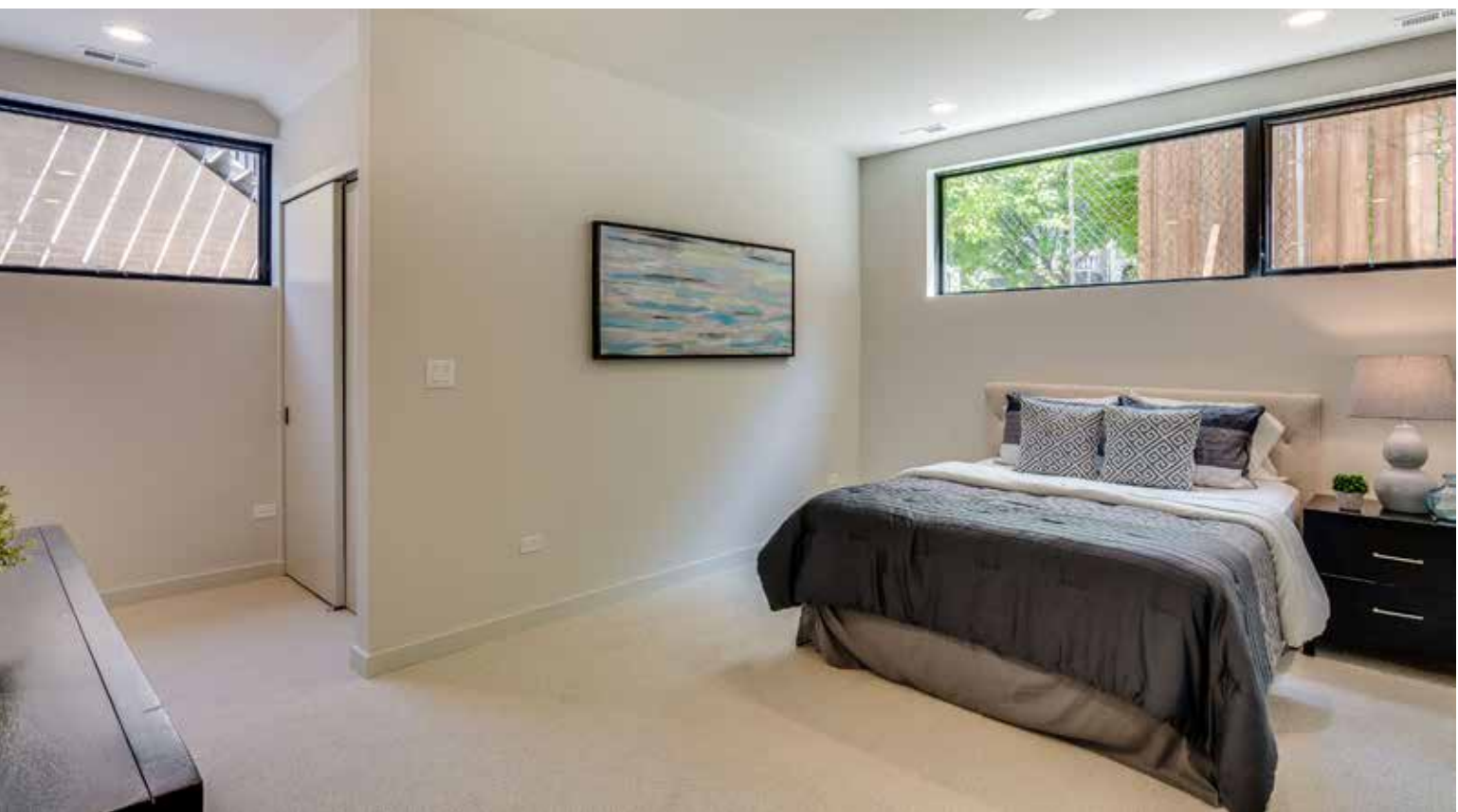


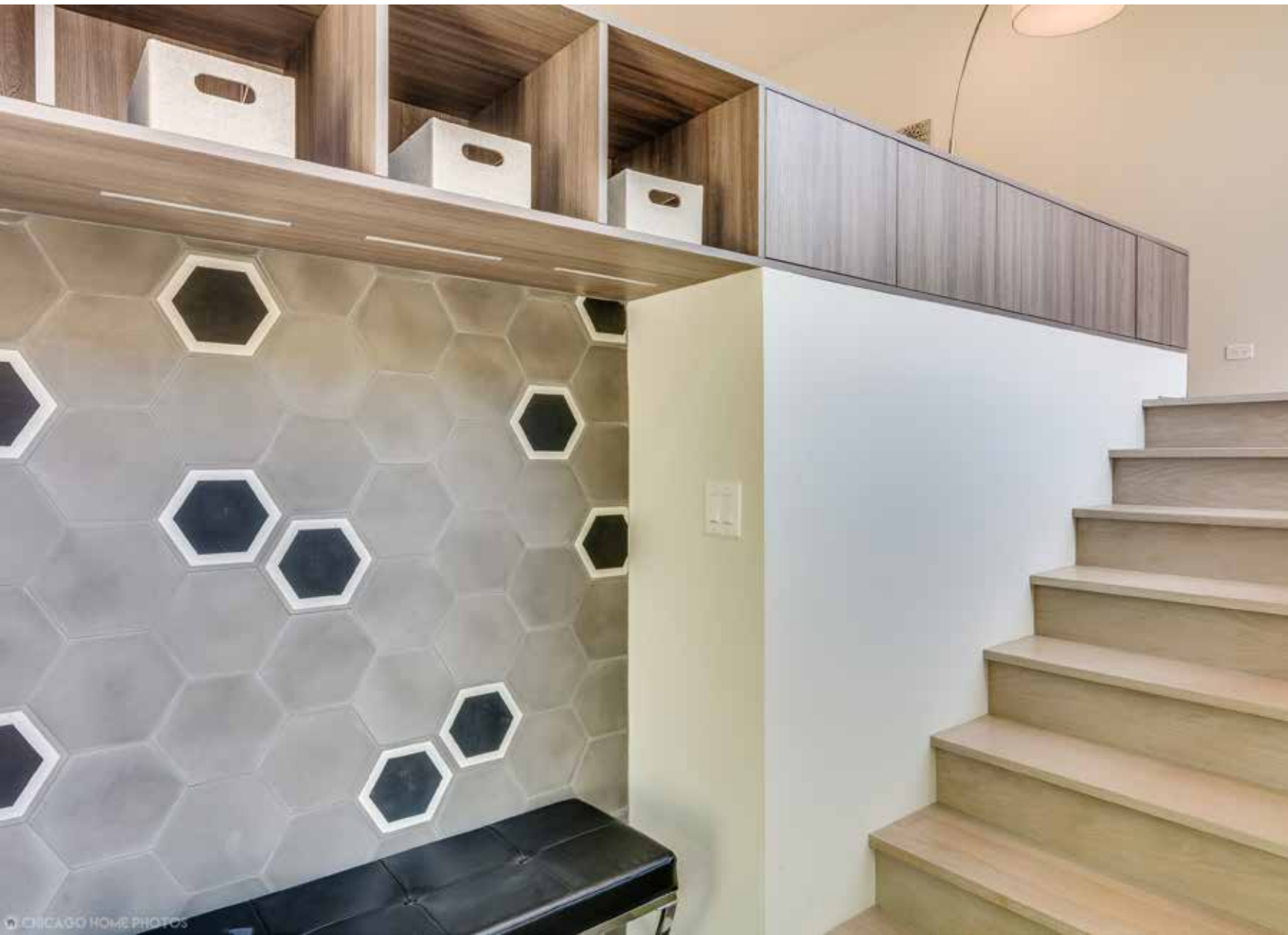












AT THE REAR OF THE HOME IS THE GRADE LEVEL MUD ROOM THAT LEADS THROUGH AN EAST SIDE EXIT TO REVEAL A SUN-DRENCHED TERRACE. MEASURING 12' X 17', THE SPACE IS IDEAL FOR OUTDOOR ENTERTAINING. THE 2-CAR DETACHED GARAGE IS JUST BEYOND THE TERRACE.





MAIN LEVEL

LIVING/DINING ROOM:

FLOORING: 4" SELECT WHITE OAK

KITCHEN:

FLOORING: 4" SELECT WHITE OAK

CABINETS: ARCHISESTO CONTEMPORARY CUSTOM CABINETRY, UNDER CABINET LIGHTING

COUNTERTOPS: SOLID QUARTZ WITH EASED EDGE

FAUCET: HANSGROHE AXOR STARCK HIGHARC

APPLIANCES:

REFRIGERATOR: SUB-ZERO, 36", FULLY-INTEGRATED WITH CABINET PANEL

COOKTOP: WOLF 36" GAS

WOLF 30" CONVECTION OVEN

WOLF 30" CONVECTION STEAM OVEN

DISHWASHER: BOSCH, FULLY-INTEGRATED WITH CABINET PANEL

30" FULLY INTEGRATED UNDER COUNTER SUBZERO REFRIGERATOR AND FREEZER DRAWER IN ISLAND DISPOSAL: FRANKE 3/4 HP

POWDER ROOM:

FLOORING: 4" SELECT WHITE OAK

VANITY: CONTEMPORARY CUSTOM CABINETRY

SINK: DURAVIT VERO

FAUCET: GROHE ESSENCE

TOILET: TOTO ACQUIA DUAL-FLUSH WITH SOFT-CLOSE SEAT

SECOND LEVEL

MASTER BEDROOM:

FLOORING: 4" SELECT WHITE OAK

MASTER BATH:

FLOORING: 4" SELECT WHITE OAK

TILE: SHOWER FLOOR AND SHOWER WALLS

VANITY MIRRORS WITH INTEGRATED LED LIGHTING

VANITY: ARCHISESTO CONTEMPORARY

CUSTOM CABINETRY

SINK: DURAVIT VERO

LAV FAUCETS: AXOR UNO - WALL MOUNTED

SHOWER FAUCET: HANSGROHE CLUBMASTER

HANDSHOWER: HANSGROHE UNICA

FREESTANDING 67" BATH TUB

TOILET: TOTO ACQUIA II DUAL-FLUSH WITH

SOFT-CLOSE SEAT

MASTER CLOSET:

FLOORING: 4" SELECT WHITE OAK

CUSTOM CLOSET SHELVING

DRESSING ROOM WITH CONTEMPORARY CUSTOM WARDROBE CABINET

BEDROOM 2 AND BEDROOM 3:

FLOORING: 4" SELECT WHITE OAK

BATH 2:

TILE: FLOOR AND FULL HEIGHT TUB SURROUND

BACKLIT LED LIGHTING

VANITY: ARCHISESTO CONTEMPORARY

CUSTOM CABINETRY

SINK: DURAVIT VERO

LAV FAUCETS: GROHE - ESSENCE

TUB: DURAVIT D-CODE

SHOWER FAUCET: GROHE CONCETTO

TOILET: TOTO ACQUIA II DUAL-FLUSH WITH

SOFT-CLOSE SEAT

SECOND FLOOR LAUNDRY:

LG WASHER AND DRYER SET

LOWER LEVEL

MEDIA ROOM:

FLOORING: LARGE-FORMAT HEXAGON TILE

WET BAR WITH CONTEMPORARY CUSTOM CABINETRY AND LED COVE LIGHTING

SINK: KOHLER VAULT

FAUCET: GROHE - CONCETTO

24" UNDER COUNTER WINE COOLER

BEDROOM 4 (LOWER LEVEL):

FLOORING: LOW VOC CARPET.

BEDROOM 5/STUDY (LOWER LEVEL):

FLOORING: LOW VOC CARPET

SPA BATH:

TILE: FLOOR AND SHOWER SURROUND
INCLUDING CEILING
LED COVE LIGHTING
VANITY: ARCHISESTO CONTEMPORARY
CUSTOM CABINETRY
SINK: DURAVIT VERO
LAV FAUCETS: HANSGROHE - METRIS S
SHOWER FAUCET: HANSGROHE CLUBMASTER
RAINSHOWER: HANSGROHE RAINDANCE
STEAMIST STEAM SHOWER
TOILET: TOTO AQUIA II DUAL-FLUSH WITH
SOFT-CLOSESEAT
FRAMELESS GLASS SHOWER PANEL AND DOOR

LAUNDRY ROOM:

FLOORING: LARGE-FORMAT HEXAGON TILE
CABINETS: CONTEMPORARY CUSTOM CABINETRY
UNDER CABINET LIGHTING
LG WASHER AND DRYER SET
SINK: ELKAY DAYTON
FAUCET: GROHE CONCETTO

MISCELLANEOUS**INTERIOR FINISHES**

PAINT: BENJAMIN MOORE INTENSE WHITE ON WALLS,
CEILING, AND TRIM
INTERIOR DOORS: 7'-0" SOLID CORE, FLAT PANEL,
PAINTED WHITE.
DOOR HARDWARE: EMTEK STUTTGART
TRIM: 3/4" SHADOW BEAD AT BASE AND AROUND DOORS
SWITCHES/OUTLETS: DECORA FLAT PANEL
INTERIOR STAIRCASE: METAL STRINGERS W/ 1/2"
VERTICAL RODS POWDER COATED MATTE BLACK 2 1/4"

WHITE OAK TREADS AND RISERS

CEILING HEIGHTS:

LOWER LEVEL: 9'-0"

MAIN LEVEL: 9'-5"

SECOND LEVEL: 9'-1"

GREEN FEATURES:

NEST LEARNING THERMOSTATS
HIGH-EFFICIENCY ENERGY STAR FURNACES
LOW VOC PAINT
COMBINATION OF OPEN AND CLOSED CELL FOAM
INSULATION (R-39 ROOF RATING AND R-21 WALL RATING)

GENERAL FEATURES:

RADIANT HEATING IN LOWER LEVEL
ALL MASONRY CONSTRUCTION
ALUMINUM CLAD CONTEMPORARY WINDOWS
CURRENT TOP OF THE LINE LOW VOLTAGE WIRING
SECURITY SYSTEM

EXTERIOR FEATURES:

PLATINUM BRICK AND INDIANA LIMESTONE FAÇADE
ENTRY STAIRWAY: BRICK AND LIMESTONE
RAILING: METAL STRINGER WITH LIMESTONE TREADS
COVERED PORCH W/ OVERHEAD RECESSED LIGHTNING
GARAGE ROOF DECK
FRONT FENCE WITH GATE, SECURITY STRIKE,
AND INTERCOM
MARVIN WINDOWS AND DOORS



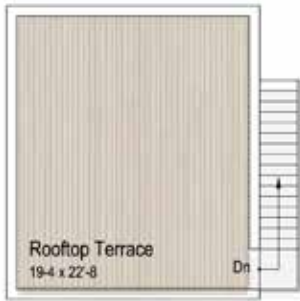
LAKEVIEW

LAKEVIEW, JUST NORTH OF LINCOLN PARK, EXTENDS FROM LAKE MICHIGAN TO THE NORTH BRANCH OF THE CHICAGO RIVER, AND DIVERSEY PARKWAY NORTH TO IRVING PARK ROAD. CLARK STREET DIVIDES THE TWO MAJOR SECTIONS OF THE NEIGHBORHOOD, LAKEVIEW EAST AND WEST LAKEVIEW. LAKEVIEW EAST INCLUDES THE LAKEFRONT DISTRICTS OF DIVERSEY AND BELMONT HARBORS. THE NEIGHBORHOOD THRIVES WITH OVER 300 RETAIL AND SPECIALTY SHOPS AND PLENTIFUL DINING OPTIONS.

TAXIS, BUSES, THE RED AND BROWN LINE TRAINS MAKE TRANSPORTATION CONVENIENT WITHIN THE CITY AND TO AND FROM THE SURROUNDING SUBURBS. THE RED LINE STOPS AT ADDISON STREET AND WRIGLEY FIELD. THE MARINE DRIVE AND OUTER DRIVE EXPRESS BUSES RUN TO AND FROM THE LOOP. THE KENNEDY EXPRESSWAY CONNECTS ALL MAJOR ARTERIES AND LINKS THE NEIGHBORHOODS TO SURROUNDING SUBURBS.

THE LAKEFRONT OFFERS SOMETHING FOR EVERYONE INCLUDING THE MONTROSE POINT BIRD SANCTUARY, THE SYDNEY R. MAROVITZ GOLF COURSE, AND THE WAVELAND PARK TENNIS COURTS. WITHIN LAKEVIEW IS WRIGLEYVILLE WHICH IS HOME TO THE CHICAGO CUBS BASEBALL TEAM AND WRIGLEY FIELD. WITHIN CENTRAL LAKEVIEW IS THE SOUTHPORT CORRIDOR, A WALKABLE AREA WHERE IT'S POSSIBLE TO LIVE ON A QUIET RESIDENTIAL STREET, YET BE CLOSE TO THRIVING UPSCALE BOUTIQUES, MAJOR RETAIL SHOPS AND HIP RESTAURANTS.

FLOORPLANS



SECOND FLOOR



FIRST FLOOR



LOWER LEVEL

NEIGHBORHOOD



RESTAURANTS

- 1 SCHOOLYARD TAVERN & GRILL
3250 N SOUTHPORT
- 2 BAKIN & EGGS
3120 N LINCOLN
- 3 LAS TABLES
2942 N LINCOLN
- 4 FARM BAR
1300 W WELLINGTON
- 5 ART OF PIZZA
3033 N ASHLAND
- 6 DMK BURGER BAR
2954 N SHEFFIELD
- 7 CODA DI VOLPE
3335 N SOUTHPORT
- 8 RISE SUSHI & SAKI BAR LOUNGE
3401 N SOUTHPORT
- 9 SOUTHPORT LANES & BILLIARDS
3325 N SHEFFIELD
- 10 FISHBAR
2956 N SHEFFIELD
- 11 KIRKWOOD BAR & GRILL
2934 N SHERIDAN
- 12 CROSBY'S KITCHEN
3455 N SOUTHPORT
- 13 ELLA ELLI
1349 W CORNELIA

SHOPPING

- 14 LULULEMON
3556 N SOUTHPORT
- 15 J.CREW
3423 N SOUTHPORT

- 16 GAP
3416 N SOUTHPORT
- 17 ANTHROPOLOGIE
3532 N SOUTHPORT
- 18 KRISTAK BOUTIQUE
3458 N SOUTHPORT
- 19 ROTOFUGI
2780 N LINCOLN

GROCERIES

- 20 WHOLE FOODS MARKET
3201 N. ASHLAND
- 21 TRADER JOE'S
667 W DIVERSEY PKWY
- 22 JEWEL-OSCO
2940 N ASHLAND
- 23 MARIANO'S FRESH MARKET
3030 N BROADWAY

HEALTH CLUBS

- 24 THE BARRE CODE
953 W BELMONT
- 25 COREPOWER YOGA
945 W GEORGE
- 26 LINCOLN PARK ATHLETIC CLUB
1019 W DIVERSEY
- 27 XSPORT FITNESS
3240 N ASHLAND
- 28 SOULCYCLE SOUTHPORT
3423 N SOUTHPORT
- 29 FITNESS FORMULA CLUB (FFC)
3228 N HALSTED

SCHOOLS / PARKS

- 30 BURLEY ELEMENTARY
1630 W BARRY
- 31 NETTLEHORST ELEMENTARY SCHOOL
3252 N BROADWAY
- 32 ALCOTT COLLEGE PREP EAST
2625 N ORCHARD
- 33 BLAINE ELEMENTARY SCHOOL
1420 W GRACE
- 34 OSCAR MAYER SCHOOL
2250 N CLIFTON
- 35 LAKE VIEW HIGH SCHOOL
4000 N ASHLAND
- 36 WRIGLEY FIELD
1060 W WAVELAND
- 37 SHEIL PARK
3505 N SOUTHPORT
- 38 LITTLE GYM
3216 N LINCOLN

TRANSPORTATION

- 39 CTA WELLINGTON
PURPLE & BROWN LINES
- 40 CTA SOUTHPORT
BROWN LINE
- 41 CTA BELMONT
RED, PURPLE & BROWN LINES
- 42 I-90/94
- 43 NEAR TO LAKE SHORE DRIVE

ARCHITECTS

OSTERHAUS MCCARTHY LLC HAS A COMMITMENT TO FINDING THE OPTIMUM TECHNICAL SOLUTION FOR A DIVERSE RANGE OF PROJECTS. THEY BRING A CONSISTENT VISION OF CONTEMPORARY AESTHETICS COMBINED WITH THE CLIENT'S VISION TO THEIR PROJECTS THROUGHOUT THE CHICAGO AREA AND THE UNITED STATES. THEY BELIEVE ARCHITECTURE SHOULD CONTRIBUTE TO THE COMFORT OF THE OCCUPANT, UTILIZE MATERIALS AND TECHNOLOGY APPROPRIATE TO THE BUDGET AND LOCATION, AND INSPIRE THE CURIOSITY AND AESTHETIC SENSITIVITY OF THOSE UTILIZING THE BUILDING. THEIR COMPLETED BUILDINGS ARE STUDIES IN RESTRAINT, RESPONSIVE TO THE SCALE OF THE NEIGHBORS, SUBTLE IN USE OF MATERIAL, YET BOLD AND ASSERTIVE. SIMPLE AND CLEAR IN EXECUTION, THEIR DESIGNS CREATE SOLUTIONS AND LOOK TO THE FUTURE.

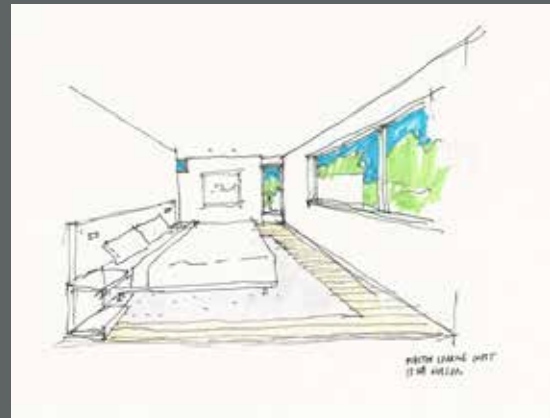
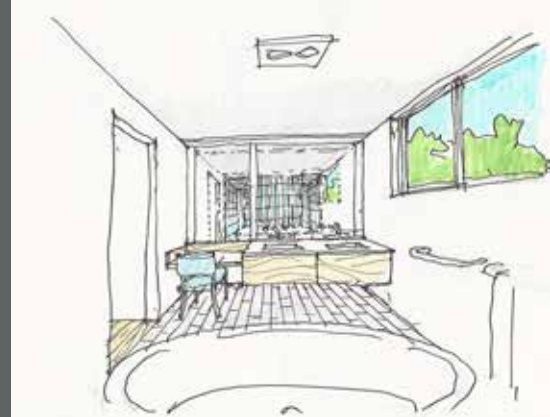
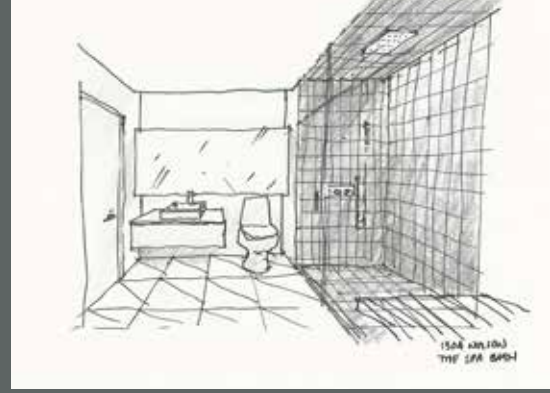


JODI DEVELOPMENT IS A FAMILY-OWNED RESIDENTIAL DEVELOPMENT COMPANY FOUNDED BY JOHN AND DICK SEARLS. THEY HAVE BEEN BUILDING HOMES AND CREATING COMMUNITIES IN CHICAGO AND ITS SUBURBS FOR THE PAST 30 YEARS. PROJECTS ARE CAREFULLY SELECTED AND EXPERTLY CARRIED OUT WITH THE SIMPLE MISSION OF DELIVERING LONG LASTING AND WELL BUILT HOMES.

ARCHITECTURAL PROCESS

THE FOCUS OF OUR DESIGN IS THE CREATION OF USABLE AND FLEXIBLE SPACES OPENED TO UNEXPECTED CONNECTIONS WITH NATURAL LIGHT AND EACH OTHER. A FLOW BETWEEN THE DIFFERENT LEVELS EXPANDS THE FEELING OF OPENNESS THROUGH ALL PARTS OF THE HOUSE, FRONT, BACK, AND CENTER. WINDOW PLACEMENT OPENS TO LIGHT FROM ALL DIRECTIONS CHANGING THROUGHOUT THE DAY. THE STAIRCASE, AS AN ELEMENT, VISUALLY CONNECTS BETWEEN ALL LEVELS TO FURTHER THE SPATIAL CONNECTIONS AND ACCESS TO NATURAL LIGHT.

FINISHES AND FIXTURES WERE SELECTED TO CREATE AN ENVIRONMENT OF MODERN SOPHISTICATION, FORMAL AND CLASSIC IN PRIVATE LOCATIONS, BOLD AND CONTEMPORARY IN THE CASUAL LIVING SPACES.



DEVELOPMENT PORTFOLIO



1 1623 N WOLCOTT
1 SINGLE FAMILY HOME

1625 N WOLCOTT
1 SINGLE FAMILY HOME

1627 N WOLCOTT
1 SINGLE FAMILY HOME

2 2020-2024 W RACE
3 SINGLE FAMILY HOMES

3 1843-1845 W HURON
2 SINGLE FAMILY HOMES

4 BASECAMP OIP
4403-4411 W WAVELAND
5 SINGLE FAMILY HOMES

FLEXHOUSE 2
2630 NORTH RIDGEWAY
31 ROW HOMES

207 N GRANT, WESTMONT
1 SINGLE FAMILY HOME

417 S STOUGH, HINSDALE
1 SINGLE FAMILY HOME

815 S QUINCY, HINSDALE
1 SINGLE FAMILY HOME

16 ULM PLACE, HINSDALE
1 SINGLE FAMILY HOME

242 POWELL, CLARENDON
HILLS
1 SINGLE FAMILY HOME

25126 ZOUMAR, PLAINFIELD
1 SINGLE FAMILY HOME

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JODI DEVELOPMENT



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