

2020 W.IOWA

OVERVIEW OF THE PROJECT

THESE UNIQUE NEW CONDOMINIUM DWELLINGS OFFER UNPARALLELED QUALITY CRAFTSMANSHIP, DESIGN, AND TECHNOLOGY.

THE FLOOR PLANS, WHICH ARE BETWEEN 1500-2300 SQUARE FEET, ARE DRAMATIC AND SPACIOUS, YET PRACTICAL AND FUNCTIONAL.

THESE HOMES CONTAIN THE HIGHEST QUALITY FINISHES INCLUDING WIDE-PLANK OAK FLOORING, CUSTOM HANAK CABINETS, AND PROFESSIONAL GRADE APPLIANCE PACKAGES. SPA-LIKE SHOWERS AND CUSTOM TILEWORK ARE APPARENT THROUGHOUT.

IN ADDITION TO THE EXTENSIVE HIGH END INTERIOR FINISHES, THESE PROPERTIES CONTAIN NUMEROUS OUTDOOR SPACES WHICH ARE IDEAL FOR ENTERTAINING.

ALONG WITH THEIR STYLE, THESE HOMES ARE AMAZINGLY FUNCTIONAL. CONVENIENCES INCLUDE GARAGE PARKING; EXTENSIVE WIRING FOR AUDIO, VISUAL, AND SECURITY; AND WELL LAID OUT LIVING AND ENTERTAINING SPACES.

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INTERIOR FEATURES

DRYWALL/ PAINT

SHEETROCK TO BE U.S. GYPSUM OR EQUAL ON ALL INTERIOR WALLS AND BATHROOM CEILINGS
PARTY WALLS WILL HAVE TWO LAYERS OF 5/8" GYPSUM BOARD ON ONE SIDE WITH 3" SOUND INSULATION BLANKET AND 2 LAYERS OF 5/8 GYPSUM SIDE PLUS ACOUSTICAL SEALANT FOR SOUND PROTECTION
PERIMETERS OF ALL DEMISING PARTITIONS TO BE CAULKED
PAINT: BENJAMIN MOORE FLAT OFF WHITE ALL WALLS AND CEILINGS THROUGHOUT
TRIM ALL WINDOW FRAMES, TRIM INTERIOR DOORS
SEMI GLOSS WHITE

HEATING & AIR CONDITIONING

HIGH EFFICIENCY WATERKING SYSTEM BY RHEEM

DOORS AND TRIM

ALL EXTERIOR DOORS: METAL PANEL
FRONT DOOR FULL LIGHT GLASS METAL DOOR
INTERIOR DOORS: SOLID CORE BIRCH NATURAL FINISH DOORS
CLOSET DOORS: RAISED, BIRCH NATURAL FINISH, BI-FOLD
BASEBOARDS: 5 WIDTHS PRE-PAINTED WHITE THROUGHOUT

FLOORING

WHITE OAK HARDWOOD FLOORS IN LIVING/DINING, KITCHEN, MASTER BEDROOM AND HALLWAY.
HEATED FLOOR IN LOWER LEVEL AND MASTER BATHROOMS
CARPET IN LOWER LEVEL

FIREPLACES

WOOD BURNING/GAS FIREPLACE WITH MARBLE/GRANITE TILES FROM DEVELOPER'S STANDARD CHOICES

WASHER / DRYER

DUET SPORTS WASHER/DRYER

INTERIOR HAND RAILINGS

ALL INTERIOR HANDRAILS WITHIN ACTUAL UNITS SHALL BE SPECIFIED BY DEVELOPER

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KITCHEN

APPLIANCE PACKAGE

STAINLESS STEEL 36" VIKING BOTTOM FREEZER FRENCH DOOR REFRIGERATOR
STAINLESS STEEL 30" VIKING FREE STANDING PROFESSIONAL GAS RANGE
STAINLESS STEEL BOSCH PROFILE 24" FULLY INTEGRATED DISHWASHER
STAINLESS STEEL VIKING MICROWAVE WITH PROFESSIONAL GRADE HOOD
GE MONOGRAM 36" GLASS CANOPY HOOD
STAINLESS STEEL KITCHENAID ELECTRONIC TOUCH CONTROL MICROWAVE

CABINETS

HIGH QUALITY KITCHEN CABINETS BY HANAK

COUNTERS/FAUCET/SINK/DISPOSAL

1 1/2" GRANITE OR SEAZAR STONE KITCHEN COUNTERTOPS AND ISLAND FROM
DEVELOPER'S STANDARD SELECTIONS
SINGLE HANDLE CHROME GROHE KITCHEN FAUCET WITH PULL OUT SPRAY
DOUBLE BOWL STAINLESS STEEL UNDER MOUNTED SINK.
GARBAGE DISPOSAL- 3/4" H. P.

ELECTRICAL

ALL ELECTRICAL WIRING SHALL BE IN ACCORDANCE WITH THE CITY
OF CHICAGO BUILDING CODE
400 AMP NEW SERVICE
STEREO PRE WIRE AND VOLUME CONTROL THROUGHOUT
QUANTITY OF POINTS AND TERMINATION OF DEVELOPERS STANDARD
TELEPHONE JACKS: AS PER PLANS
CABLE TV: PER PLAN (PRE WIRED FOR HOME DEALER) AS PER PLANS
INTERCOM
FIRE: HARD WIRE SMOKE DETECTORS AND CARBON MONOXIDE
HARD WIRED SECURITY SYSTEMS. ANY ADDITIONAL ENHANCEMENTS OR ADDITIONS TO
DEVELOPER'S STANDARD PACKAGE
SHALL BE AT COST AND EXPENSE OF PURCHASER.

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MASTER BATHROOM

CABINETS

CUSTOM CABINETS BY HANAK

VANITY

VANITY COUNTERTOP -CHOICE OF 3/4" GRANITE OR LIMESTONE
FROM DEVELOPER'S STANDARD SELECTIONS
FLAT MIRROR ATTACHED TO WALL ABOVE VANITY
TWO WHITE UNDER MOUNTED SINKS

SHOWER/TUB

OVERSIZED SHOWER AND STEAM SPA ROOM WITH AXOR HANSGRÖHE HAND SHOWER,
BODY SPRAY, AND CEILING MOUNTED SHOWER HEAD
LUXURIOUS OVERSIZED JACUZZI TUB
CUSTOM TEMPERED CLEAR GLASS FRAMELESS SHOWER DOOR
FLOOR, WALLS AND CEILING SHOWER 12" X 12" MARBLE AS INSTALLED OR \$6.50 SF ALLOWANCE

OTHER

TOILET - TOTO 1.6 GALLON OR COMPARABLE.

HEATED FLOOR

GUEST BATHROOMS

GUEST BATHROOM Unit 1E & 1W

INTEGRITY WHIRLPOOL WITH GROHE FAUCET WALL MOUNTED
SHOWER WITH WALL MOUNTED GROHE SHOWERHEAD
VANITY FLAT PANEL OF DEVELOPER'S STANDARD
TOILET: ROUND TOTO 1.6 GALLON OR COMPARABLE
MIRROR FLAT ATTACHED TO WALL ABOVE VANITY,
TWO WHITE UNDER MOUNT SINKS
12"X12" SLATE, LIMESTONE OR MARBLE FROM DEVELOPER'S STANDARD SELECTION (\$6.00 SF
ALLOWANCE) TO ENCOMPASS FLOORS AND SHOWER SURROUND TO DEVELOPER STANDARD
HEIGHT WITH 3 INCH BASEBOARDS
COUNTERTOP 3/4" GRANITE OR LIMESTONE FROM DEVELOPER'S SELECTIONS

GUEST BATHROOM Unit 2E, 2W, 3E & 3W

VANITY FLAT PANEL WITH GLASS BOWL SINK AND MATCHING MIRROR OF DEVELOPER'S CHOICE
SHOWER WITH WALL MOUNTED AXOR HANSGROHE SHOWERHEAD
TOILET: ROUND TOTO 1.6 GALLON
LIGHT INSTALLATION FROM DEVELOPER'S STANDARD SELECTION OR CREDIT OF \$65.00
12"x12" SLATE, LIMESTONE OR MARBLE FROM DEVELOPERS STANDARD SELECTION (OR \$6.00
SF ALLOWANCE) TO ENCOMPASS WALLS IN SHOWER/TUB AREA AND FLOOR

POWDER ROOM

TOTO TOILET
PEDESTAL SINK OF DEVELOPERS SELECTIONS
ONE HANGING LIGHT PENDANT OF DEVELOPER'S SELECTIONS OR CREDIT OF \$65 WALL
MOUNTED MIRROR OF DEVELOPER'S SELECTIONS OR CREDIT OF \$85
12"X12" SLATE, LIMESTONE OR MARBLE FROM DEVELOPER'S STANDARD SELECTION (\$6.00 SF
ALLOWANCE)
TO ENCOMPASS FLOORS WITH 3 INCH BASEBOARDS

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ROOFING

ALL NEW FIVE MILLIMETER EXTRA HEAVY MODIFIED BITUMEN ROOF, WITH SILVER COATING. ROOF RIGHTS ARE EXCLUSIVE TO UNITS 2E and 2W

GARAGE PARKING

ONE GARAGE PARKING SPACE PER UNIT INCLUDED IN PURCHASE PRICE

OUTDOOR AREAS SPECIFIC TO UNITS

UNIT 1E & 1W

ROOFTOP DECK OVER GARAGE
25' x 6' TERRACE OF LIVING/KITCHEN AREA

UNIT 2E & 2W

WALK OUT BALCONY OF MASTER BEDROOM
BALCONY OFF LIVING ROOM
PRIVATE ROOFTOP ACCESSES FROM INTERIOR STAIRCASE

UNIT 3E & 3W

WALK OUT TERRACE OF LIVING ROOM
JULIET BALCONY OF MASTER BEDROOM
PRIVATE ROOF TOP ACCESSES FROM INTERIOR STAIRCASE

OTHER

LANDSCAPING & COMMON HALLWAYS

LANDSCAPING TO BE DETERMINED BY DEVELOPER RESPECTIVE TO THE JOB SITE.
INTERIOR HALLWAYS TO BE COMPLETED IN FINISHES AND SELECTIONS
OF THE DEVELOPER'S DISCRETION

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GENERAL INFORMATION ON MATERIALS AND SPECIFICATIONS

WOOD DOORS ARE SUBJECT TO MOVEMENT BECAUSE OF THE NATURAL CHARACTERISTICS OF WOOD. SELLER'S RESPONSIBILITY FOR MOVEMENT OF WOOD DOORS SHALL BE GOVERNED BY THE STANDARDS OF THE DOOR MANUFACTURER.

EVERY BUILDING IS CONSTANTLY ON THE MOVE. ON COLD, DRY DAY A BUILDING WILL CONTRACT. ON A HOT MOIST DAY, A BUILDING ACTUALLY EXPANDS. THE REASON THAT COLD AND DRYNESS CAUSE SOME MATERIALS TO CONTRACT, WHILE HEAT AND MOISTURE CAN CAUSE SOME MATERIALS TO EXPAND. A BUILDING CAN SWELL DURING RAIN AND SHRINK DURING A DRY SPELL. **SUCH MOVEMENT CHARACTERIZES ALL BUILDINGS AND IS NORMAL AND SHOULD BE EXPECTED.** IT IS POSSIBLE THAT MOVEMENT WILL HAVE AN EFFECT ON THE WALLS, CEILINGS, FLOORS AND FRAMING SYSTEM OF YOUR HOME. IT MAY CAUSE CRACKING AND NAIL POPPING IN THE DRYWALL. THE SAME PROBLEM MAY OCCUR IN THE FLOORING SYSTEM. **THEREFORE WE ARE UNABLE TO GUARANTEE THAT SETTING, NAIL POPS, CRACKING OF WALLS AND CERAMIC TILE FLOOR WILL NOT APPEAR.**

ALL SAMPLES FOR SELECTION ARE OF ACTUAL MATERIALS USED. BECAUSE OF THE NATURAL CHARACTERISTICS, PRODUCTIONS LOTS, AND OTHER CIRCUMSTANCES BEYOND OUR CONTROL, HERE MAY BE COLOR SHADE, HUE OR TEXTURE DIFFERENCES BETWEEN THE SAMPLE DISPLAYED AND THE MATERIALS SUPPLIED OR INSTALLED IN YOUR UNIT. ALL CONSTRUCTION WILL CONFORM TO AND MEET THE BUILDING CODE REQUIREMENTS OF THE CITY OF CHICAGO. CERTAIN CHANGES MAY BE DICTATED BY THE CITY'S CODE. PURCHASER'S SIGNATURE APPEARING IN THESE SPECIFICATIONS SHALL CONSTITUTE APPROVAL AND ACCEPTANCE OF ALL WORK. IF ANY ALREADY COMPLETED AS OF THIS DATE. ACCEPTANCE OF KEYS TO THE BUILDING BY PURCHASER SHALL CONSTITUTE FORMAL ACCEPTANCE AND APPROVAL OF THE COMPLETED BUILDING. SPECIFICATIONS AND BRAND NAMES HEREIN SHALL BE ADHERED TO AS CLOSELY AS POSSIBLE. HOWEVER, THE SELLER AT ITS SOLE DISCRETION MAY MAKE SUBSTITUTIONS. SUCH SUBSTITUTIONS SHALL BE OF EQUAL OR LIKE KIND.

