



2021 **ST JOHNS, 3G**  
HIGHLAND PARK

LUXURY COLLECTION

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LES MAISONS  
UNIT #3G  
2100 SF. PLUS OUTDOOR SPACE  
AS OF 9/1/17  
SUBJECT TO CHANGE

## OVERVIEW/FINISH SELECTIONS

Each unit will feature superior design and efficient flow while conveying a sense of today's styling through openness and excellence in finish quality and workmanship. Attention to every detail will be evident in every aspect of the home.

The interior design will be a contemporary design style featuring clean lines, rich materials and simplicity in design. Design elements such as custom contemporary slab door painted and stained custom cabinetry, oversize porcelain tile/natural stone flooring, wide plank hardwood flooring, contemporary hardware, marble

finishes, a state of the art Thermador/Bosch kitchen including calacatta quartz countertops, Ann Sacks/Waterworks backsplash, and tranquil but stylish oversized master bathroom featuring upper bracket materials from Ann Sacks, Waterworks, Toto and HansGrohe (or equivalent) all which will generate a substantial attraction to the home. All mechanicals such as plumbing, electrical, HVAC, etc. will be updated/new and warranted alleviating the need for a potential buyer to worry about any expense and hassle dealing with core system repairs.

**JANICE GOLDBLATT**  
Real Estate Consultant

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## LIVING AREAS – GENERAL

- Security/Fire system – Smoke fire detection integrated system and Carbon Monoxide sensors to code
- 2 separate forced air, radiant floor heat and forced air heat, and A/C systems throughout unit, electric heat mat in Master Bathroom
- Remote controlled fireplace in Family Room clad in contemporary styling natural stone/porcelain with contemporary style mantel/surround
- 4” wide White Oak select hardwood flooring, laid straight, throughout main living areas and in Master Bedroom and Secondary Bedroom and stained and sealed with polyurethane.
- Custom cabinetry throughout
- 5 ¼” milled contemporary cove ceiling moldings throughout main living areas, hallways and master suite
- 5 ¼” milled baseboard with square base shoe throughout hard surfaces
- Window, door & cased openings in 3 ½” milled contemporary casing
- Paint: Walls – Benjamin Moore Regal Matte paint (or equivalent) on walls throughout
- Trim – Benjamin Moore Satin Impervo Semi-Gloss in Decorators White on all millwork

- Custom closet systems in Master, Front Hall, Mud room, and Secondary Bedroom Closets
- Interior doors: 1 ¾” thick painted, contemporary style solid slab interior doors throughout
- Baldwin passage & privacy door hardware in polished chrome finish
- Recessed LED lighting in all rooms. Undercabinet LED lighting in Kitchen and Laundry Room
- Prewired for smart TV, cable, CAT 6 phone/Internet, 2 sets speakers

## THERMADOR/BOSCH CUSTOM KITCHENS

- Cabinetry – Custom handcrafted in solid wood and shop painted
- Lazy Susan in corner base cabinet
- 4 Rollouts
- LED under cabinet lighting (allowance)
- Counters – 1 ¼” calcatta style quartz stone with 2” built up front edge on island - Countertop Allowance \$35/sf. (2 Slabs 54 sf. each)
- Backsplash – Ann Sacks/TBD – Kitchen Backsplash allowance \$35/sf (30 sf.)
- Oversized 9” deep rectangular single bowl stainless steel undermount Blanco sink with 90-degree corners

- Waterstone or equivalent faucet
- Franke instant hot/cold filtered filler with Waterstone filler
- Appliances: as listed or equivalent
- Thermador 42” refrigerator freezer, stainless finish
- Thermador double oven
- Thermador 36” rangetop
- Bosch 24” microdrawer integrated into island
- Bosch 36” exhaust hood
- Bosch 24” dishwasher – stainless finish
- KitchenAid ¾ HP garbage disposal
- Whirlpool front load washer & front load dryer

## BATHROOM FEATURES

- All Baths marble or porcelain tile flooring. Tile Allowance, (Floors and shower walls) \$6/sf.
- Marble/porcelain tile shower & tub surround
- Custom cabinetry, per plan
- 1 1/4" quartz countertop with 3/4" thick backsplash
- Toto one-piece toilet

## MASTER BATH

- Custom cabinetry with double sink and storage tower
- Shower with 1/2" tempered glass enclosure, custom stone faced shower base, Hansgrohe clubmaster shower head, handheld spray wand, separate thermostatic volume/temperature controls
- Temperature controlled heated floors
- Toto undermount sink with HansGrohe faucets

## SECONDARY BATHS

- HansGrohe faucets, shower and bath trims
- Kohler Archer Soaking Tub or custom shower base
- Toto undermount sink

## LAUNDRY ROOM:

- Custom Cabinetry
- Undercabinet lighting
- Grohe Concetto faucet
- Blanco 9" deep stainless sink 24"
- Quartz countertops
- Porcelain floor tile

## NOTES:

- Countertop Allowance for Kitchen \$35/sf, Baths and Laundry: \$20/sf.
- Recessed Cans 4" or 6" total Qty.: 50
- Lighting Allowance: \$2,500
- Plumbing Fixture Allowance \$7,500
- Appliance Allowance: \$17,000
- Cabinetry Hardware Allowance: \$1,500
- Door Hardware Allowance: \$70/door
- Low Voltage – pre-wire for cable, internet, phone 2 sets  
speakers: components not included



FOYER

EXAMPLE OF PREVIOUS PROJECT



LIVING ROOM

EXAMPLE OF PREVIOUS PROJECT



KITCHEN

EXAMPLE OF PREVIOUS PROJECT



MUD ROOM

EXAMPLE OF PREVIOUS PROJECT





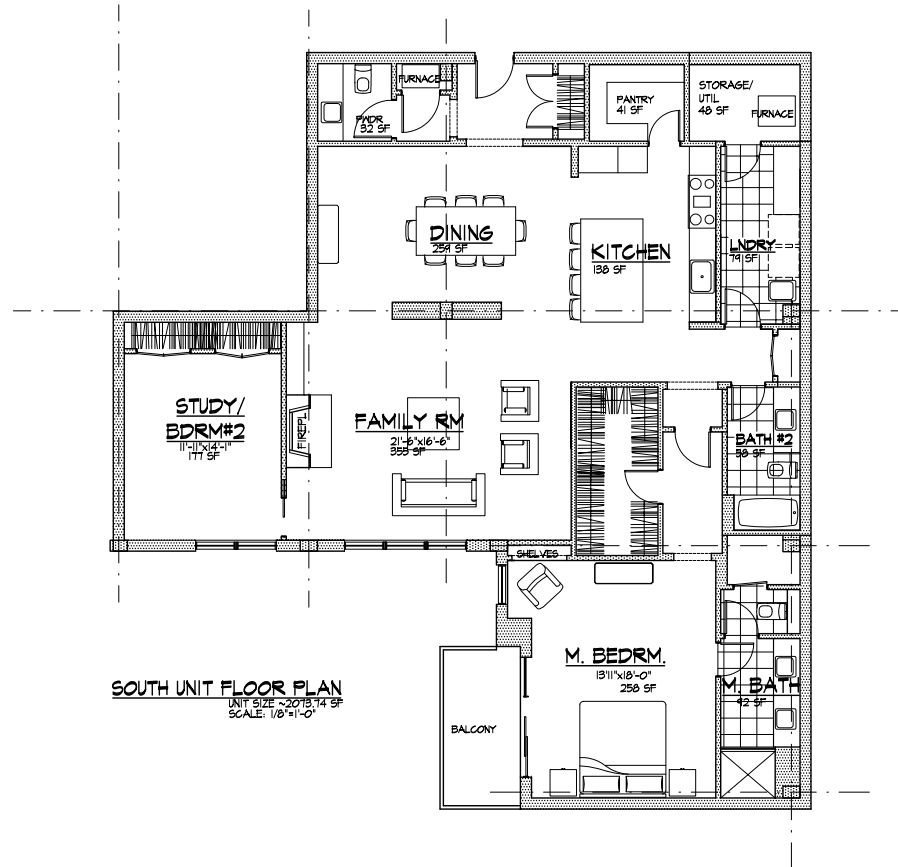
MASTER BATHROOM

EXAMPLE OF PREVIOUS PROJECT



MASTER BATHROOM

EXAMPLE OF PREVIOUS PROJECT



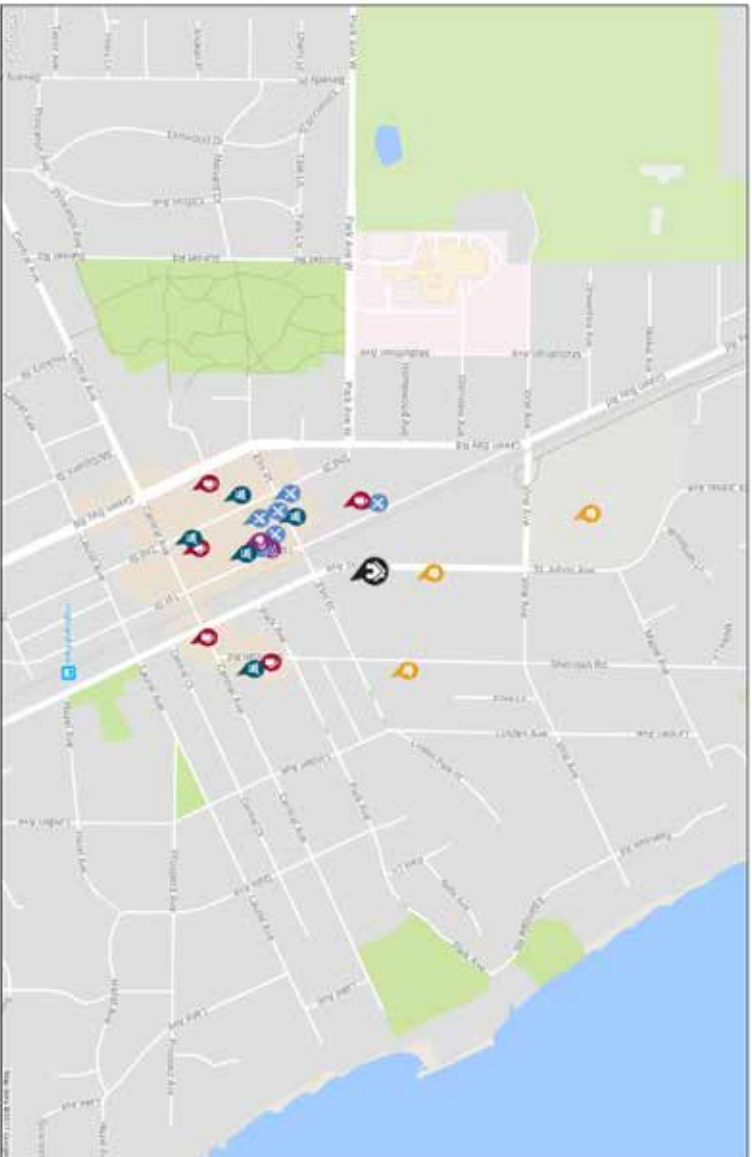
**Les Maisons**  
CONDOMINIUM REMODEL  
2021 ST. JOHNS AVENUE  
HIGHLAND PARK, ILLINOIS

**Savi Investment Group**

**FWC ARCHITECTS, INC.**  
303 WALKERGAN AVENUE  
HIGHLAND PARK, ILLINOIS 60040  
TEL: (847) 579-5200

DATE:  
8/15/17

2021 St Johns Ave, Highland Park, IL 60035



**RESTAURANTS**

- Lou Malnati's Pizzeria**  
1890 1ST STREET, 0.1 MI
- Phoenicia Mediterranean Restaurant**  
1910 1ST STREET, 0.1 MI
- Green Panda**  
600 ELM PLACE, 0.1 MI
- Bella Via Restaurant & Banquet**  
1899 2ND STREET, 0.1 MI
- Once Upon A Bagel**  
1888 1ST STREET, 0.1 MI
- La Casa De Isaac & Moishe**  
2014 1ST STREET, 0.1 MI

**Michael's Chicago-Style Red Hots**

1879 2ND STREET, 0.2 MI

**COFFEE SHOPS**

- McDonald's**  
1988 1ST STREET, 0.1 MI
- Starbucks**  
1949 GREEN BAY ROAD #119, 0.2 MI
- ArrivaDolce**  
1823 SAINT JOHNS AVENUE, 0.2 MI
- Frost Galato - Highland Park**  
917 CENTRAL AVENUE, 0.2 MI
- Artisan Tea Bar**  
1893 SHERIDAN ROAD, 0.2 MI

**SHOPPING**

**The UPS Store**  
1954 1ST STREET, 0.1 MI

**E Steel Denim Co Inc**  
1076 1ST STREET, 0.2 MI

**Williams-Sonoma**  
1865 2ND STREET STE 100, 0.2 MI

**Uncle Dan's The Great Outdoor Store**  
821 CENTRAL AVENUE, 0.2 MI

**Glamour Gitz Central**  
457 CENTRAL AVENUE, 0.2 MI

**The Box: CrossFit Autonomy Sports Performance**

1892 1ST STREET, 0.1 MI

**Pilates Center-North Shore Inc**  
1888 1ST STREET, 0.1 MI

**Pulse Boxing Club & Fitness**  
1892 1ST STREET, 0.1 MI

**SCHOOLS**

- Indian Trail Elementary School**  
2075 SAINT JOHNS AVE, 0.1 MI
- Elm Place School**  
2031 SHERIDAN RD, 0.1 MI
- Highland Park High School**  
433 VINE AVE, 0.3 MI

**HEALTH CLUBS**

- CrossFit Autonomy**  
1892 1ST STREET, 0.1 MI

If your property is currently listed with another agent, the number is not a indication for business.



**HIGHLAND PARK** AND **HIGHWOOD** ARE NEIGHBORING COMMUNITIES THAT HAVE MANAGED TO SUCCESSFULLY BALANCE PRESERVATION WITH FORWARD-THINKING GROWTH.

*The towns support a diverse population with a full spectrum of housing options, vibrant business districts and world-class recreational and cultural amenities including Ravinia Festival – the North Shore’s one-of-a-kind outdoor concert venue.*

#### **HOUSING**

High-end homes in Highland Park range from custom lakefront mansions to multi-million dollar contemporary estates. Mid-century moderns and in-town bungalows are plentiful at more modest price points. A number of new luxury condominium developments offer maintenance-free living within walking distance of downtown and commuter train stations. Highland Park also created the first community land trust in Illinois to develop and preserve high-quality affordable housing for residents.

#### **LIFESTYLE**

Highland Park shines in the summer, when Ravinia Festival welcomes the Chicago Symphony Orchestra and many international recording artists. The performances and outdoor ambiance attract residents and visitors alike. Unparalleled shopping and dining is available in downtown Highland Park, while Highwood is known for its award-winning restaurants and nightlife.

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