



# An Urban Community of 15 Condominiums

## Standard Amenities

### Interior Features

- Hardwood floors or Smartstrand® eco-friendly carpet throughout kitchen, living and dining rooms
- Spacious closets with wire shelving
- Luxury Smartstrand® stain-resistant carpet in bedrooms
- Large private balcony
- Solid core flat panel interior doors
- In unit laundry area with washer/dryer hook up
- Pre-wired for telephone, television, cable and high-speed internet service\*\*
- Ceilings with acoustical treatment between floors and demising walls for sound attenuation
- Brushed chrome finish on interior door hardware
- Digitally controlled all-season air conditioning and heating system with humidifier
- 9' ceilings
- Designer lighting packages\*
- Gas vent-less fireplace with gas logs\*

\*\*Service provider connection is the responsibility of unit owner

### Kitchen Features

- 42" KCMA environmentally friendly cabinetry by Homescape Design Showroom
- 3cm. granite counter tops with 4" backsplash
- Danze™ faucet and stainless steel under-mount sink
- Recessed lighting
- Under sink disposal
- Breakfast bar (In 2BR/2BA units)
- Stainless steel ENERGY STAR® appliance package
  - Refrigerator with ice dispenser
  - Self-cleaning free-standing gas range
  - Built-in microwave with exhaust hood
  - Multi-cycle built-in dishwasher

***Designs and products provided by Homescape Design Showroom***



\*Optional upgrade features

**Location urban elegance ingenuity attention to detail energy efficiency sustainability environmentally responsible living Location UNIQUE on the green Oak Park urban elegance ingenuity attention to detail energy efficiency sustainability UNIQUE environmentally responsible living on the green Oak Park Downtown Location**



## **An Urban Community of 15 Condominiums**

### **Standard Amenities**

#### **Bathroom Features**

- Choice of 36" base cabinets by Homescape Design Showroom
- Large separate shower with glass enclosure and double bowl vanity (In 2BR/2BA units)
- 6' soaking tub (In 2BR/2BA units)
- Danze™ fixtures
- Ceramic Eco-cycle tile bathroom floors and tub surround
- Marble or granite countertops in Master Bath with under mount sink
- Custom vanity mirrors with designer lighting
- Dual-flush toilets

#### **Building Features**

- New four story masonry construction with rich architectural detail
- Fully landscaped exterior common area
- Solid core entry doors
- Maintenance free thermal pane Low E windows
- Insulated and sound resistant flat roof system
- R-19 exterior walls and R-40 at roof
- Upgraded 5/8" drywall
- Truss Joist™ silent floor system
- Heated garage with automatic door opener available to purchase\*

#### **Safety and Peace of Mind Features**

- Hardwired smoke and CO<sub>2</sub> detectors with battery back up in each unit
- Ornamental iron railings
- Mail and delivery center
- Intercom system
- Ground Fault Circuit Interrupter outlets in kitchens and baths
- Designer exterior lighting
- Dead bolt and key locks at entry doors
- Comprehensive active fire suppression system

\* Optional upgrade features

**Location urban elegance ingenuity attention to detail energy efficiency sustainability environmentally responsible living Location UNIQUE on the green Oak Park urban elegance ingenuity attention to detail energy efficiency sustainability UNIQUE environmentally responsible living on the green Oak Park Downtown Location**



## Condominium Eco-Friendly Features

We are committed to Green building techniques aimed at greatly reducing the amount of virgin raw materials used in construction, thus saving natural resources. We use materials that minimize the amount of toxic resins and volatile organic compounds (VOCs) released into the atmosphere by traditional building materials such as laminates, paint and carpeting. We are committed to quality, careful judgment and “living on the green.”

### Energy Conservation

- Exterior house wrap provides moisture and air filtration barrier
- 90% efficient gas forced air-heating system with power humidifier
- Central air conditioning system for maximum airflow and efficiency
- Sill sealer at exterior foundation plates
- 2x6 R19 exterior stud wall insulation factor
- Roof with R40 insulation factor
- Stainless steel ENERGY STAR® appliances
- High Performance, Low-E insulating glass windows and patio door
- Timers on bath fans
- Dual-flush toilets



### Water Quality

- Refrigerators provide filtered drinking water and ice (per plan)
- Built in drinking water filter at the kitchen sink\*

### Air Quality

- Building materials and paints with low or no off gassing
- In unit 24-hour carbon monoxide monitoring system
- Humidifier system
- Plywood and solid wood construction
- Smartstrand® carpeting

### Sustainability Features

- Cement board shower liners made with recycled materials
- Recycled tile
- Smartstrand® carpet
- Eco-friendly cabinets
- Lo VOC paints, finishes and adhesives
- Bamboo and Forest Stewardship Council (FSC) Flooring\*

\* Optional upgrade features

**Location urban elegance ingenuity attention to detail energy efficiency sustainability environmentally responsible living Location UNIQUE on the green Oak Park urban elegance ingenuity attention to detail energy efficiency sustainability UNIQUE environmentally responsible living on the green Oak Park Downtown Location**