

NEW CONSTRUCTION CONDOMINIUM HOMES

1238 W. JACKSON

Exclusively Marketed by:

Century 21 S.G.R., Inc Tel.312.455.1322

www.century21sgr.com

BUILDING FEATURES

- ▶ All brick & Stone new construction
- ▶ One parking spot included in purchase price with each unit
- ▶ Flat modified bit roof
- ▶ Private decks
- ▶ Hardwood floors throughout living areas
- ▶ Marble master baths
- ▶ High-end gourmet kitchens with stainless steel and granite packages
- ▶ Gas start woodburning fireplaces (not available for duplex units)

FLOORING AND TRIM

- ▶ Upgraded trim package includes:
 - Detailed baseboards painted white
 - Beautifully finished crown molding painted white
- ▶ Solid 3/4" hardwood flooring with three coats of polyurethane

BATHROOMS

- ▶ Wood vanities
- ▶ Toto toilets
- ▶ Marble vanity tops
- ▶ Master bathroom to include:
 - Double-bowl vanity in master bathroom
 - Dual picture frame mirrors
 - Moen plumbing fixtures
 - Soaking tub and separate shower with body sprays & rain shower head

KITCHEN

- ▶ 42" wood cabinetry
- ▶ 1 1/4" granite counter-tops
- ▶ 3" tile backsplash
- ▶ Stainless steel appliance package
- ▶ Undermount cabinet lighting
- ▶ Stainless steel undermount double-bowl sink
- ▶ Moen sink fixtures

MECHANICAL

- ▶ Gas forced air heating system
- ▶ Central air conditioning
- ▶ 50-gallon gas water heater
- ▶ 100-amp circuit breaker electrical service
- ▶ Pre-wired for cable television
- ▶ Intercom system to front door for security access
- ▶ Security alarm system
- ▶ Hardwired smoke and carbon monoxide detectors

LIGHTING

- ▶ Recessed can lighting in kitchen, living room & hallway
- ▶ \$500.00 lighting allowance for:
 - Bathroom fixture above sink
 - Hanging fixtures for bedrooms
 - Dining area fixture
 - Kitchen area

PAINT

- ▶ 1 coat primer/sealer
- ▶ 1 finish coat flat paint
- ▶ All trim will be painted white

WINDOWS AND DOORS

- ▶ Thermopane windows
- ▶ Oil rubbed bronze hardware
- ▶ Two panel Masonite doors throughout

Information in brochure is deemed reliable but no representation is made as to accuracy and is submitted subject to errors, omissions, change in price, prior sale and withdrawal without notice. Dimensions are approximate. Developer reserves the right to make changes in specifications. Please contact listing agent for most up to date information.

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S.G.R., Inc.