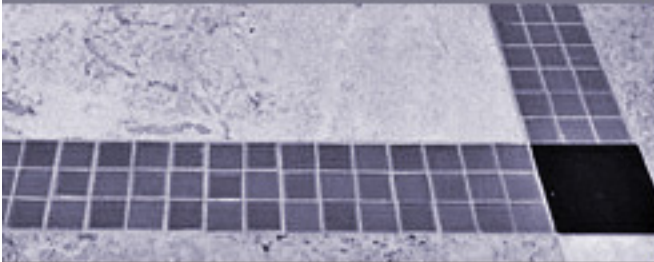




home features & specifications

1725 and 1729 W. Wolfram Chicago, Illinois

Estimated Delivery Date:
Winter 2005



LUXURY HOMES 630.663.0112

General Home Features

- Approximately 6,200 square feet on three levels
- Approximately 600 additional square feet of unfinished attic space
- Extra-wide lot (37.5' x 125') in new city development, adjacent to new two acre city park
- Five Bedrooms, including four bedrooms on upper level and one bedroom on lower level
- Large Office/Den on lower level (optionally, sixth bedroom)
- Four Full Baths – Two Half Baths
- Approximately 11 ft. ceiling on first floor, 9 ft. ceilings on lower level, cathedral ceilings in master suite and front bedroom (over 9' ceiling on remaining area on second floor)
- Three Car solid masonry garage with rooftop deck
- Custom masonry with a face brick and limestone facade
- Two Laundry rooms – one on the master suite level
- Separate breakfast area with wall-to-wall windows on three sides
- 1500-bottle custom walk-in wine cellar
- Butlers pantry
- Lower level wet bar
- Two internal Brazilian Cherry staircases
- Enormous master suite with separate sitting room
- Lavish master bath with double headed steam shower and double rain dome (4' x 10'), private water closet, dual vanities, and separate makeup counter
- Custom built closets throughout
- Two natural wood-burning fireplaces
- Gravity fed re-circulating hot water system to the master bathroom and kitchen
- Generous buyer allowances
- Price for each home: \$2,395,000



1725 W. Wolfram



1729 W. Wolfram

Masonry

- The exterior construction of the home will be of a modular brick veneer and limestone.
- The garage will be constructed of a modular brick, with all walls backed with 4" CMU on the interior portion of the garage for structural support.
- 2 1/4 " x 10" Limestone coping will be installed on the top of the garage knee-wall.
- Stone accents will be included in the exterior construction of the home and will be of a limestone material as specified in the front and rear elevations in the permitted set of drawings. The builder reserves the right to change the features of the front and rear façade due to construction related reasons, however the general appearance of the building will remain consistent with the elements found in the exterior elevations.
- All masonry will be washed upon completion.

Windows and Exterior Doors

- The windows and doors in the house and garage will be Norco wood windows with an exterior black aluminum cladding as specified in the plans issued for permit.
- The color of the windows and doors will be a black standard Norco color.
- Glass for all windows and doors are dual pane Low-E insulated glass.
- Screen doors are not included but can be installed as an upgrade.
- The front entrance door will be selected and purchased in accordance with the front door allowance section of this document and is not considered part of these specifications.

Soffit, Facia, Freeze Boards and Gutters

- Where applicable, all soffit, facia and freeze boards will be capped with black aluminum.
- Gutters and scupper boxes to be provided where required and to be black aluminum.
- Builder will install oversized downspouts as noted per the blueprints.
- Builder will install a 6" frieze board below the soffit in all areas of the house which will be painted.

Garage Construction

- A three-car garage will be built in accordance with the masonry specifications in the Masonry section of this document.
- The garage dimensions will be approximately 30' x 21' (630 square foot maximum from exterior walls).
- A 4" slope will be incorporated in the concrete slab for drainage from the back of the garage to the front of the garage containing the overhead doors. An apron with a pitch of 1-2" will also be extended from the garage entrance for approximately 2' to also aid in drainage of rain water.
- Two scupper boxes will be installed and will drain into the alley from the roof-top deck and these are to be of oversized black aluminum material.
- Three junction boxes for overhead lighting will be provided inside the garage in addition to the light that is emitted from the overhead garage door openers.
- Builder will provide an electrical outlet inside the garage on each of the walls not having overhead doors.
- If buyer desires to run low voltage wiring for phone, sound, or cable to the outside deck then builder will install the necessary underground conduit to house the wires to the garage.

Garage Doors and Garage Door Openers

- Two overhead garage doors will be provided with respective dimensions of 16' W x 7' H, and 8' W x 7' H.
- Two Liftmaster $\frac{1}{2}$ horsepower garage door openers Model 1255-7 with a full chain drive and one piece steel T-Rail will be installed. Automatic lighting, safety reverse beams and wall mounted push button switch with two remote transmitters per door will be provided.
- Each garage door opener (2) will have two control units to be provided by the builder.
- The garage overhead doors will be 1 $\frac{3}{8}$ " thick insulated doors.
- One 36" full view steel door will be provided for access from the garage to the rear yard of the house. The steel door is to have a lock and deadbolt combination bore for the exterior handle with a 1 $\frac{3}{8}$ " backset.

Garage Roof-Top Deck

- A roof-top deck will be constructed over the garage with one set of access stairs. Three sides of the garage will have a knee wall (East, West, South) of approximately 42" in height.
- The North side of the garage will have a railing to provide visibility to the rear yard and home.
- Deck, rails and stairs will be constructed of pressure treated lumber.
- The rooftop deck structural design will be designed to support 60lbs. / square foot – if any structural changes are required due to buyer requirements for items such as a Jacuzzi then the additional costs associated with the structural changes will be paid for by the buyer as an upgrade.
- Three GFI electrical outlets will be provided on the deck.
- Audio wires will be run from the home to the garage for 2 external speakers with a volume control to be located inside of the garage access door. Speakers are not included.

Sidewalks

- A sidewalk will be provided on the East side of the house leading from the northeast corner of the home to the rear alley.
- A concrete pad for the garbage cans will be provide at the Southeast corner of the property – approximate dimensions to be 8' x 5'.
- A walkway will be installed for access leading from the front public sidewalk to the front entrance of the house with landscaping pavers and the cost of such materials and installation will be included as part of the landscaping allowance..
- A walkway will be installed from the garage access door to the external stairs of the first floor deck and also to the lower level exterior stair with landscaping pavers and the cost of such materials and installation will be included as part of the landscaping allowance.
- No concrete sidewalk will be installed where landscaping paver walkways are defined.

Fencing

- All fences to be installed will be 5' in height.
- Builder will install a black iron fence along the front (North) side of the property. The iron fence will continue down the East and West side of the property to approximately 5' past the front of the house and then transition to a privacy cedar fence to the rear of the property.
- Builder will select style of iron fence to match style and appearance of home.

First Floor Rear Deck

- A deck will be constructed in the rear of the building off of the family room. The size of the deck will be approximately 15' x 7'.
- Deck, rails and stairs will constructed of pressure treated lumber.
- Staining or painting of deck in not recommended for at least one year, at which time builder can provide through painting contractor.

Landscaping Allowance

- The landscaping allowance is \$7,500 which includes grading, top soil, landscaping rock, bushes, trees, pavers, planters and sod as specified by the builder or the buyer. Items to be chosen are to be from a Builder designated supplier or subcontractor.
- Sidewalk/patio pavers are to be installed in the front yard for the front walk to the entry of the house and also in the rear yard, both of which will be included in the landscaping allowance.
- Any additional paver walkways or grade level patios will also be considered part of the landscaping allowance.
- Landscaping also includes work to be performed to any city parkways.

Front Entrance Door Allowance

- Front entrance door to be approximately 36" wide.
- Door height will be 8' with a transom above (approximately 14" high).
- Front door to be selected by the buyer with an allowance amount of \$3,500 from a builder provided vendor / supplier.

interior specifications

Insulation

- Builder will provide a blown in blanket wall insulation for all first and second floor exterior walls with an approximate R-Value of 15.
- Builder will insulate between floors for sound with un-faced batts.
- Basement exterior walls will be insulated with un-faced batts and a vapor barrier with an approximate R-Value of 7.
- All exterior ceiling joists or roof rafters will be insulated with faced batts with an R-Value of 30.
- Builder will insulate around all windows and doors with a foam sealant.
- Builder will caulk all base plates of all first and second floor walls.

Electric

- Electrical will be provided throughout the house to meet the code requirements specified by the City of Chicago Department of Buildings.
- Recessed lighting will be provided in the main living areas including all bedrooms.
- Recessed lighting for the first floor will be 4" Halo insulated can lights with a white baffle trim.
- Recessed lighting in all other areas of the home will be 6" can lights with a white baffle trim.
- Low voltage lighting will be provided under and over the cabinets in the kitchen and under the cabinets and inside of two glass cabinets in the butlers pantry. (if desired)
- Low voltage lighting will also be provided under the wall cabinets of the wet bar in the basement and inside of two glass door wall cabinets (if desired).
- Low voltage lighting will also be provided inside of built-in cabinets in dining room and inside light cove in dining room ceiling.
- Each bedroom will also have a junction box in the ceiling for a ceiling fan / light fixture – these switches will be wired for fans without lights as each of these rooms will have ceiling fans.
- Builder will provide GFI electrical outlet strips under the wall cabinets in the kitchen and the butlers pantry.

Electric (continued)

- Standard GFI outlets will be provided by the wet bars – electrical outlet strips will not be used.

Intercom System

- Builder will install a Nutone intercom with four (4) control units – one on each floor and one at the front door. Electronic door strikes for the front door is not included but can be done if desired as an upgrade.

Security System

- Builder will install a security system from Brinks with the following specifications:
 - Motion Detector on the Basement Level
 - Motion Detectors on the First Floor (2)
 - Door contacts on all exterior doors
 - Three upgraded LCD Control Keypads (One per Floor)
 - Smoke Detectors (2) and Carbon Monoxide connected to Brinks via phone lines
 - Alarm Siren
 - Control Unit
- Buyer is required to and responsible for signing and paying for a three-year contract with Brinks at an approximate monthly cost of approximately \$30.00.

Hardwood Flooring

- Hardwood Flooring will be installed on the first floor and the halls on the second floor.
- Hardwood flooring to be Brazilian Cherry with a board width dimension of 3 1/2".
- The floor finish to be provided will be a natural finish using a Synteko finish product or a water-based finish product (Street Shoe) and will include one coat of sealer and two coats of finish product.
- No staining of hardwood flooring is included in the price of the home.
- Any borders or inlays will be priced as an upgrade

Painting

- Builder to provide up to three colors of paint in the home in addition to the trim paint (white semi-gloss) and the ceiling paint (white flat) – additional colors will be charged at \$175 per color.
- Paint colors will be chosen by the buyer from those provided by the Builder's Painting subcontractor (Benjamin Moore paints to be used).
- All window and door casing, crown molding, interior doors and closets including closet shelving will be primed, spackled, sanded and finished with two coats of sprayed white semi-gloss latex paint.
- Kitchen and Bathrooms to have a semi-gloss latex finish.
- Ceilings and all other interior walls to have a flat latex finish.
- All walls and ceilings will be primed then spackled and sanded. One coat of paint to be provided on the ceiling and two coats will be applied to the walls with spackling and sanding to be performed between the two coats.
- Final touch up of all ceilings and walls will be performed prior to buyer move-in and are included.
- If buyer requires additional touch-up painting after move-in then that will be provided at a rate of \$35 / hour (materials included).

Sound, Phone and Cable TV System

- Builder will install a sound, phone and cable TV system with the following specifications.
- Eight volume controls will be installed in the home:
 - Master Bedroom
 - Master Bathroom
 - Garage Deck
 - Kitchen
 - Family Room
 - Living Room
 - Dining Room
 - Lower Level Family Room
- Each volume control will control volume levels for two speakers (speakers are not provided – just wiring and the control units).
- Speaker wire will be covered by drywall and will be accessible for subsequent installation of speakers if done so after closing.
- Cable TV will be installed in the following rooms (each cable TV outlet will also have phone access for satellite / pay-per-view use):
 - Master Bedroom
 - Second Floor Bedrooms
 - Lower Level Bedrooms
 - Family Room – First Floor
 - Living Room
 - Kitchen
 - Lower Level Family Room

interior specifications

Sound, Phone and Cable TV System (Continued)

- One Cat-5 Phone outlet will be installed in the following rooms (each phone outlet will have phone access for four (4) phone lines):
 - Master Bedroom
 - Second Floor Bedrooms
 - Lower Level Bedrooms
 - Family Room – First Floor
 - Kitchen
 - Lower Level Family Room

Decorative Trim Package

- Builder will provide paint-grade MDF Ultralite trim, casing and crown molding in the home around all windows, doorways, floors and first floor ceilings (Crown Molding).
- Crown molding will be a two piece application. The first piece will be 5" colonial style crown with a 3" colonial style trim piece which will be installed throughout the first floor with the exception of any closets.
- Window and door casing will be 3" in width with three casing packages to be provided by the builder for buyer selection. Casing to be chosen from standard MDF standard Ultralite profiles.
- Baseboard trim will be 7" with quarter-round baseboard trim with three baseboard packages to be provided by the builder for buyer selection. Base to be chosen from standard MDF Ultralite profiles.

Interior Doors

- All interior doors to be Tru-Stile Doors with the first floor doors having a height of 8' and the second floor and lower level doors to have a height of 7'0". The door style is to be chosen by buyers with the option of a 2, 4 or 6 panel door. All interior doors will be sprayed with Benjamin Moore paint.

Mirrors

- Mirrors in all bathrooms and powder rooms will be included as part of the Decorative Hardware allowance described in the allowances section. Any changes to electrical in the baths that result in additional cuts in the mirrors will also be included as part of this allowance.

Carpeting

- Carpeting allowance will be \$30 / yard (including pad and installation) and will be installed in the following rooms:
 - Lower Level Family Room
 - Lower Level Bedrooms, closets and Hallway
 - All second floor bedrooms and closets
 - Carpeting will be purchased through Builder vendor of choice.

Mechanicals

- Carrier high efficiency dual zoned central heating and cooling systems with a 96% AFUE and 12 SEER rating.
- Lower Level will contain in-slab radiant heat
- Furnaces and air conditioning units to be installed according to the mechanical engineers / architects specifications. All furnaces to be high efficiency direct vent furnaces.
- House will be zoned for the lower level and the first floor and separately for the second floor.
- Home will contain a high recovery power vent 75 gallon hot water heater included as part of the plumbing allowance.
- Overhead sewer with 1/2" horse motor ejector pump
- Separate catch basins for sump pump and ejector pump.
- Battery backup sump pump will be provided.
- Dual central humidifier systems with individually controlled humidistats.

Lower Level Wet Bar

- The lower level wet bar will be approximately 10 feet in length consisting of base cabinets and wall cabinets.
- The specific cabinet configuration will be done through the buyer selection process and the cabinets will be included in the cabinet allowance amount.
- The cabinets provided will be base and wall cabinets (wall cabinets to be 42" in height unless buyer chooses a staggered configuration).
- The sink will be positioned in the center of the cabinets.
- The countertop provided will be 1" solid granite with a 4" backsplash and is included as part of the natural stone countertop allowance.
- The sink that will be provided will be selected by the buyer within the plumbing fixture allowance amount specified in the buyer allowance section of this document.
- The faucet that will be provided will be selected by the buyer within the plumbing fixture allowance amount specified in the buyer allowance section of this document.
- If a refrigerator / wine cooler is desired then the refrigerator that will be provided will be selected by the buyer within the appliance allowance amount specified in the buyer allowance section of this document for appliances.
- Two wall cabinets will have full view doors with glass inserts and shelves. Recessed low voltage halogen lighting will be installed in these wall cabinets.
- Low voltage halogen under-cabinet lighting will be installed.

Laundry Room

- A lower level laundry room and a second floor laundry room will be built with room for side-by-side washer and dryer and a utility sink will be installed.
- If washers and dryers are desired for either laundry room then the units that will be provided will be selected by the buyer with the allowance amount specified in the buyer allowance section of this document for appliances.
- The utility tubs that will be provided will be selected by the builder with the allowance amount specified in the buyer allowance section of this document. If the buyer wishes to purchase a non-standard utility tub then they may do so as desired.

Butlers Pantry

- The Builder will provide a Butlers Pantry for cabinets, countertops, lighting and electric.
- The total length of the butlers pantry will be approximately 84”.
- The countertop provided will be 1 _” solid granite with a 4” backsplash and will be included as part of the natural stone countertop allowance.
- Low voltage under-cabinet lighting will be added and in-cabinet lighting will also be provided.
- Glass doors will be provided for the wall cabinets (1/4” clear glass).
- Glass shelves will be provided for the wall cabinets (3/8” clear glass).

Kitchen Island, Prep Sink and Bar Countertop

- The cabinets provided for the island will be base cabinets.
- The total length of the island will be approximately 132”.
- The countertop provided will be 1 _” solid granite with a 6” backsplash and will be a two tier countertop for bar seating on the side of the wall opposite the base cabinets. The depth of the bar countertop will be approximately 24” in depth with an overhang of approximately 10” for the bar seating. Final configuration of island to be determined when cabinets are selected.
- The sink that will be provided will be selected by the buyer with the allowance amount specified in the buyer allowance section of this document.
- The faucet that will be provided will be selected by the buyer with the allowance amount specified in the buyer allowance section of this document.
- The Garbage disposal to be provided will be a KitchenAid model - _ horsepower.

Kitchen Appliances

- The appliance package for the home will be ultimately selected by the buyer, however the builder recommends the following kitchen appliances which the allowance amount will adequately cover:
 - Viking or Wolf 48” free-standing range
 - Two Subzero 27” or 36” refrigerator / freezer with ice maker
 - Viking or Wolf Professional Series 48” hood with external 1200 CFM blower motor
 - Bosch hidden controls stainless dishwasher (2)
 - Kitchenaid _ horsepower garbage disposals (2)

Built in Shelving and Cabinets – Dining Room

- Cabinets selected for the built in shelving can be selected by the buyer and will be included as part of the cabinet allowance amount on the allowance section of this document. Any glass door fronts or shelving will also be included as part of the cabinet allowance.

Inlaid Natural Stone Foyer

- Builder will install a natural stone material in the foyer. Materials to be used are in the allowance section of this document.

Living Room Fireplace Mantel

- Builder will construct a custom built living room fireplace mantel to be designed by the builder with buyer input. Materials that will be used will be paint grade wood products and will be finished with one coat primer and two coats of spayed semi-gloss white latex paint.

Family Room Fireplace

- Builder will construct a custom built family room fireplace mantel to be designed by the builder with buyer input. Materials that will be used will be paint grade wood products and will be finished with one coat primer and two coats of spayed semi-gloss white latex paint.

Master Bedroom Closets

- Builder will provide walk-in closet in the master bedroom.
- Custom built paint grade shelving and clothing racks will be provided with a chrome finished rod and bracket hardware.
- Builder will also provide and install cabinetry in the closets as desired by the buyer. Cabinets selected for the built in shelving can be selected by the buyer and will be included as part of the cabinet allowance amount on the allowance section of this document

Master Bathroom

- The builder will install two vanities and makeup counter in the master bath.
- Cabinets selected for the vanities can be selected by the buyer and will be included as part of the cabinet allowance amount on the allowance section of this document.
- Builder will construct a double-headed shower with each side having an individual thermostatic control, shower head and hand shower with individual volume controls.
- Builder will install two rain dome overhead shower fixtures.
- Builder will also provide sealed full view glass doors and panels and install a steamer unit in the master bathroom shower.

Laundry Room

- Upstairs laundry room to accommodate side-by-side large capacity washer / dryer.
- Builder will install base cabinets and a top for storage.
- Top is recommended to be a formica top and cabinets recommended to be a white thermafoil material.
- The top and cabinets will be selected by the buyer and included in the allowance section of this document.
- Builder will also install a utility tub in the laundry room

Selection Process

- The builder has established the following allowance amounts for the buyer to use during the home finishes selection process. The builder will in many cases assist the buyer with a recommended selection package and the buyer will work closely with the builder's agent to finalize all selections.
- All selections will be documented and signed-off by the buyer before any materials are ordered. Builders agent will track all selections, prepare all documentation and provide buyer with a listing of all items selected at closing.

Cabinetry

- All kitchen, bath, butlers pantry, wet bars cabinets and built in and closet cabinetry that will be provided for the home will be selected by the buyer with an allowance amount of \$40,000.
- Cabinets may be upgraded by the buyer provided any additional costs are incurred by the Buyer and they are purchased through BSC Industries.
- All cabinetry components such as all fillers, glass, shelving, panels, light rails, moldings, toe kick, and specialty items to be applied to the cabinet are to be included in the allowance amount.

Appliances

- All kitchen, wet bars, and laundry facility appliances that will be provided for the home will be selected by the buyer with an allowance amount of \$27,000.
- Appliances may be upgraded by the buyer provided any additional costs are incurred by the Buyer and they are purchased through Abt Electronics.
- All appliance components such as trim kits and custom fabricated components along with installation costs for the appliance package will be part of the allowance amount.

Appliances (Continued)

- The following items will be included in the appliance package to be selected by the buyer
 - Refrigerators
 - Freezers
 - Wine Coolers
 - Dishwashers
 - Laundry Washer
 - Laundry Dryer
 - Garbage Disposals
 - Microwaves
 - Ranges / Ovens
 - Cooktops
 - Outdoor Grills
 - Accessories
 - Installation charges from the vendor

Lighting

- All outside lighting and internal wall lighting and ceiling lighting not of the recessed type will be selected by the buyer using the lighting allowance of \$7,500.
- Builder will install all lighting meeting code specifications.
- Buyer may select the items from any supplier of choice provided that the model number, color, finish and quantity are provided to the Builder in writing 21 days prior to required installation as determined by the Builder or a period of time that is required for the Builder to receive the items 5 days prior to scheduled installation.
- Builder will provide closet lighting fixtures with the exception of the master bedroom closet.

Decorative Hardware

- The decorative hardware allowance is \$6,500.
- Buyer may select the items from any supplier of choice provided that the model number, color, finish and quantity are provided to the Builder in writing 7 days prior to required installation as determined by the Builder or a period of time that is required for the Builder to receive the items 5 days prior to scheduled installation.
- Decorative Hardware will include all cabinetry hardware and wall mirrors in bathrooms.
- Decorative Hardware will also include all interior and exterior door handles, door stops and locks not already installed with the Norco exterior doors.
- Decorative Hardware will include any front gate hardware not provided by the iron fencing subcontractor (i.e. locking mechanism)
- If buyer would like all locks keyed alike then this can be completed provided the front door and garage door lock sets meet the specifications of the Norco exterior door locking mechanisms.
- Decorative Hardware allowance also includes all bathroom bars, towel hooks, shower bars and paper pulls, door stops and countertop brackets.
- All interior doors will be pre-hung with a hinge finish to be specified by the buyer (chrome, brass or brushed silver finish).
- Builder will provide all closet rods, brackets and shower rods.

Plumbing Fixtures

- The total amount of the allowance including Builder selections is \$20,000.
- The items to be selected by the Builder are as follows:
 - Tubs – two 5' Kohler cast iron tubs
 - Grohe Shower Valves and Thermostatic Controls – Trim Kits are a Buyer option provided they are Grohe
 - Hot Water Heaters – Rheem 75 gallon power vent - high efficiency heaters
 - Laundry Tubs
 - Laundry Tub Faucets
 - Master Shower Steam Unit
- Buyer will have the opportunity to choose a plumbing fixtures package which includes all of the plumbing fixtures in the home – some of the items will be specified by the Builder which specifications are required due to room sizes and/or mechanical requirements.
- Builder will meet with the plumbing supply vendor and provide the vendor with a schedule of the items that are to be chosen by the Buyers.
- Builder will install a gravity fed re-circulating hot water return system to the master bathroom and kitchen.
- Builder will install a master bath steam unit that will be selected and purchased with the plumbing allowance.
- Builder will also install glass doors (3/8" clear glass) for the master bath steam shower with appropriate seals on the doors for the steam unit.

Natural Stone Countertops (Marble, Granite, Limestone, Slate)

- Total buyer allowance for the granite tops will be \$15,000 including tax, delivery and installation – this allowance amount equates to approximately \$135 per linear foot.
- Natural Stone Countertops to be chosen by the Buyer from International Marble at 2400 W. Grand Ave. Chicago, Illinois
- Natural Stone Countertops to be chosen by the Buyer for the following rooms (Depth of 1 _"):
 - Kitchen base cabinets
 - Kitchen island cabinets
 - Butlers pantry base cabinets
 - Lower level wet bar base cabinets
- Natural Stone Countertops to be chosen by the Buyer for the following rooms (Depth of _"):
 - Master bathroom
 - Second floor front bathroom
 - Second floor jack-and-jill bathroom
 - Lower level full bathroom
- If the buyer wishes to specify any additional edge detail for the tops then they can be provided but the costs of a non-standard square edge will be included in the total allowance amount.
- Builder will supply to buyers countertop samples that should fit within the budgeted allowance amount
- Pedestal sinks will be provided in the Powder Rooms and included as part of the plumbing allowance, thus no granite tops will be required.
- Landry Room cabinet tops will also be included in the allowance but the Builder does not recommend a natural stone material for these rooms.

Tile (Granite, Marble, Limestone, Ceramic, and Slate tile)

- The Tile Material allowance is \$15,000 (materials only) including tax and delivery. This tile allowance includes Natural stone tile and Ceramic tile.
- The Tile Installation allowance is \$12,500 (labor only).
- Tile to be chosen by the Buyer from International Marble at 2400 W. Grand Ave. Chicago, IL.
- Any tile base to be installed in lieu of MDF baseboard will be included as part of the tile allowance.
- Natural stone tile to be chosen by the Buyer for the following rooms:
 - First floor fireplace surround (Living Room)
 - First floor fireplace surround (Family Room)
 - Master bathroom floors, shower walls, shower ceiling and tub surround
 - Second floor front bathroom floor and shower walls
 - Second floor jack-and-jill bathroom floor and shower walls
 - Lower Level bathroom floor and shower walls
 - Lower Level Powder Room
 - First Floor Powder Room
 - First Floor Foyer
 - Side Entry Foyer
 - Lower Level Entry
 - Lower level wet bar surround
- Ceramic tile to be chosen by the Buyer for the following rooms:
 - Upper and Lower level laundry room
 - Lower level mechanical room
 - Lower level storage room

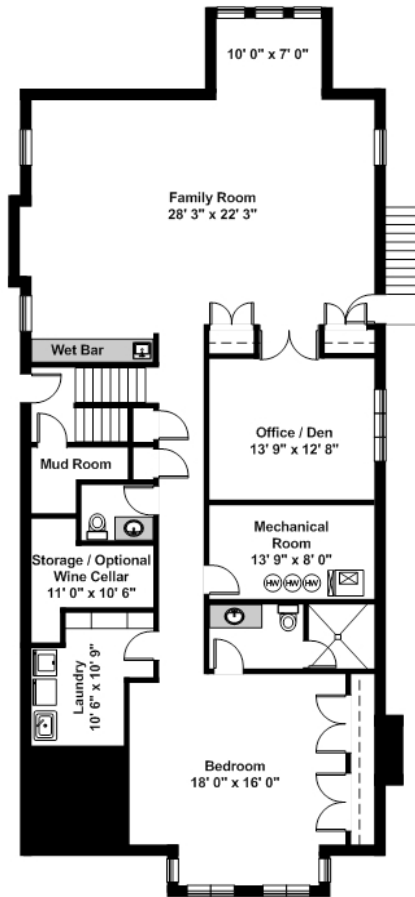
Allowance Amount Summary

- Appliances - \$27,000
- Cabinetry - \$40,000
- Lighting - \$7,500
- Plumbing Fixtures - \$20,000
- Decorative Hardware - \$6,500
- Natural Stone Countertops - \$15,000
- Landscaping \$7,500
- Front Door Allowance - \$3,500
- Carpeting Allowance \$30.00 / square yard
- Tile Material - \$15,000
- Tile Installation - \$12,500
- Wine Cellar - \$5,000

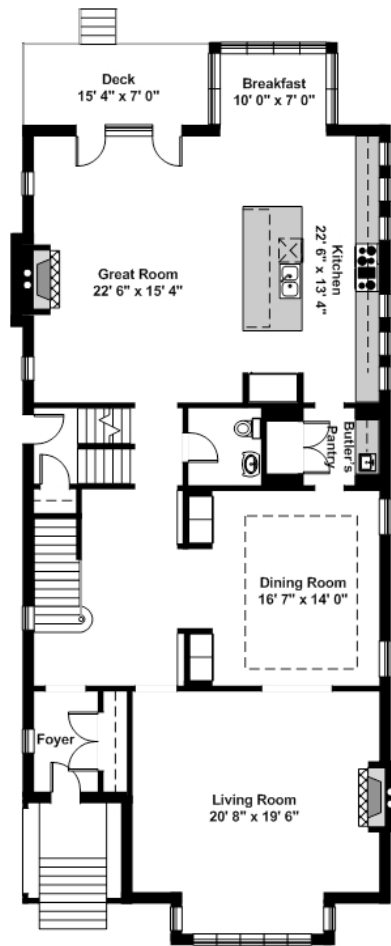
Buyer Selection Summary

- Paint colors – internal (3)
- Staircase style
- Fireplace mantel style
- Closet configuration for all bedrooms
- Interior door style
- Crown molding
- Baseboard trim
- Window and door trim
- Built-in cabinet and shelving configuration
- Exterior light fixtures – included in the lighting allowance.
- Front entrance door – included in the front door entrance allowance.
- Sidewalk/patio paver color and style layout – included in the landscaping allowance.
- Landscaping Design

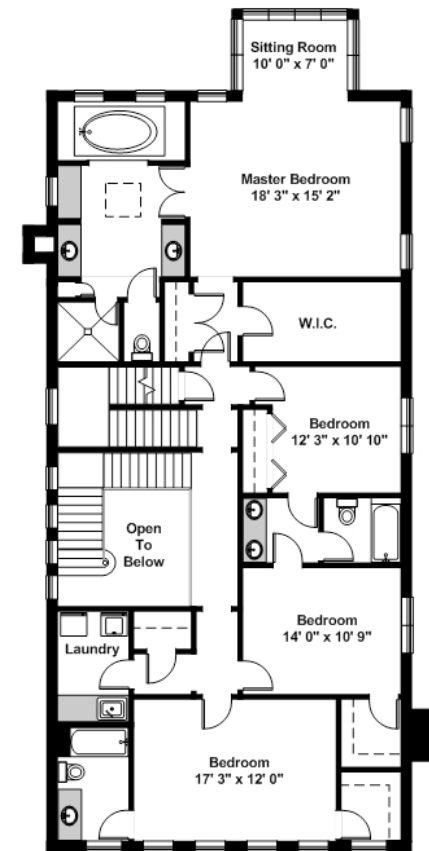
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Lower Level

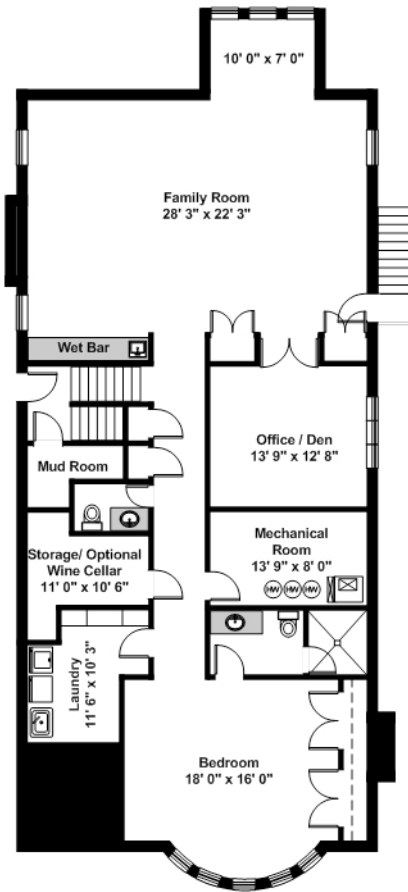


First Floor

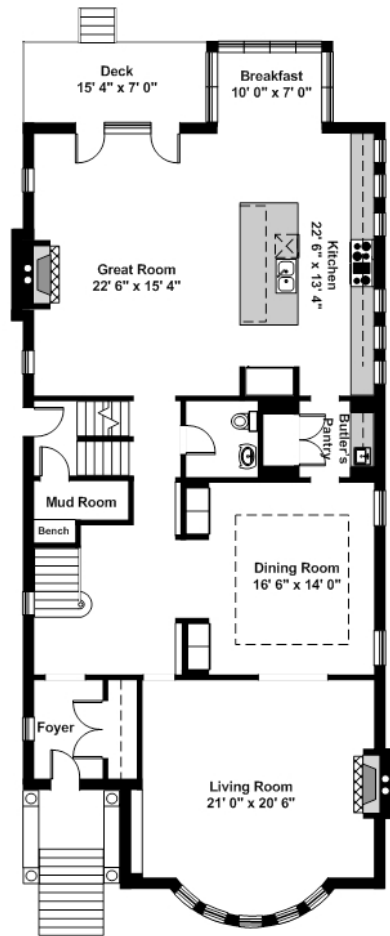


Second Floor

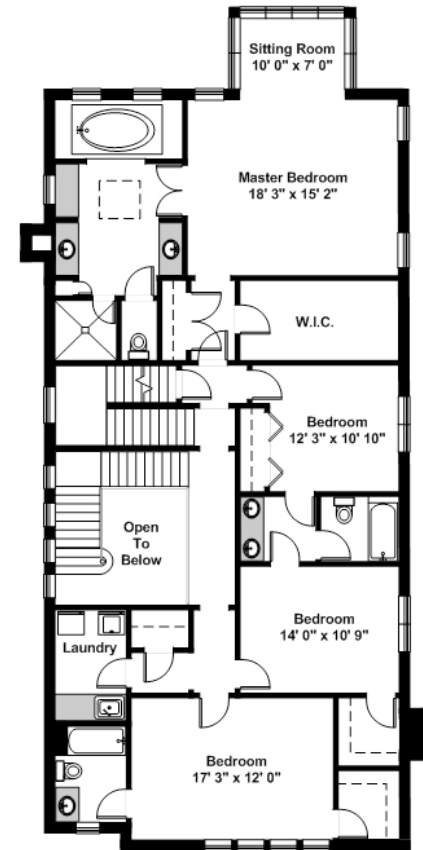
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Lower Level



First Floor



Second Floor

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