

# Four Quarter Development, L.L.C.

## Lake Forest, Illinois

Presents:

### **902 Oakwood**

Classic, fully restored home, located in the West Park neighborhood of Lake Forest.

Beautifully set on a tree-lined street, this home will offer all of today's amenities within walking distance to: Downtown, Train, and West Park.

The interior of the home offers 4 bedrooms and 4 ½ bathrooms and an array of high-end finishes:

- 9" ceilings
- Finished Basement (9' Ceilings)
- Hardwood Floors
- Granite Countertops
- Natural Stone Finishes
- Gourmet Kitchen
- Custom Cabinetry
- Sub Zero & Wolf appliances
- Living Room with wood burning fireplace
- Formal Dining Room
- Mudroom w/built-ins

The finished area of the basement will add approximately 1,000 square feet of living space. The basement is to be comfortably warmed with in-floor radiant heat and includes a full bath. Also located in the basement will be a storage area, a laundry room, and a mechanical room.

The exterior of the new detached 2.5 car garage will match the home.

Fall 2006 Occupancy.

**Aggressively Offered at \$1,259,000**

## Room Descriptions:

### *First Floor*

<i>Front Porch</i>	24 x 8'	This magnificently restored, welcoming, front porch veranda is suitable for entertaining and will feature raised panel columns, painted wood balustrade, plank flooring and a bead-board ceiling.
<i>Foyer</i>	12'x 9'	This open foyer features a beautiful oak staircase with oak railings and painted balusters and risers. Large coat closet.
<i>Living Room</i>	12'x 13'	Warm and inviting with a wood burning fireplace and a tasteful mantle and masonry surround. Opens to formal dining.
<i>Dining Room</i>	12'x 14'	Formal dining room with French Doors.
<i>Great Room</i>	15'x25.5'	Comfortable and very generously proportioned featuring south and west exposures the large bay and surrounding windows will flood the room with sunlight all day long. The glass patio doors afford easy access to the back yard.
<i>Kitchen</i>	12'x 15'	Gourmet kitchen including beaded inset cabinetry. Full extension "soft close" drawers. Gourmet appliances. Island with room for stools, and granite countertops.
<i>Mud Room</i>	9'x 8'	Located off the kitchen and leading to the back patio this room offers spacious storage and built in storage.
<i>Powder Room</i>	3.5'x7.75'	Comfortably sized with a luxurious pedestal sink and a pair of sconces.

## **Second Floor**

<b>Master Bedroom</b>	14' x 17'	With south and west exposures sunlight will compliment this large master suite all day long.
<b>Master Bath</b>	16' x 8'	Elegant master bath with 9' vanity by for storage, two under-mount sinks and granite countertops. Luxurious 6 foot tub, multi-head separate glass walled shower. Private toilet room. Even its own linen closet. Natural stone floors, tub surround and shower walls.
<b>Master Closet</b>	9' x 7'	Large, well lit walk-in closet.
<b>Bedroom #2</b>	12' x 12'	Charming bedroom with its own private bath. East exposure with ample closet space.
<b>Bedroom #3</b>	12' x 13'	Nicely sized bedroom has access to the Jack & Jill bath. East exposure.
<b>Bedroom #4</b>	13' x 15'	Spacious bedroom has a large closet north exposure and access to the Jack & Jill bath.
<b>Bath #2</b>	5' x 9'	Adjoining the guest room and featuring a vanity, under mount sink, cast-iron bathtub, and granite countertop. Ceramic tile floor and bathtub surround.
<b>Bath #3</b>	7' x 14'	Super for children this bathroom offers a double sink vanity, cast-iron bathtub, and granite countertop. Ceramic tile floor and bathtub surround.
<b>Second Floor Foyer</b>	10' x 6'	Nicely sized foyer features a linen closet and laundry room.

## **Basement**

<b>Recreation Room</b>	25' x 26'	Fully finished with carpet and radiant heat. Lots of recessed lighting. Potential Media Room/Home Theater.
<b>Bath #4</b>	7' x 7'	Featuring a vanity, under mount sink, cast-iron bathtub, and granite countertop. Ceramic tile floor and bathtub surround. Perfect for Nanny/Au-pair.
<b>Laundry Room</b>		Complete laundry facility to compliment the second floor laundry.
<b>Mechanical Room</b>	11' x 24'	High efficiency furnace, 75 gallon hot water heater, sump pump, and ejector pump. Second high efficiency furnace to be located in the attic.

## **Exterior Finishes**

- Pre-stained, cedar siding, with 4” reveal.
- Brick surround on exposed basement walls, and front porch supports.
- Two back porches.
- Marvin double hung windows, simulated divided light with spacer bar, low E, argon filled, low-maintenance aluminum clad exterior with painted interior.
- Simpson wood front door.
- Marvin rear patio doors.
- Brick patio and front walk.
- Asphalt driveway.
- Professionally landscaped.

## **Interior Finishes**

- Door hardware. Emtek Belmont door knobs with backer plate, and matching hinges.
- The house will feature oil-rubbed bronze hardware, except in the kitchen and bathrooms.
- Front door to be solid wood with a glass panel.
- Bedrooms and finished basement areas to be carpeted.
- Cabinetry. Custom, old fashioned, inset door, painted cabinetry in kitchen and master bath. Cherry cabinetry in remaining baths.
- Medicine cabinets and mirrors will be provided in all bathrooms.
- Countertops to be granite.
- Home will be pre-wired for flush mount stereo speakers in the great room and recreation room. Television and phone jacks installed through home.
- Paint. Woodwork will receive white paint. Walls will receive off-white paint.
- Solid Core Trustile panel doors.
- 7 inch base molding throughout property.
- Casings for doors and windows are to be “Craftsman Style”, with plinth blocks on door casings.
- Crown molding to be installed on the entire first floor.

## **Plumbing Fixtures and Faucets**

Plumbing fixtures and faucets are to be by Kohler. Final selections have not yet been made.

## **Lighting Fixtures**

Recessed lighting and trim will be provided.

## **Disclaimer**

Four Quarter Development L.L.C. reserves the right to substitute materials of similar type quality. Specifications provided in this brochure are not exact and may change without notice and be modified during construction. None of specifications provided in this informational brochure are to be interpreted as part of a contract. This is not a legal document.