

3745 N. FRANCISCO

NEW CONSTRUCTION SINGLE FAMILY HOME

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Pre
Completion

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Home Specs

Site Plan

- 28' x 125' lot
- Landscaping and sod
- Detached two-car garage with roof deck, fireplace, and electric car charger
- Enclosed front and backyard

Exterior

- Brick and JamesHardie siding
- Salamander window package
- Architectural asphalt shingle roof

Interior

- 5 Bedrooms + Office, 4.1 Baths
- 3930 square feet
- Flooring: Pre finished, wide plank Oak hardwood throughout main and upper-level, carpet throughout lower-level bedrooms and hallway, tile in lower-level recreation room
- 8' interior doors on main and upper-level
- Ceiling heights: Lower 9', Main 10', Upper 9'
- Custom millwork throughout
- Electric fireplace in living room, gas fireplace in family room
- Custom built-ins in living room, family room, and lower-level recreation room
- Mudroom with built-in bench and storage
- Custom closet organizers
- Radiant heat throughout lower-level

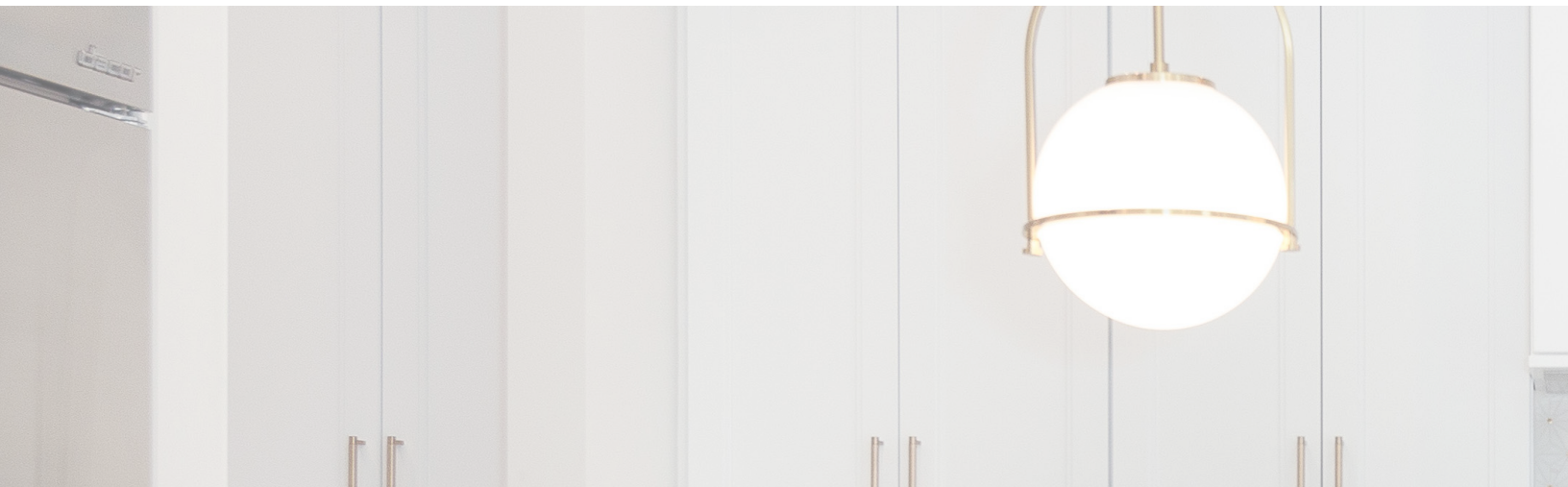
Kitchen

- Soft close cabinetry
- Butler's pantry with sink, pantry closet
- Breakfast area
- Island with bar seating
- Quartz counters
- Appliances:
 - Dacor 24 Cu. Ft. Built-In Side-By-Side Refrigerator 42" Wide in Silver Stainless
 - Bosch 800 Series 36" Stainless Steel Industrial-Style Gas Range
 - Bosch 100 Series 24" Recessed Handle Dishwasher In Stainless Steel
 - Sharp 24" Stainless Steel Microwave Drawer Oven
 - Avanti Wine Chiller Built-In Dual Zone 24" with Stainless Frame

Wet Bar

Lower-level wet bar:

- Quartz countertop and sink
- Avanti 24" Beverage Center



Bathrooms

Primary Bath:

- Custom cabinetry with soft close feature, quartz counters, and dual sinks
- Freestanding tub
- Frameless glass shower
- Heated flooring

Upper-level Hall Bath:

- Custom cabinetry with soft close feature and quartz counters
- Bathtub
- Heated flooring

Upper-level Ensuite Bath:

- Custom cabinetry with soft close feature and quartz counters
- Frameless glass shower
- Heated flooring

Lower-level Bath:

- Custom cabinetry with soft close feature and quartz counters
- Frameless glass shower
- Heated flooring

Main-level Powder Room:

- Custom cabinetry with soft close feature and quartz counters

Laundry

- Upper-level laundry with sink and Samsung 4.5 Cu. Ft. Platinum Smart Front Load Washer With Super Speed Wash and Samsung 7.5 Cu. Ft. Platinum Smart Gas Dryer With Steam Sanitize+
- Lower-level laundry with second hookup

Electrical

- 400 amp service provided
- Recessed cans throughout
- Designer light fixtures

Low Voltage

- Low voltage pre-wire for data, cable, and security

Mechanical

- Two high efficiency HVAC systems
- High efficiency water heater
- Drain tile system with sump and ejector pump



Appliances



Dacor 24 Cu. Ft. Built-In Side-By-Side Refrigerator 42" in Silver Stainless

Side-by-side configuration for easy organization and access, Precise cooling technology for consistent temperature control, Adjustable shelves and spacious compartments for flexible storage, Integrated LED lighting for clear interior visibility, Energy-efficient performance with quiet operation

Zephyr Monsoon Connect Insert Range Hood

Zephyr Connect App allows you to control your range hood from anywhere using your mobile device, Energy efficient LED lighting, with tri-level brightness adjustments, Modern touch controls that respond to proximity



Bosch 800 Series 36" Stainless Steel Industrial-Style Gas Range

Powerful dual-flame burner delivers fast, precise heat control, Continuous heavy-duty cast-iron grates for easy movement of pots and pans, Stainless steel finish for a sleek, durable appearance, Large oven capacity ideal for multi-dish cooking and baking, Heavy-duty knobs and LED indicators for modern functionality, Easy-clean sealed burners for simple maintenance



Bosch 100 Series 24" Recessed Handle Dishwasher In Stainless Steel

Quiet operation, Adjustable upper rack to accommodate larger items, Triple filter system, Multiple wash cycles, Energy Star® certified for water and energy efficiency

Sharp 24" Stainless Steel Microwave Drawer Oven

Easy touch controls and smooth glide drawer, 1.2 cu. ft. capacity fits large dishes and cookware, Auto-touch open and close, Hidden control panel

Avanti 24" Built-In Dual Zone Wine Chiller

49 Bottle capacity, Dual temperature zones, Security lock with key, LED interior display lighting



Avanti 5 Cu. Ft. Beverage Center 24" in Stainless Steel

Holds up to 16 750mL wine bottles and 85 12oz bottles or 105 12oz cans, Digital touch pad control, 34 F to 60 F temperature range, Convection cooling system

Samsung 4.5 Cu. Ft. Platinum Smart Front Load Washer With Super Speed Wash and Samsung 7.5 Cu. Ft. Platinum Smart Gas Dryer With Steam Sanitize+

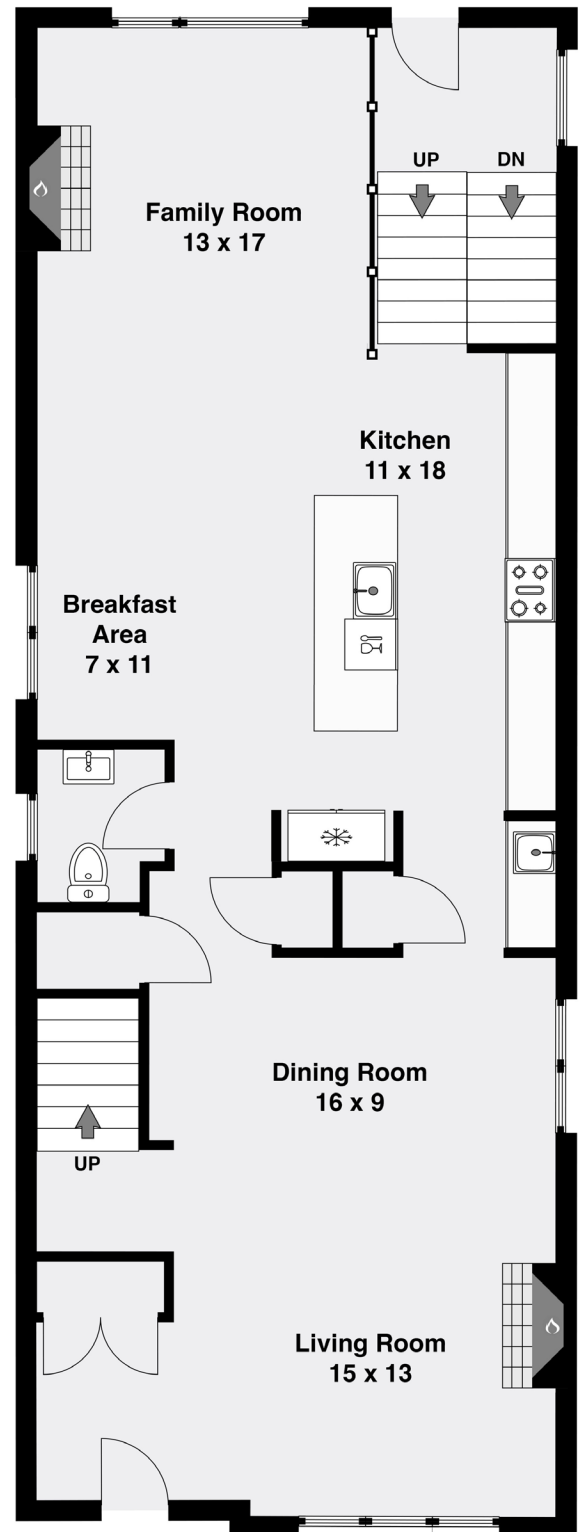
Built-in sensors use AI technology to detect fabric texture and load size, Customize wash motions and dry temps and more for advanced fabric care



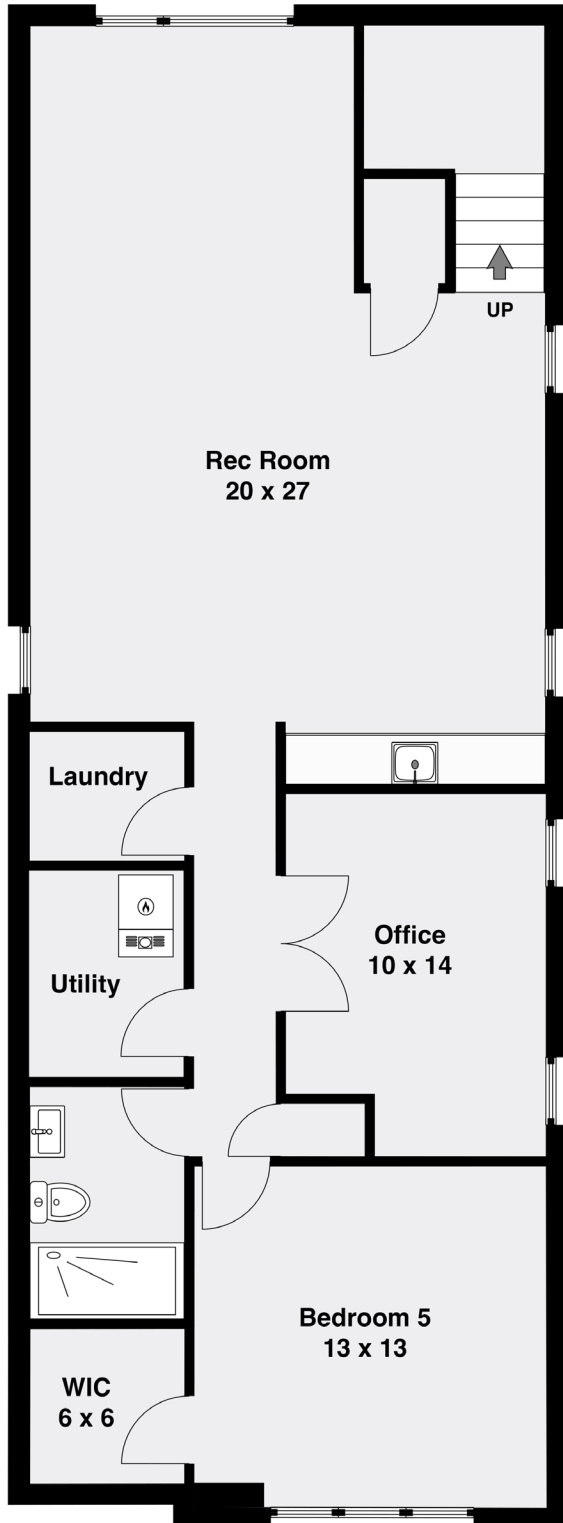
Floor Plans

3745 N Francisco

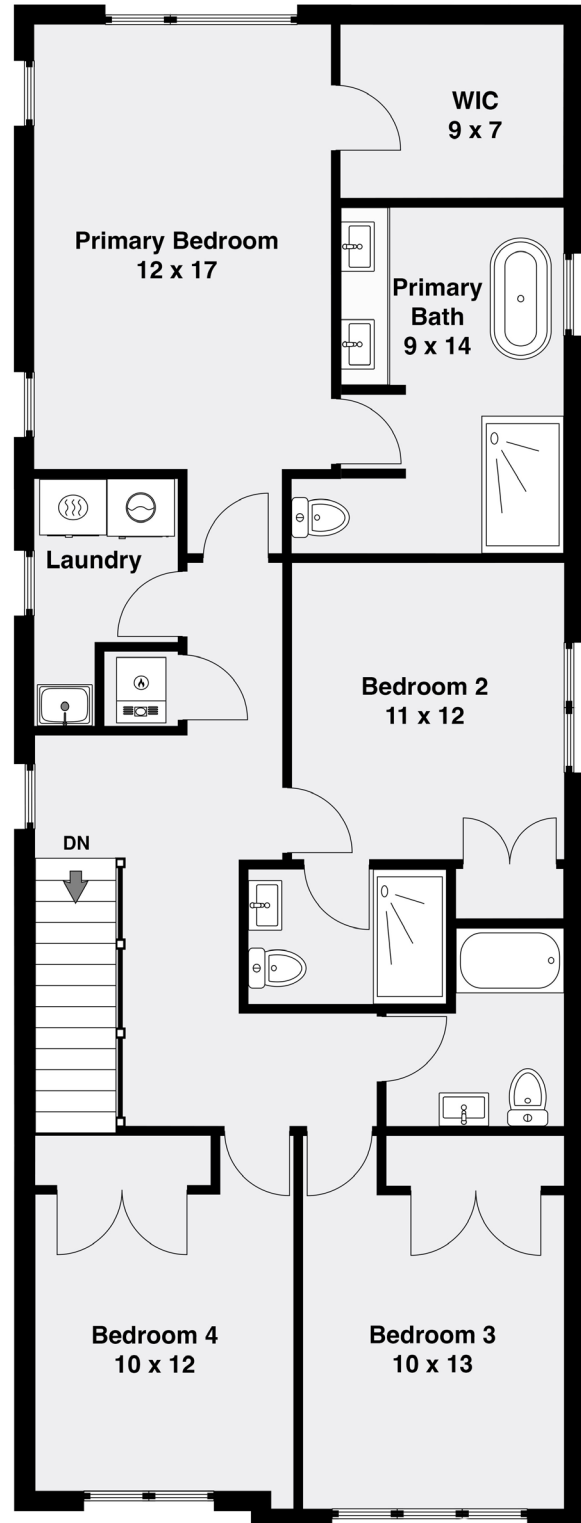
Stunning new construction single-family home on an extra-wide 28' lot steps from beautiful Horner Park. Every detail has been considered in this impeccable 5 bedroom + office, 4.1 bath home. Contemporary facade with brick and Hardie Board siding. Combined living/dining room features fireplace with built-ins, large windows offering ample natural light, and custom millwork. Chef quality kitchen equipped with Dacor/Bosch appliances, large island with bar seating, soft close cabinetry with under counter lighting, stunning quartz counters, butler pantry, pantry closet, and breakfast area. Adjoining family room features fireplace with built-ins and backyard access. Spacious primary bedroom includes ample closet space with custom organizers, and spa like ensuite bath with freestanding soaking tub, frameless glass shower, dual vanities, and heated flooring. Three additional bedrooms, one with ensuite bath, hall bath, and laundry with washer/dryer + sink complete the upper-level. Finished lower-level with radiant heated flooring throughout includes recreation room with wet bar + beverage center, sauna, 5th bedroom, office, full bath, mechanicals, and second laundry hook-up. Statement lighting, designer fixtures and finishes, 8' doors, built-out closets, and heated flooring throughout lower-level and all upper-level baths. Fully enclosed yard with rear patio and detached two-car garage featuring roof deck and fireplace. Easy access to all your favorite spots for dining, entertainment and shopping in Irving Park and nearby neighborhoods. Close to public transportation and Horner Park.



Main Level

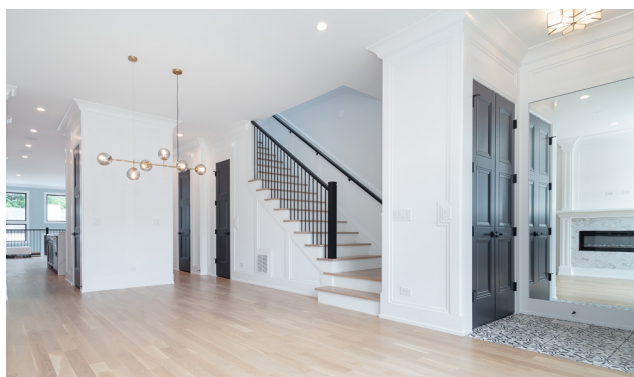


Lower Level



Upper Level

Past Project

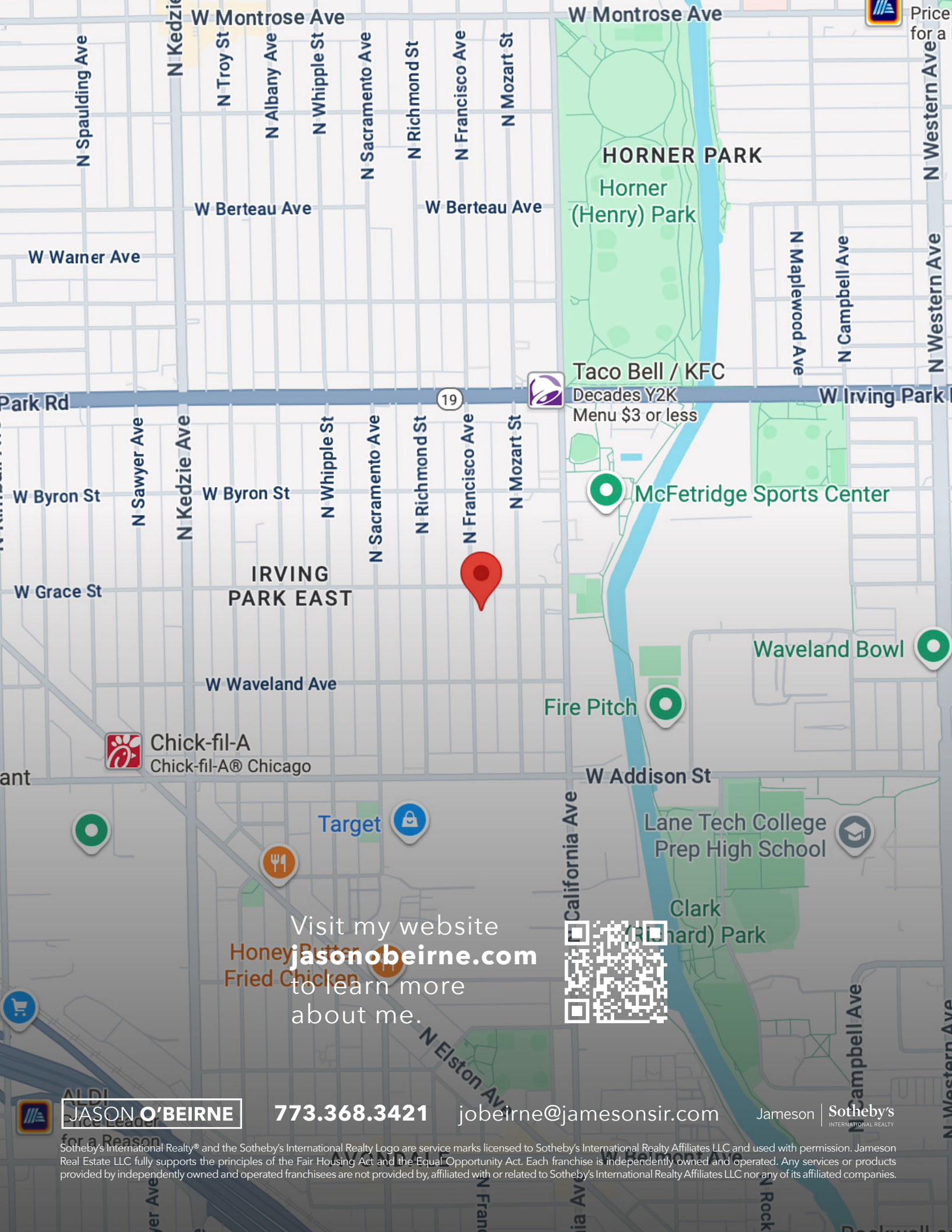




Past Project







Visit my website
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