

LUX MODERN DEVELOPMENT INC.

Jameson | Sotheby's INTERNATIONAL REALTY

1907 Cuyler

NEW CONSTRUCTION SINGLE FAMILY HOME

JASON **O'BEIRNE** 773-368-3421
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Site Plan
- Extra-wide 37.5' x 125' lot
- Landscaping and sod
- Attached three-car garage with rooftop deck
- Covered front porch
- Rear deck
- Fully enclosed yard

Exterior
- Brick: Glen-Gery Windham
- Siding: JamesHardie in Pearl Gray
- Front door: Glenview Haus Mahogany in Walnut with Emtek Brisbane Mortise Entry Set
- Windows and patio doors: Weather Shield Signature Series Aluminum-Clad Wood in Black
- Decking: TimberTech Terrain+ Collection in Weathered Oak

Interior
- 6 Bedrooms, 6.5 Baths
- 6,170 square feet
- Flooring: Oak hardwood throughout main and upper level, carpeted lower level
- Interior doors: 8' solid core, single panel doors with Emtek Helios door hardware
- Custom casework and ceiling details
- Ceilings: Lower 9', Main 10'10", Upper 9'
- Cathedral ceilings in primary bedroom and front-facing upper level bedrooms
- ProBuilder 42" traditional gas fireplace in living room
- Fireplace Xtrordinair 60" High Output Linear fireplace in great room
- Great Room Built-Ins: Full overlay soft close cabinetry with shaker style doors, and open shelving
- Rear mudroom with built-in bench and coat closet
- Radiant Heat: Throughout lower level, mudroom, garage, and all upper level bathrooms

Kitchen
- Custom full overlay soft close shaker style cabinetry in Rift White Oak
- Butler's Pantry with sink and wine cooler
- Prep kitchen/pantry with sink and second dishwasher
- 14' island with waterfall countertop and bar seating
- Plumbing Fixtures
  Kitchen: Graff Perfeque Pull-Down Faucet
  Butler's Pantry: Hansgrohe Focus HighArc Faucet
- Appliances:
  -Sub-Zero 30" Designer Column Refrigerator with Internal Dispenser
  -Sub-Zero 30" Designer Column Freezer with Ice Maker
  -Wolf 48" Sealed Burner Rangetop - 6 Burners and Infrared Griddle
  -Wolf 30" M Series Professional Built-In Double Oven
  -Best built-in range hood
  -Cove 24" Dishwasher with custom panel (2)
  -Sharp Microwave Drawer
  -Sub-Zero 24" Undercounter Wine storage

Wet Bar
Lower level wet bar:
- Custom full overlay soft close shaker style cabinetry in Rift White Oak
- Hansgrohe Focus HighArc Kitchen Faucet with Kohler under-mount bar sink with rack
- U-Line 24" Beverage Center

Bathrooms
Primary Bath:
- Steam shower with Jaclo Rain Machine shower head, Phylrich fixtures, and Thermasol touch control
- Victoria & Albert freestanding Barcelona soaking tub with Phylrich freestanding tub filler and hand shower
- Custom full overlay soft close shaker style cabinetry in Rift White Oak
- Toto Nexus One-Piece Toilet
- Kohler Rectangle Under-Mount Sink with Phylrich widespread faucet

Ensuite Bath Two:
- Maax Alcove Tub with Phylrich and Kohler fixtures
- Custom full overlay soft close shaker style cabinetry
- Toto Nexus One-Piece Toilet
- Kohler Rectangle Under-Mount Sink with Phylrich single-handle faucet

Ensuite Bath Three:
- Maax Alcove Tub with Phylrich and Kohler fixtures
- Custom full overlay soft close shaker style cabinetry
- Toto Nexus One-Piece Toilet
- Kohler Rectangle Under-Mount Sink with Phylrich single-handle faucet

Ensuite Bath Four:
- Maax Alcove Tub with Phylrich and Kohler fixtures
- Custom full overlay soft close shaker style cabinetry
- Toto Nexus One-Piece Toilet
- Kohler Rectangle Under-Mount Sink with Phylrich single-handle faucet

Ensuite Bath Five:
- Frameless glass shower with Phylrich fixtures
- Custom full overlay soft close shaker style cabinetry
- Toto Nexus One-Piece Toilet
- Kohler Rectangle Under-Mount Sink with Phylrich single-handle faucet

Bath Six:
- Frameless glass shower with Phylrich fixtures
- Custom full overlay soft close shaker style cabinetry
- Toto Nexus One-Piece Toilet
- Kohler Rectangle Under-Mount Sink with Phylrich single-handle faucet

Powder Room:
- Custom full overlay soft close shaker style cabinetry in Rift White Oak
- Toto Nexus One-Piece Toilet
- Kohler Rectangle Under-Mount Sink with Phylrich widespread faucet

Laundry
Upper and lower Laundry:
- LG 4.5 cu. ft. Front Load Washer with TurboWash™ 360° and Built-In Intelligence
- LG 7.4 cu. ft. TurboSteam® Front Load Dryer
- Custom full overlay soft close shaker style cabinetry
- Lenova sink with Grohe or Hansgrohe faucet

Electrical
- 400-amp service provided
- 50-amp pre-wire for car charger
- Recessed cans throughout
- Designer light fixtures

Low Voltage
- Low voltage pre-wire + security system + front gate intercom and access control

Mechanical
- Two high efficiency HVAC systems on 3 zones: main and lower level, primary suite, remainder of upper level
- Two 75-gallon high efficiency gas water heaters
- Drain tile system with sump and ejector pump
- Fire suppression sprinkler system
- Hydronic snow melt for front entry walkway, stairs and landing, featuring automatic controller with inground moisture sensor
- Navien boiler for radiant heating

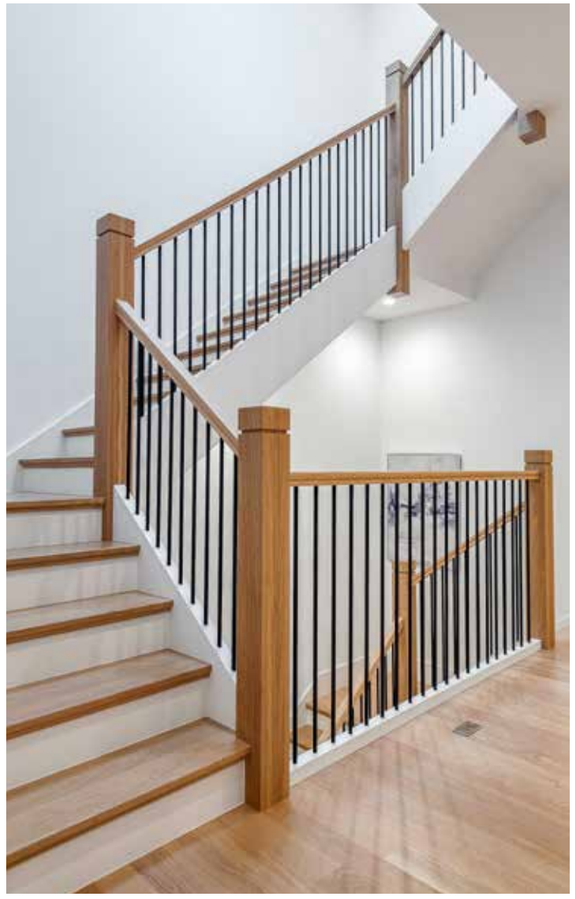
All specifications, features, finishes, materials, and designs are subject to change without notice. In the event of any discrepancy between marketing materials and the completed residence, the as-built condition shall prevail. Floor plans, dimensions, and square footage are approximate and may vary. Interior photographs depict similar past projects and are intended for illustrative purposes only; actual finishes, fixtures, and selections may differ.

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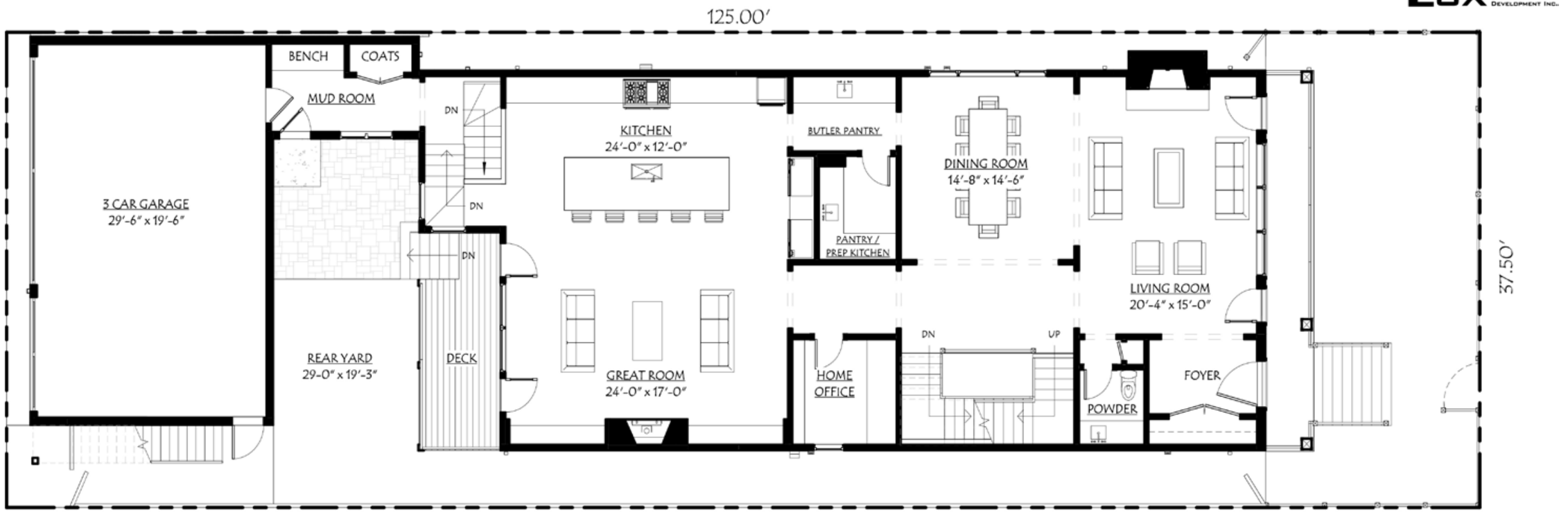






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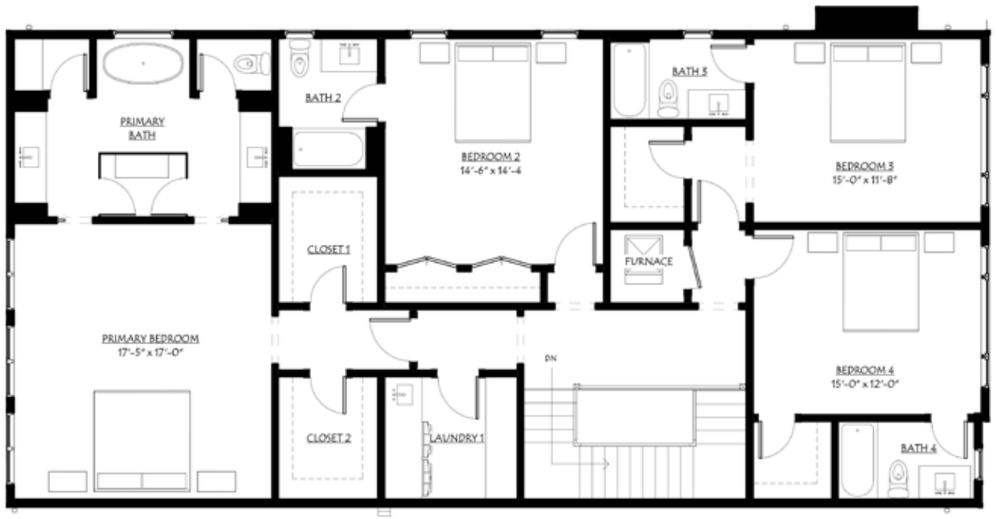


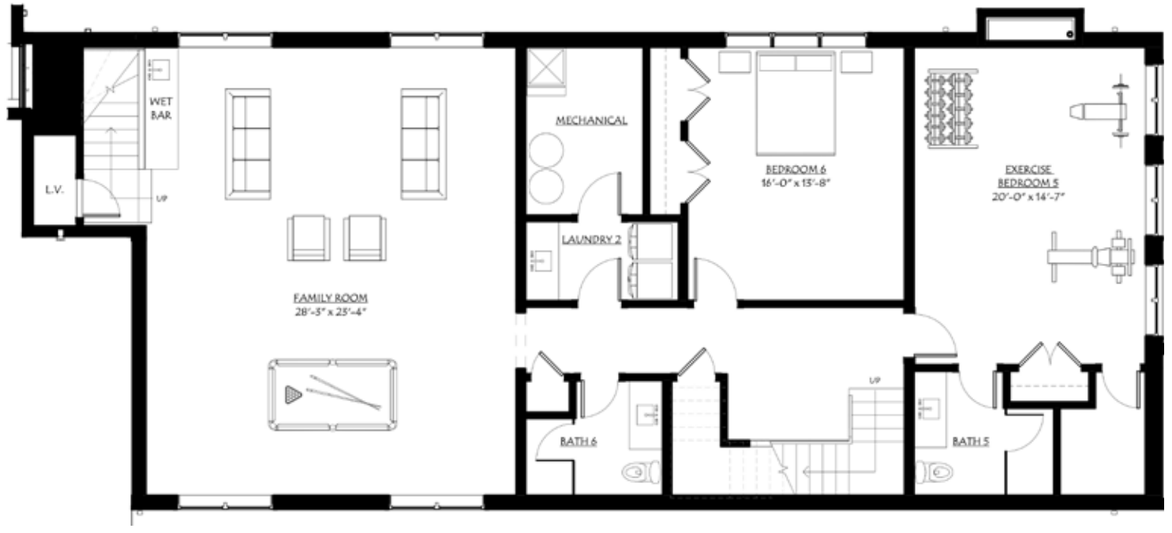


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