

1525 WEST VICTORIA STREET
CHICAGO





RENDERING OF 6074 NORTH HERMITAGE

1525 WEST VICTORIA STREET LIGHT-FILLED MODERN HOME ON A QUIET RESIDENTIAL STREET NEAR THE CENTER OF ANDERSONVILLE

FEATURES

Currently under construction, the fantastic layout of this modern, new-construction home offers 5 bedrooms and 3.5 baths on 3 fully-finished levels. Enter from the front porch on the first floor to find a welcoming foyer next to a charming front sitting room. Past the powder room and the stair is a south-facing family room, dining room and beautiful kitchen. A mud room connects the kitchen to the back door and the 2-car garage across the backyard. The second floor features the master suite, 2 bedrooms and a second bathroom, while the lower level features a south-facing TV room, laundry, utilities, a third full bathroom and two additional bedrooms.

The open-floorplan home provides a commercial-grade enclosure and high-performance windows, keeping the inside comfortable and energy-efficient all year.

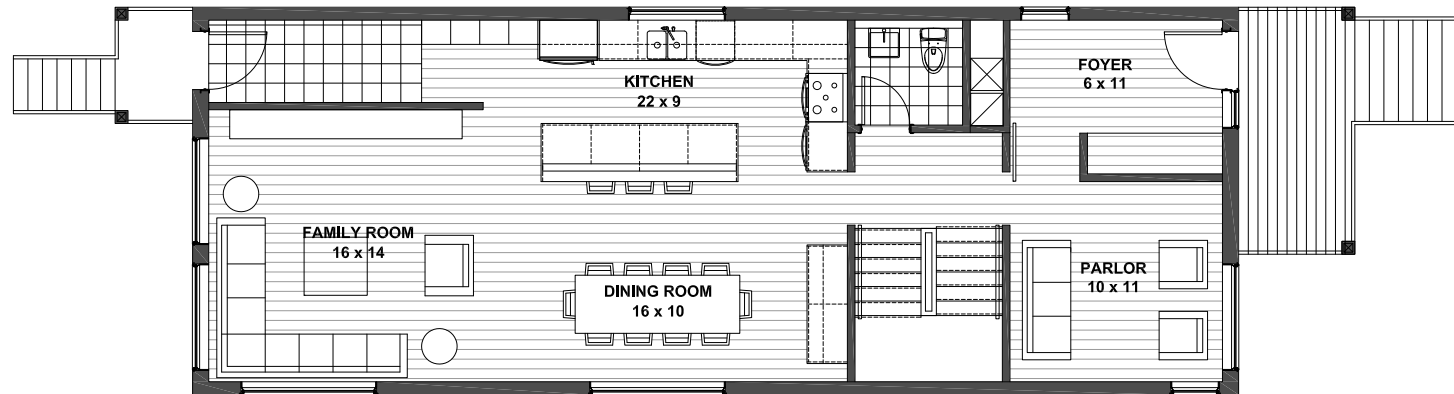


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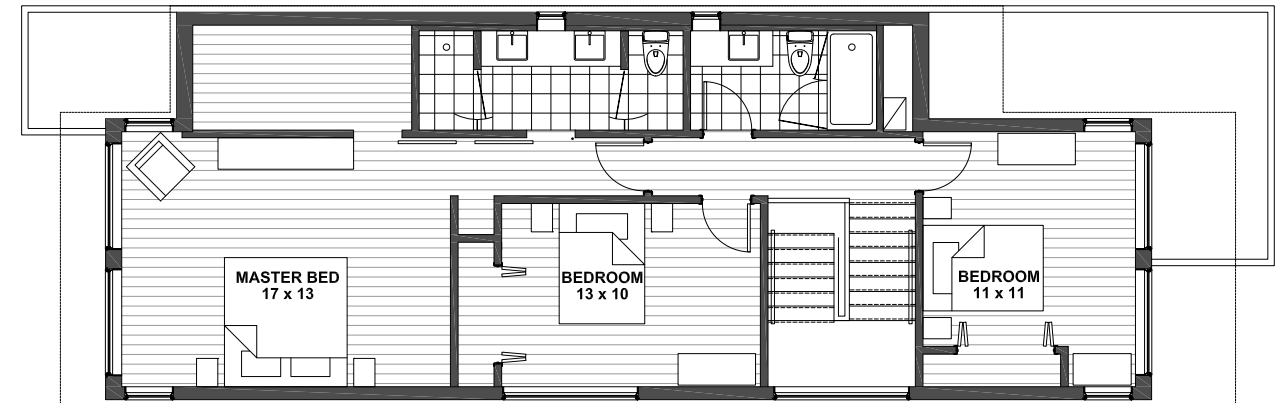
ADDITIONAL FEATURES

<p>Enclosure:</p> <ul style="list-style-type: none"> • Prefinished corrugated steel, Fiber cement panels and trim, & Brazilian hardwood. • Solitex Fronta Quattro High performance air and water barrier. • “Rain screen” siding system with exterior grade furring strips separating siding from air and water barrier, creating a cavity for air flow to keep the enclosure dry. 	<p>Roof:</p> <ul style="list-style-type: none"> • Modified bitumen membrane roof with metal edge detail. Commercial quality roofing material with a 12 year product warranty and 4 year installation warranty. <p>Windows and doors:</p> <ul style="list-style-type: none"> • Weathershield contemporary line aluminum clad wood windows, tinted with a low-e coating. Low-e coatings minimize the amount of ultraviolet and infrared light that can pass through glass without compromising the amount of visible light that is transmitted. This creates a balance of heat penetrating through the windows. By minimizing the sun’s energy that penetrates and capturing and containing the energy that does, the windows minimize heat gain in the summer and heat loss in the winter. • Exterior door are aluminum clad wood with tempered glass inserts • Interior doors are flush solid core with satin nickel hardware 	<p>Front Porch</p> <ul style="list-style-type: none"> • Ipe decking - sustainably grown and harvested South American hardwood. Beautiful, long-lasting and low maintenance. Wood lightens beautifully over time but color can be maintained if desired using penofin for hardwood every few years. <p>Kitchen:</p> <ul style="list-style-type: none"> • White flush cabinetry with accent cabinets and full height pantry cabinets • quartz countertops • Decorative backsplash • Thermador built-in refrigerator with bottom drawer freezer • Thermador Star Sapphire dishwasher • Bosch microwave/convection oven 800 series built-in • Thermador Professional Series Pro Harmony Range • Thermador wall mounted range hood • Uline panel-ready beverage center • Blanco stainless steel undermount sink • Delta Trinsic auto-touch faucet <p>Bathrooms</p> <ul style="list-style-type: none"> • Hansgrohe, Kohler and Duravit fixtures • Tiled showers with frameless glass enclosures • Flush-face floating cabinetry 	<ul style="list-style-type: none"> • Porcelain tile and natural stone floors and shower walls • Dual flush toilets <p>Lower Level</p> <ul style="list-style-type: none"> • Recreation room wired for sound • 2 Bedrooms • Full bath • Laundry room <ul style="list-style-type: none"> - Cabinetry and shelving - Porcelain tile flooring - Side by side washer dryer and sink basin <p>Entry</p> <ul style="list-style-type: none"> • Front porch with ipe deck and steel railings • Professional landscaping <p>Other</p> <ul style="list-style-type: none"> • Built in hutch and beverage center in dining room • Designer lighting • Wired for sound and data • 2 car garage
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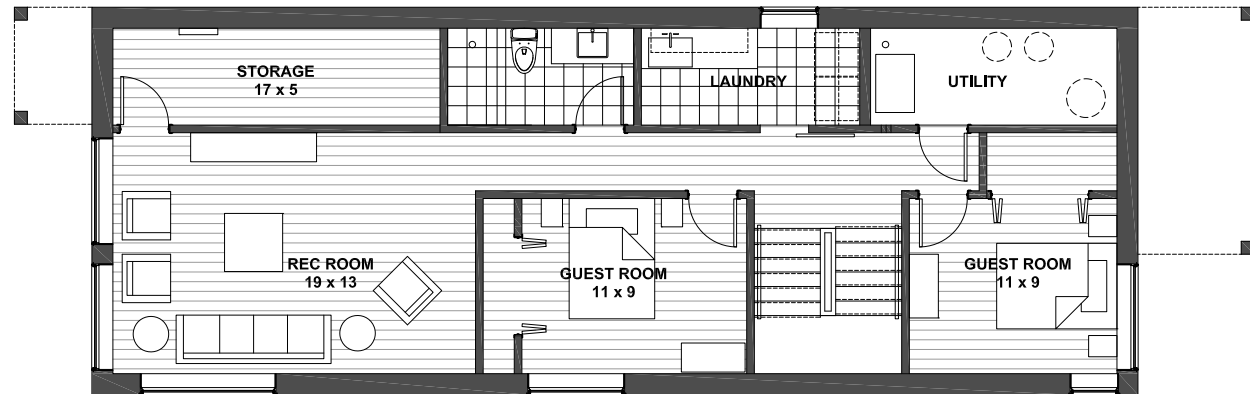
1525 WEST VICTORIA STREET
FIRST LEVEL

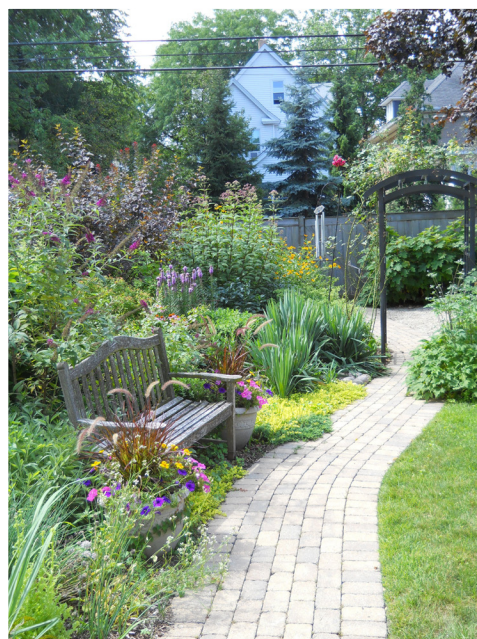


1525 WEST VICTORIA STREET
SECOND LEVEL



1525 WEST VICTORIA STREET
LOWER LEVEL





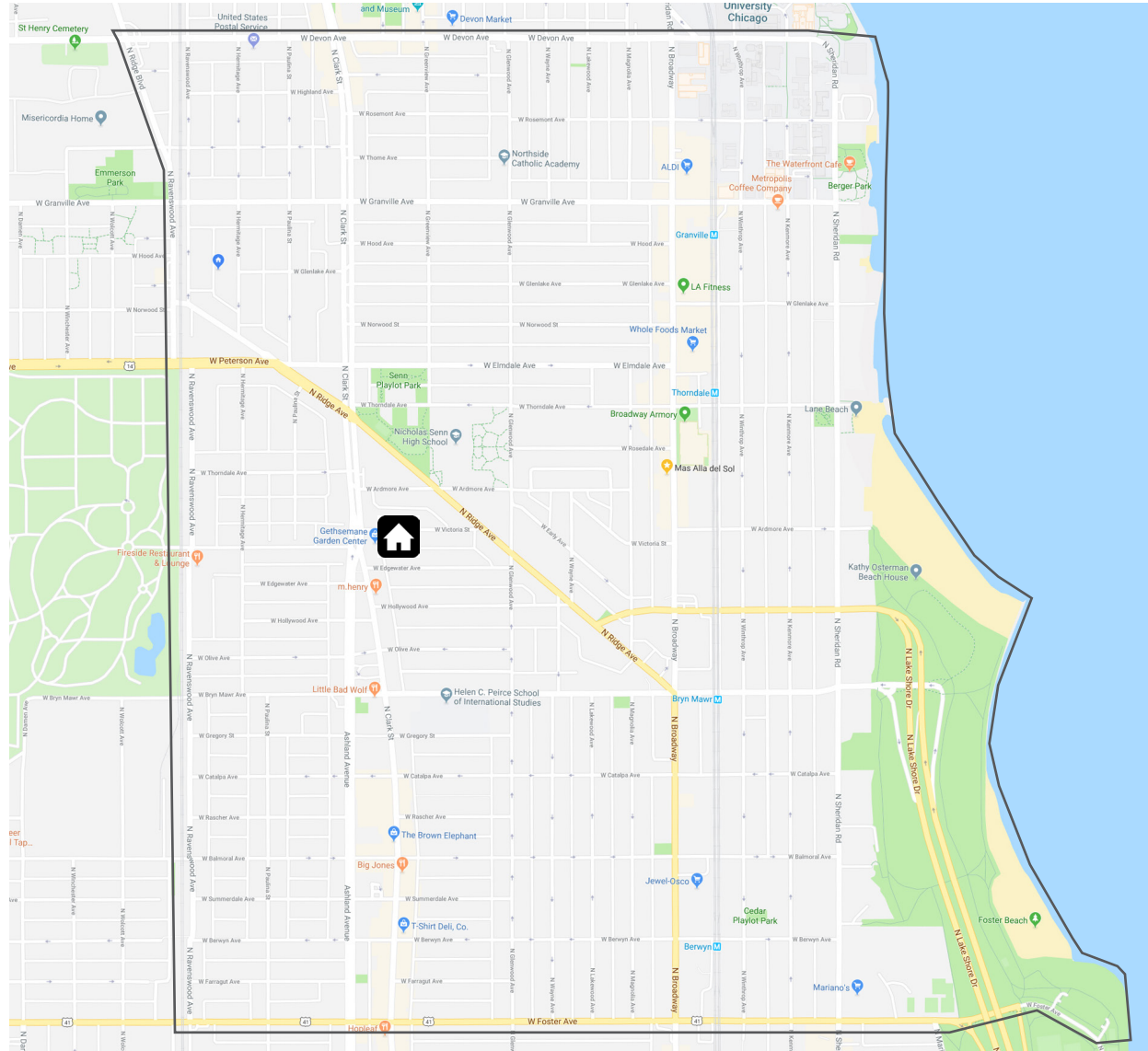
ABOUT EDGEWATER

Just seven miles north of The Loop, Edgewater attracted Chicago's elite in the late 19th and early 20th century. Chicagoans first laid down roots in Edgewater in their lakeside summer homes in the 1880s. The community soon became one of the most affluent in the Chicagoland area, lining the lake with mansions and family homes farther inland. In recent years, Chicagoans have continued to move north to settle in Edgewater, contributing to the continued strength and vibrancy of the lakeside neighborhood.

Edgewater is admired for its eclectic architecture, antique shops, superb beaches, pioneering restaurants, independent retailers and robust arts scene. The community is home to a diverse population and well-known for its authentic international fare, boutique grocery stores and thriving arts organizations. Edgewater is a great neighborhood for families, boasting street festivals in the Chicago tradition, numerous city playlots and block parties organized by individual block clubs and supported by the local Aldermen. Family events such as outdoor theater, art shows, garden walks and parades occur throughout the year. A thriving and vibrant commercial district supports family-friendly businesses and there are excellent public and private school options.

When summer rolls around, Edgewater's beaches are a must-visit. Beaches closer to downtown are often crowded, but Edgewater is far enough north to easily claim a spot in the sand. Kathy Osterman Beach (also known as Hollywood Beach) has a beach house with a restaurant, sand volleyball courts, a playground and shallow water, making the large beach kid-friendly and a magnet for families. Foster Avenue Beach is an equally popular spot and offers a glimpse of the bright pink Edgewater Beach Apartments, one of many charming neighborhood landmarks.

NEIGHBORHOOD MAP



NEIGHBORHOOD GUIDE

Coffee Shops

Metropolis.....	1039 W Granville
Kopi.....	5317 N Clark
True North.....	5507 N Clark
La Columbe.....	5158 N Clark
The Coffee Studio.....	5628 N Clark
First Slice.....	5357 N Ashland
Colectivo Coffee.....	5425 N Clark
Chicago Grind.....	5256 N Broadway

Grocery / Specialty / Spirits

Whole Foods.....	6009 N Broadway
Mariano's.....	5201 N Sheridan
Jewel Osco.....	5516 N Clark
Edgewater Produce.....	5515 N Clark
Devon Market.....	1440 W Devon
Piatto Pronto.....	5624 N Clark
La Unica.....	1515 W Devon
Independent Spirits.....	5947 N Broadway
In Fine Spirits.....	5418 N Clark
Andersonville Wine and Spirits.....	5201 N Clark

Bakeries

Lost Larson.....	5318 N Clark
Edge of Sweetness.....	6034 N Broadway
Maddie Bird.....	1445 W Devon
First Slice.....	5357 N Ashland
PhLOUR.....	1138 W Bryn Mawr
Middle East Bakery.....	1512 W Foster

Health Clubs

Cheetah.....	5248 N Clark
LA Fitness.....	6107 N Broadway
Orange Theory.....	1126 W Granville
Edgewater Athletic Club.....	1040 W Granville
Galter Life Center.....	5157 N Francisco
Edgewater Crossfit.....	5757 N Ridge
Anytime Fitness.....	1346 W Devon
Yoga Tree.....	5238 N Clark
Sirron Pilates Studio.....	5434 N Clark

Schools

Hayt Elementary.....	1518 W Granville
Helen Peirce School.....	1423 W Bryn Mawr
Swift Elementary.....	5900 N Winthrop
Families Together.....	1500 W Elmdale
Chicago Waldorf School.....	5200 N Ashland
Rogers Park Montessori School.....	1800 W Balmoral
Northside Catholic Academy.....	6216 N Glenwood
Chicago Friends School.....	1246 W Thorndale
Sacred Heart Schools.....	6250 N Sheridan
Nicholas Senn High School	
and Rickover Academy.....	5900 N Glenwood

Hospitals

Methodist Hospital of Chicago.....	5025 N Paulina
Chicago Lakeshore Hospital.....	4840 N Marine
Weiss Memorial.....	4646 N Marine
Swedish Covenant Hospital.....	5140 N California



RESTAURANT GUIDE

Little Bad Wolf.....	1541 W Bryn Mawr	Paserotto.....	5420 N Clark
Jin Ju.....	5203 N Clark	Antica Pizzeria.....	5663 N Clark
M Henry.....	5707 N Clark	Lickity Split.....	6056 N Broadway
Andies.....	5253 N Clark	Bongo Room.....	5022 N Clark
Replay Andersonville.....	5358 N Clark	Hutch.....	1477 W Winnemac
Hopleaf.....	5148 N Clark	Kanela Breakfast Club.....	5413 N Clark
Big Jones.....	5347 N Clark	Svea.....	5236 N Clark
Calo Ristorante.....	5343 N Clark	Gordono.....	5501 N Clark
Lady Gregory's.....	5260 N Clark	Reza's.....	5255 N Clark
Vincent.....	1475 W Balmoral	Bar Roma.....	5101 N Clark
Los Arcos.....	5525 N Clark	Fireside.....	5739 N Ravenswood
Anteprima.....	5316 N Clark	Nookie's.....	1100 W Bryn Mawr
Tanoshii.....	5547 N Clark	Ann Sather.....	1147 W Granville
Octavio Cantina.....	5310 N Clark	Flaco's Tacos.....	1116 W Granville
Ora.....	5143 N Clark	Furious Spoon.....	5406 N Clark
Hamburger Mary's.....	5400 N Clark		
Indie Cafe.....	5951 N Broadway		
Income Tax.....	5959 N Broadway		
Mas Alla del Sol.....	5848 N Broadway		
Francesca's Bryn Mawr.....	1039 W Bryn Mawr		
Uncommon Ground.....	1401 W Devon		
Ethiopian Diamond.....	6120 N Broadway		
Pearl's.....	5352 N Broadway		
Burke's.....	5401 N Broadway		
Mango Pickle.....	5842 N Broadway		
The Growling Rabbit.....	5938 N Broadway		
Cellars Bar and Grill.....	5900 N Broadway		
Moody's Pub.....	5910 N Broadway		
Tank Noodle.....	4953 N Broadway		
Taste of Lebanon.....	1509 W Foster		
George's.....	5306 N Clark		

*All data is subject to change and should be verified with local sources



THE CREATIVE INTERIORS

ABOUT THE CREATIVE

THE Creative is a residential development, design and construction company focused on innovative planning. Our homes provide a comfortable, modern environment that is unique in the marketplace.

THE Creative Brand Difference

Design Driven The emphasis is on product design that improves daily living, characterized by a clean aesthetic and a thoughtful layout. Our homes stress an abundance of natural light, a floor plan that flows, efficient utilization of space and site, and precision detailing.

Right-Sized Spaces are sized to be airy, comfortable, gracious and efficient. The homes are customized to fit reasonably on the lots with ample yard space and light between the homes and their neighbors.

Sustainable The homes feature cost-effective, passive sustainable strategies such as high quality air barriers, high performance insulation, efficient fixtures, appliances and equipment, and smart systems to manage energy usage. These all work together to reduce the use of gas, electricity and water, shrinking your utility bills.

Technological The homes address the impact of technology on the way you live and work. Low voltage wiring and networked systems are integrated into the base design, allowing a seamless use of technology in any space. A multi-purpose home office is a space that can be used for telecommuting and also as a supplemental living space. Mechanical and electrical systems are built to be easily managed from your digital devices.

Durable Materials providing long-term durability and high performance are incorporated to reduce maintenance costs, extend the life of your home and keep it looking new and clean. Metal or membrane roofs, fiber cement siding, cedar accents and aluminum windows surround the home with a refined, resilient enclosure.

Service Focused THE Creative stands by our homes, offering a one year warranty for our work. We make the home buying experience a joy for our buyers. We provide you with a welcome package of home supplies and a digital manual for home operations, with make and model of all equipment, maintenance schedules for the home and important names and numbers.

Value Added THE Creative's brand strategies produce a unique product, differentiated from current housing stock in both look and feel. Sustainable practices save energy and resources and reduce utility bills. Durable materials reduce maintenance costs. Built-in technology provides a home that is ready to meet your needs. Our goal is to provide you with a beautiful home designed to exceed your expectations. Welcome to THE Creative.



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THE CREATIVE INTERIORS



THE CREATIVE EXTERIORS



PHOTO BY VHT STUDIOS

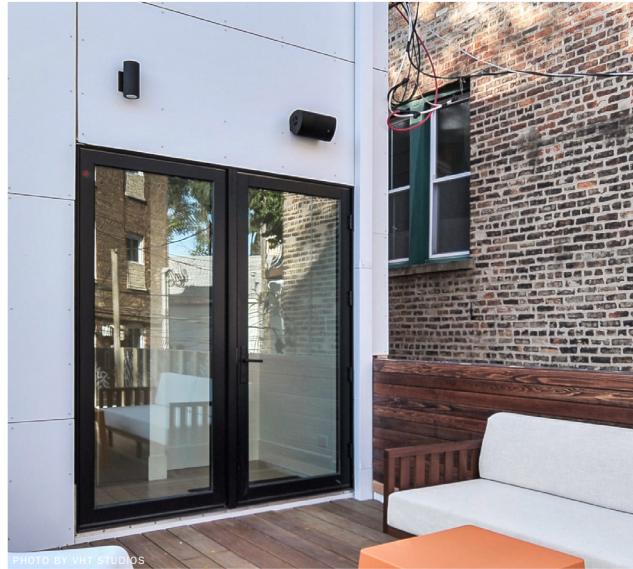


PHOTO BY VHT STUDIOS



PHOTO BY VHT STUDIOS



PHOTO BY MATT DRISCOLL

THE CREATIVE EXTERIORS



