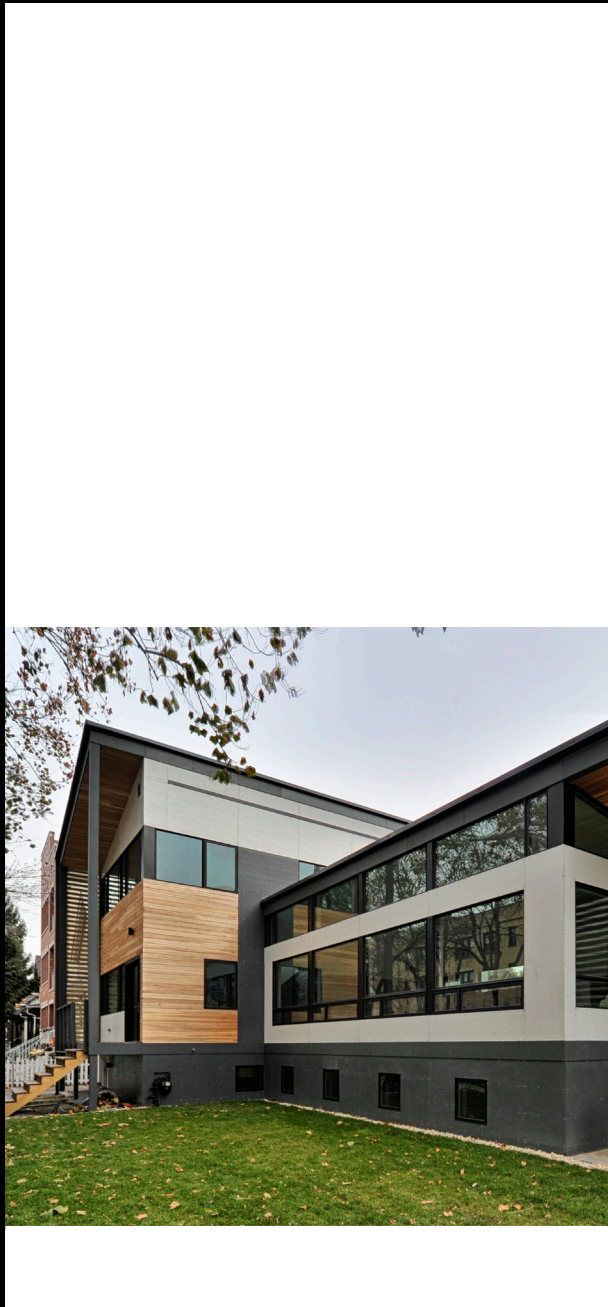


DESIGN DRIVEN  
RIGHT SIZED  
SUSTAINABLE  
TECHNOLOGICAL  
DURABLE

**THE CREATIVE** | 1454 WEST VICTORIA STREET



# THE CREATIVE BRAND

THE Creative is a residential development and architecture company focused on innovative design. 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 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 two 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.



1454 WEST VICTORIA | EXTERIOR



*The home is clad with durable fiber cement panels. High performance windows from the Weathershield Contemporary Line allow an abundance of natural light into the interior. Cedar accents at the ceilings and walls lend a welcoming warmth to the exterior. An outdoor deck above the attached garage provides extra outdoor space next to the private yard.*

© VHT STUDIOS



1454 | GREAT ROOM



*The interior is characterized by openness and flow and abundant natural light. Crisp, clean detailing contributes a minimalist sensitivity while a rich wood floor introduces warmth and texture to create a comfortable, peaceful setting.*

© VHT STUDIOS





*The kitchen is an open design that has a subtle separation from the dining room, lending it a degree of sophistication and distinction. The private back yard and roof deck are each easily accessible from the kitchen, separated by a half level, a benefit to outdoor entertaining.*



# 1454 | INTERIOR



*Numerous south-facing windows bring direct sunlight into the home throughout the year. Natural light is an important design feature, contributing to the spacious feel and the open, roomy quality throughout the home. The high ceilings and flowing layout complete the effect.*

*The ground floor begins with a foyer and parlor. The rest of the floor consists of a dining room, kitchen and family room. A powder room is conveniently located at the rear of the house, easily accessed from the family room, back yard and roof deck.*

*The private second floor holds three bedrooms and two bathrooms, while the lower level has a rec room, laundry room, guest room, full bath and storage space.*



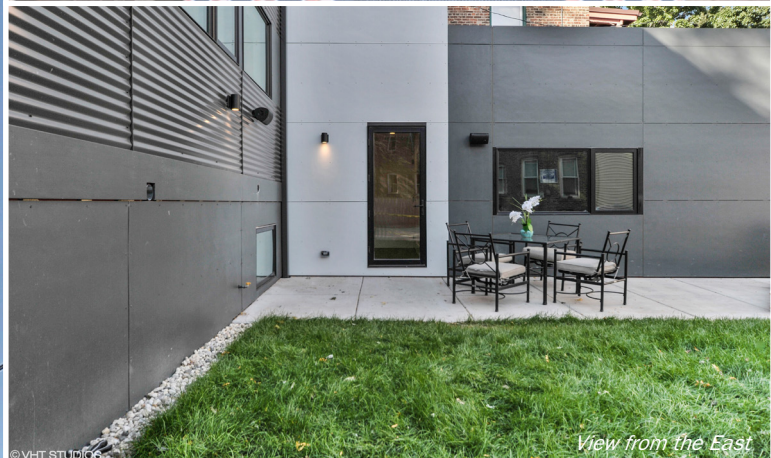
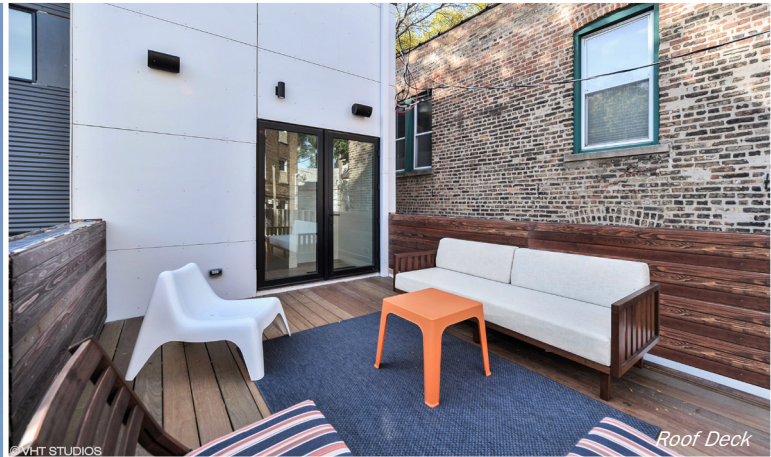








1454 | EXTERIOR



The exterior is composed of three materials that are arranged to create a simple, yet dramatic, design of overlapping volumes. The roof lines extend to create porches and overhangs, serving both a functional and aesthetic purpose.

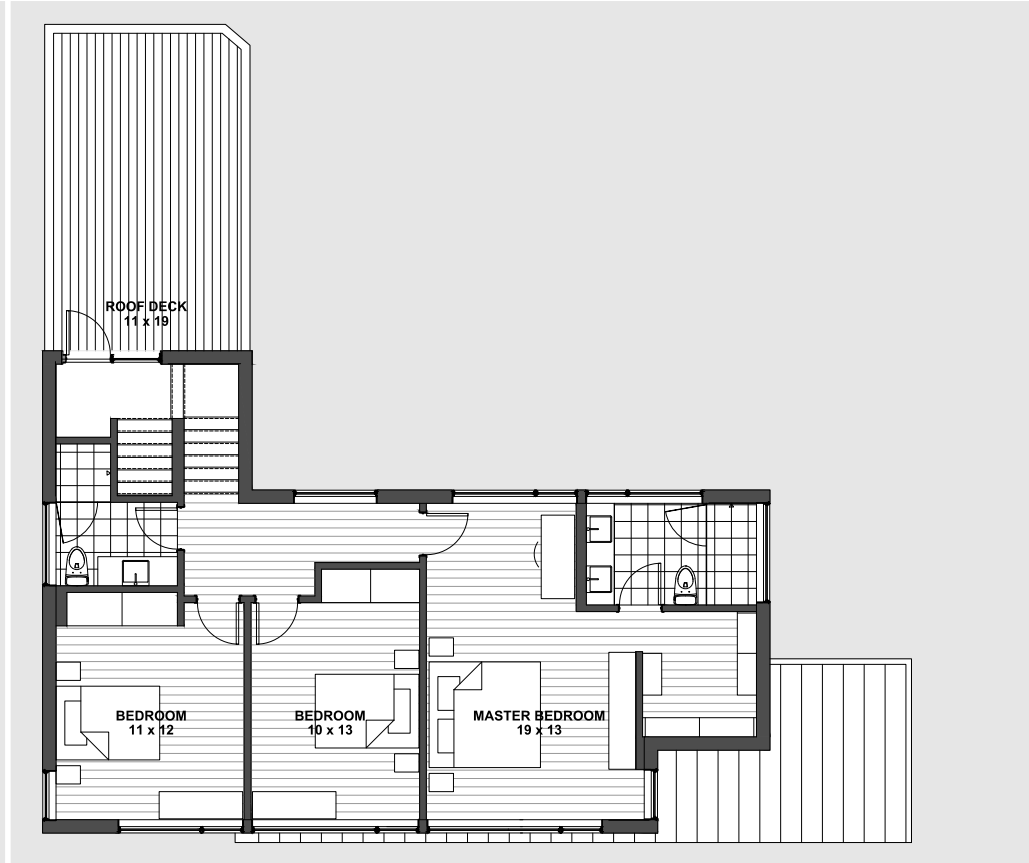
The home has been positioned on the lot to take the best advantage of its triangular shape. The design provides an attached garage with a roof deck. Both are accessed from inside the home, allowing the back yard to be large and unencumbered by stairs to the roof deck. The front porch has plenty of space for a seating area, providing three different spaces for outdoor use.



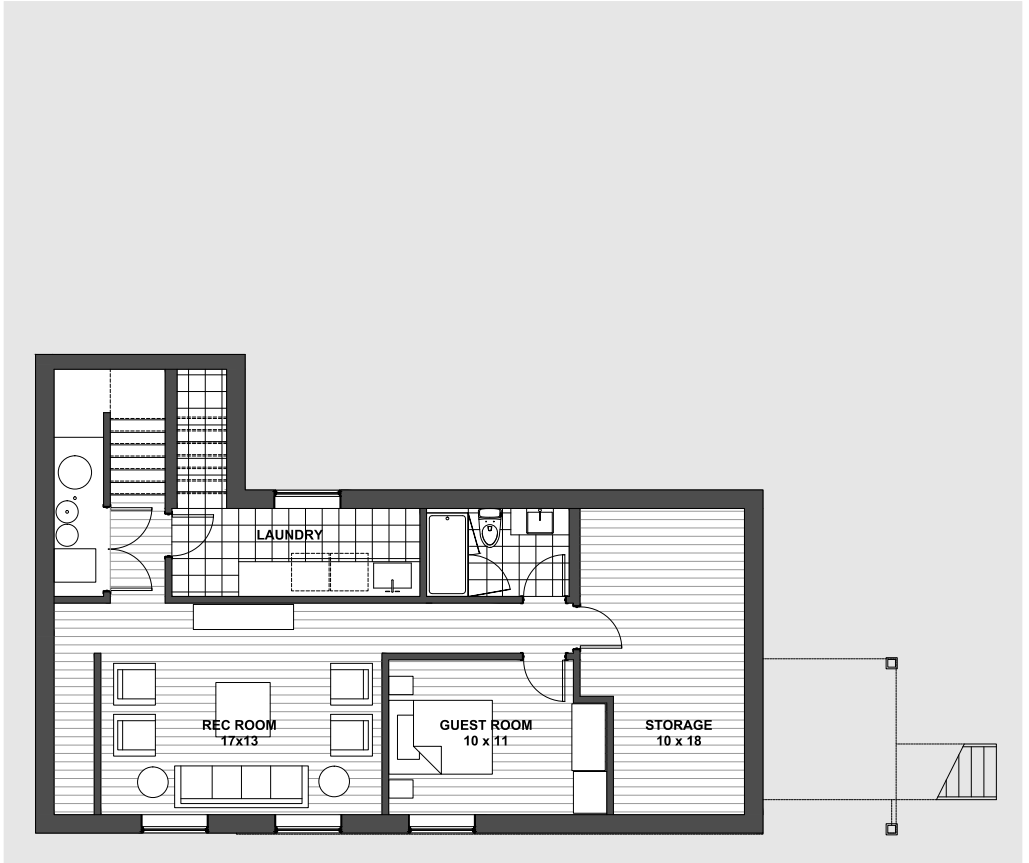
1454 | FLOOR PLANS



Ground Floor



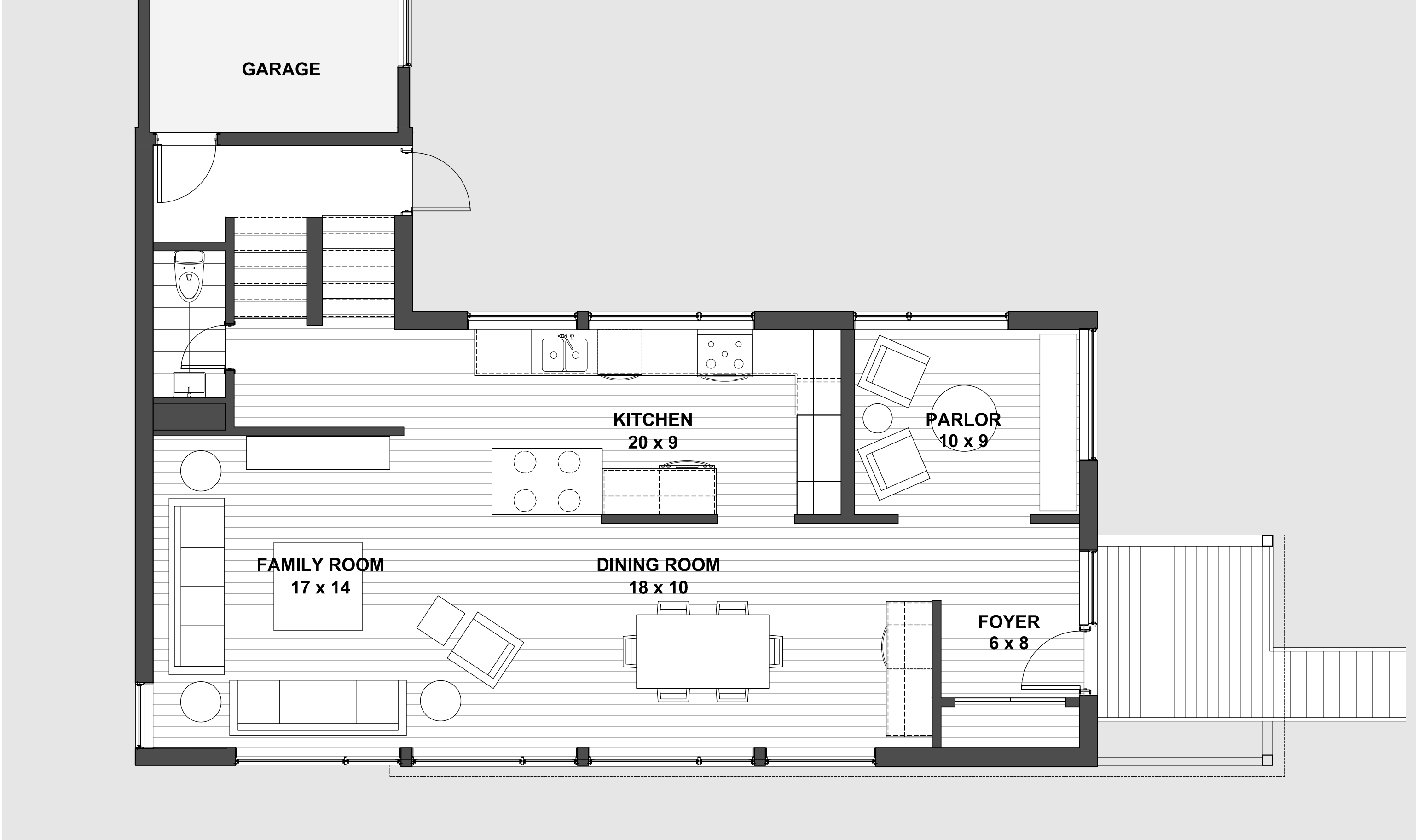
Second Floor



Lower Level

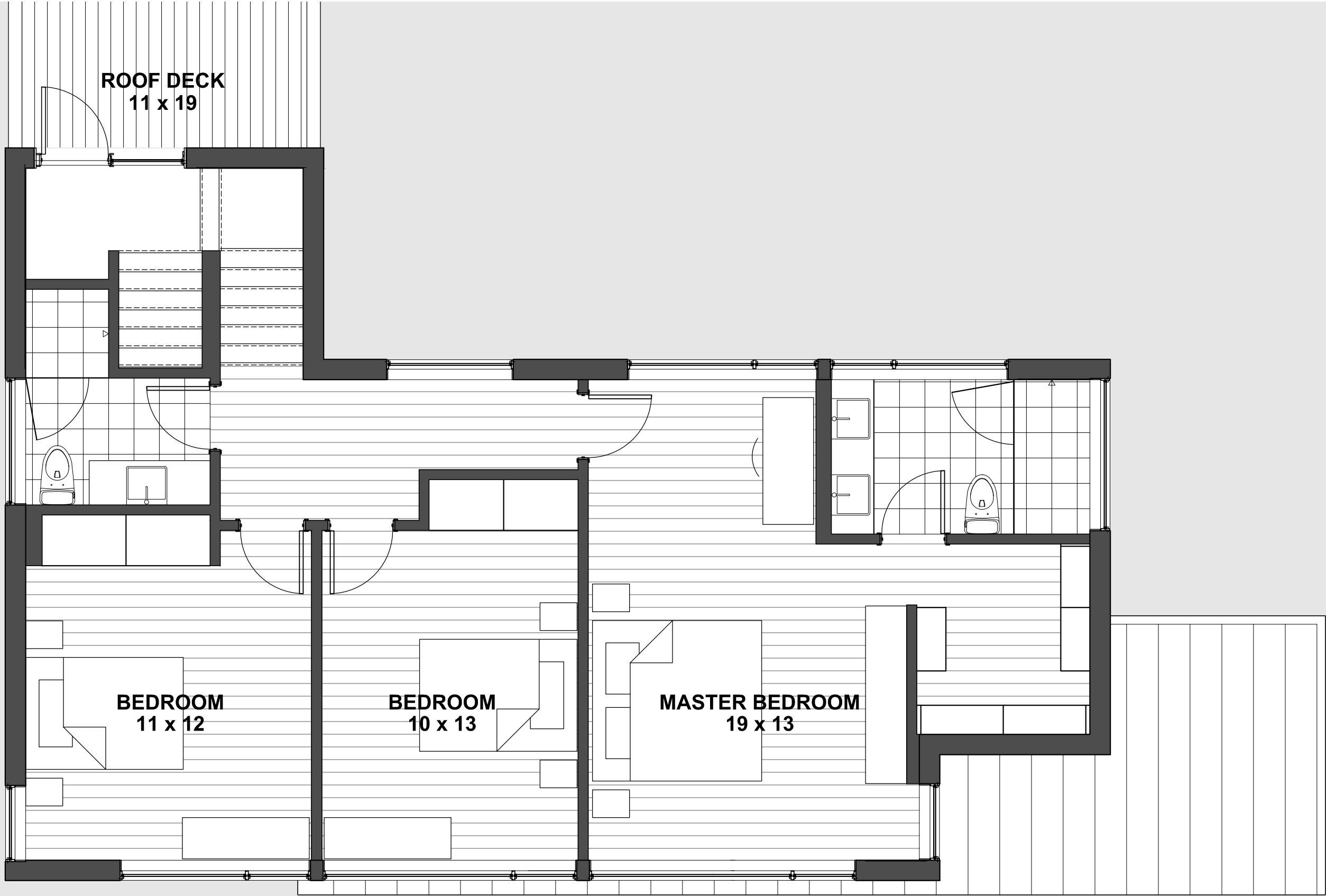


1454 | GROUND FLOOR PLAN DETAIL



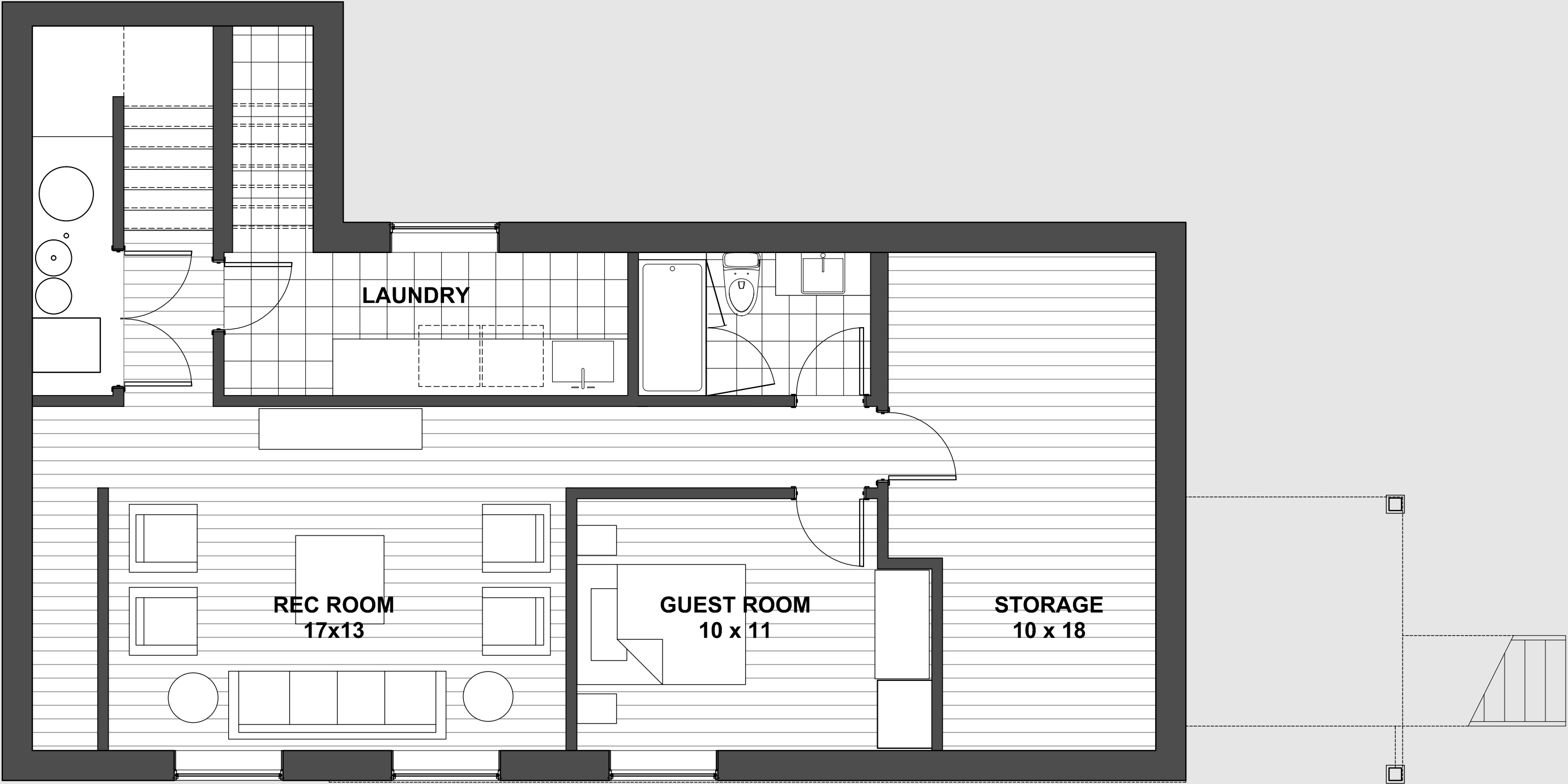


1454 | SECOND FLOOR PLAN DETAIL





1454 | LOWER LEVEL PLAN DETAIL







# 1454 VICTORIA HOME DETAILS

## SUMMARY

- Single Family Home
- Foyer
- Parlor
- Dining Room
- Family Room
- Kitchen
- Rec Room
- Laundry Room
- Attached Garage
- Roof Deck
- 4 Bedrooms
- 3 full, 1 partial Bathrooms
- Full Appliance Suite
- Floors: Hardwood, Tile
- Roof: Fully Adhered White TPO Membrane
- Heating Fuel: Gas
- Lot Size: 2,170 SF
- Neighborhood: Andersonville
- Zip: 60660



**VISIT OUR MODEL HOME | 6027 N HERMITAGE**





MODEL HOME | GREAT ROOM





MODEL HOME | INTERIOR





# CONTACT INFORMATION

*Please visit our website to learn more about  
THE Creative and to see our current offerings,  
1454 W Victoria and 6074 N Hermitage*

www.thecreative.build

*To set up a tour of the model home or to  
discuss the purchase of one of our proper-  
ties, please contact Robert Muller by email or  
telephone.*

**Robert Muller**  
President  
THE Creative  
6027 N Hermitage Ave, Chicago, IL 60660  
312.316.0035  
rmuller@thecreative.build

# MODEL HOME CREDITS

## DESIGN

THE Creative  
Robert J Muller, AIA, LEED AP

## PHOTOGRAPHY

Matt Driscoll Photography

## FINANCING

Associated Bank and Old Republic Title

## CONSTRUCTION

Concrete	Laughill Construction
Water   Sewer	Keenan Sewer and Water
Framing	Kaspar Construction, Inc.
Electrical	Voltage Systems, Inc.
Mechanical	Caromaya. Inc.
Plumbing	R.W. Dowding Plumbing
Drywall	AG Drywall, Inc.
Tile	Kautz Flooring
Wood Floors	B & M Noble Co.
Countertops	A American
Shower Glass   Mirrors	Chicago Glass and Mirror, Inc.
Landscaping	Patch Landscaping

## SUPPLIERS

Windows	Weathershield
Exterior Cladding	James Hardie
Roofing	Peterson Aluminum
Entry Door	Therma Tru
Patio Paving	Unilock
Light Fixtures	2Modern.com
Stone and Tile	Tile Shop
Engineered Wood Floors	Duchateau
Cabinets	Kokeena
Mechanical Equipment	Carrier
Plumbing Fixtures	Ferguson
Shower Trim   Faucets	Hansgrohe
Sinks	Duravit   Kohler
Kitchen Faucet	Blanco
Appliances	Coles
Refrigerator   Cooktop	Thermador
Oven   Microwave	Bosch
Dishwasher	Miele
Washer   Dryer	LG
Range Hood	Best
Beverage Cooler	Marvel



