



1845 North Mohawk



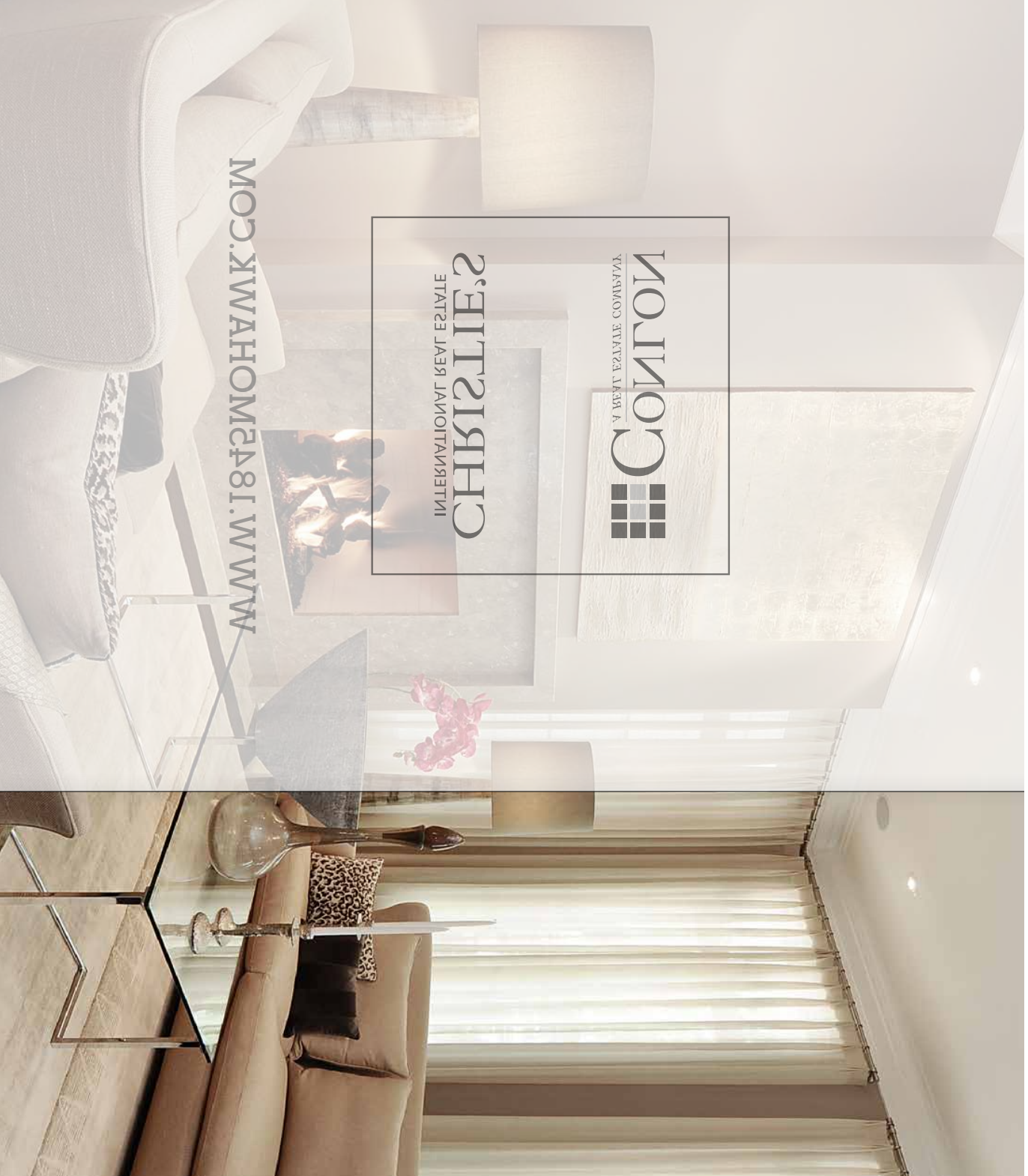
CONLON
A REAL ESTATE COMPANY

CHRISTIE'S
INTERNATIONAL REAL ESTATE

This beautiful neighborhood is very welcoming and contains large number of upscale national retailers, boutiques, bookstores, restaurants, coffee shops and theaters. In addition to Lincoln Park and the park itself, other attractions include the Lincoln Park Conservatory, the Chicago History Museum, the Peggy Notebaert Nature Museum and the North Avenue Beach. From May through October, the Lincoln Park Farmers Market and Chicago's Green City Market offer the freshest seasonal produce around.

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CONTON
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CHRISTIE'S
STATESIDE REAL ESTATE

MODERN HOMES 81. WWW

Housing in Lincoln Park is coveted, most of the residential streets are tree-lined, quiet and charming. Homes include mansions, row houses with Victorian facades, frame homes, condominiums and two-flat buildings. While the average single family house is priced around \$1 million dollars, many homes in Lincoln Park sell for more than \$10 million, making it one of the wealthiest and most expensive communities in the city.

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You cannot go wrong for considering living in Lincoln Park based on its fine reputation as a premier cultural, retail, dining and social entertainment destination.



The main level of 1845 North Mohawk features the beautiful kitchen, full of luxurious appliances, along with a spacious living room and great room — both equipped with gas fireplaces. Exit past the custom built-ins of the great room and one will find themselves outside on the main level, private patio entertaining their guests alongside the outdoor fireplace or lounging under the covered terrace above.





The second level of this home includes the generous second and third bedrooms, each with en-suite bathrooms. At the opposite end of this level one will enter the enormous master bedroom complete with a coffered ceiling, wood-burning fireplace, blackout drapery, large walk-in closet and the master bathroom. The master bathroom features Ann Sachs tile, a custom dual sink vanity, luxurious walk-in shower and a separate deep soaker tub.





A short walk up to the third level and one will find the massive home office to the right and the penthouse family room to the left that is equipped with a wet bar and wired for a surround sound theater. Both rooms are flooded with natural light and each is flanked by its own roof deck. The main deck, off the penthouse living room, measures 16 feet by 17 feet and was built to support a hot tub, including the required 220V electrical work.





A quick stroll down to the lower level and one discovers the 35 foot by 17 foot family and media room lined with custom drapery and wired for ceiling projection and a wall mount screen. At the opposite end of the lower level is the fifth bedroom, bathroom and the large laundry center complete with dual sets of Bosch washers and dryers.



RESTAURANTS

1. Shine
2. Sushi O Sushi
3. Black Duck Tavern and Grille
4. Stanley's Kitchen and Tap
5. Four Farthings Tavern and Grill
6. Twin Anchors Restaurant and Tavern
7. Old Town Social
8. 5 Boroughs Pizza Company
9. Sono Wood Fired
10. Cafe Ba-Ba-Reebal
11. Caminito Argentinian Grill
12. Karyn's Raw
13. Rocco Ranalli's
14. Bricks Chicago
15. Trattoria Gianni

GROCERY STORES

16. Carnival Foods
17. Treasure Island
18. Big Apple Finer Foods
19. Trader Joe's

COFFEE

20. CityGrounds Coffee Bar
21. Starbucks

COFFEE *(continued)*

22. Elaine's Coffee Call
23. Interurban Cafe and Pastry Shop

HEALTH CLUBS

24. Equinox
25. Flow Inc Pilates & Yoga

SCHOOLS

26. Lincoln Park High
27. Payton Prep HS
28. Francis Parker HS
29. Latin School Of Chicago Upper
30. Newberry Elem.
31. Lasalle Elem.
32. Francis Parker
33. St James Lutheran

DAYCARES

34. St. Vincent De Paul Center
35. Clibourn KinderCare
36. The Goddard School

NEAREST CTA STATION

37. Sedgwick: Brown, Purple (Express)

Features & Specifications

EXTERIOR

- Indiana limestone, brick, slate – maintenance free
- Garage deck (20' x 22') – Trex with iron fencing
- Gas/electric water lines installed
- Rear deck off great room (19' x 13') – Blue stone, iron fencing and brick gas fireplace
- Front stairs: limestone with heated and electronically controlled/monitored snow detection system
- Professionally landscaped with installed sprinkler systems

INTERIOR GENERAL

- Custom made crown molding and baseboards
- Anderson windows with low E and soundproofed
- Upgraded adjustable down lights (\$40K installed)
- 8' solid wood doors throughout
- Custom window treatments throughout
- 4'x4' skylight over central staircase – UV rated and prewired electric for future power shade
- Control 4 and alarm system
- Sprinkler system and booster pump for extra water pressure

MAIN LEVEL

- 11' ceilings in Living Room/Dining Room
- 10' Ceilings in Kitchen/Great Room

LIVING ROOM (17' x 17')

- Fireplace (natural gas log system)

DINING ROOM (14' x 17')

KITCHEN (16' x 17')

- 2" Granite countertops
- Island with sink
- Refrigerator/Freezer Towers (Thermador La Perla Series Fully Integrated)
- Range (Viking 48" 6-Burner with griddle gas range and convection oven)
- Two Dishwashers (Miele Fully Integrated)
- Custom cabinetry and Blanco faucets
- Custom built-ins with banquette seating

GREAT ROOM (17' x 17')

- Gas fireplace with glass-sand and custom stainless steel surround

GREAT ROOM *(continued)*

- Custom built-ins
- Surround sound theater system with 52" Sony LCD TV

WALK-IN COAT CLOSET/PANTRY

POWDER ROOM

- Onyx backlit countertop with vessel sink
- Custom floating wood vanity (espresso)

SECOND LEVEL

- 10' ceilings throughout – Two zones, two zone humidifier

MASTER BEDROOM (17' x 15')

- Coffered ceiling
- Fireplace (wood burning with custom mantel and marble surround)
- Control 4 and alarm system control center for entire house
- Automated blackout drapery
- Walk-in closet

MASTER BATHROOM

- Deep soaker tub, separate shower, steam, dual sink vanity
- Custom built vanity with limestone counter top
- Limestone floors with radiant heat – including shower floor, bench and shower back wall
- Regular and rain shower head, hand spray, 3 body sprays, steam and infinity shower floor
- Ann Sachs tile
- Speakers throughout master suite including shower

2ND BEDROOM (12' x 13')

- En-suite bathroom
- Custom vanity with marble top

3RD BEDROOM (12' x 17')

- En-suite bathroom
- Ann Sachs tile
- Shower head and rain shower with heated shower walls
- Second Floor Laundry Closet
- Plumbed hook ups for full size washer/dryer or can be used as additional closet for master

THIRD LEVEL

- 10' ceilings throughout – Two zones, zoned humidifier

4TH BEDROOM/OFFICE (17' x 17')

- Custom built-in bookcases and wired for several computer stations
- Roof Deck (10' x 16') (Trex with electric, gas and water

BATH 4

- Ann Sachs tile

PENTHOUSE FAMILY ROOM (19' x 17')

- Wet Bar (beverage center, Bosch dishwasher, custom cabinets with undermount lighting and quartz top)
- Wired for surround sound theater
- Roof Deck (16' x 17') (Trex decking and limestone wall with electric, gas and water. Built to support a future hot tub with 220V electric installed

LOWER LEVEL

- 9' ceilings throughout
- Radiant heated floors with two separate zones
- Ejector pit and sump pumps and battery backup for each system
- "Water Bug" detection system for any leaks and tied to alarm system

5TH BEDROOM (14' x 17')

- Large walk-in closet

BATH 5

- Ann Sachs tile and custom vanity with marble

FAMILY ROOM/MEDIA ROOM (35' x 17')

- Wired for ceiling projection and wall mount screen/TV
- Custom silk drapery

LAUNDRY ROOM

- Laundry center with Bosch dual sets of washing machines and dryers
- Marble counter tops for ample folding space
- Under mount cabinet lighting

FUTURE WINE CELLAR

- Floors with no heat and set-up ready with drain

GARAGE

- 2.5 car garage attached to lower level and mud room
- Heated floor with separate zone

OTHER

HOME AUTOMATION/ENTERTAINMENT/SECURITY SYSTEMS

- Control 4 Home Automation System installed (lighting, entertainment, HVAC, security & window coverings—a \$70K+ system). Fully expandable
- Speaker and media system controlled by zoned panels, PC or via internet/iPad with 16 sources of media at one time
- Full scale zoned commercial alarm system with 24 hour battery backup
- Wired for 4 security cameras with 3 installed can be controlled remotely

FLOORING

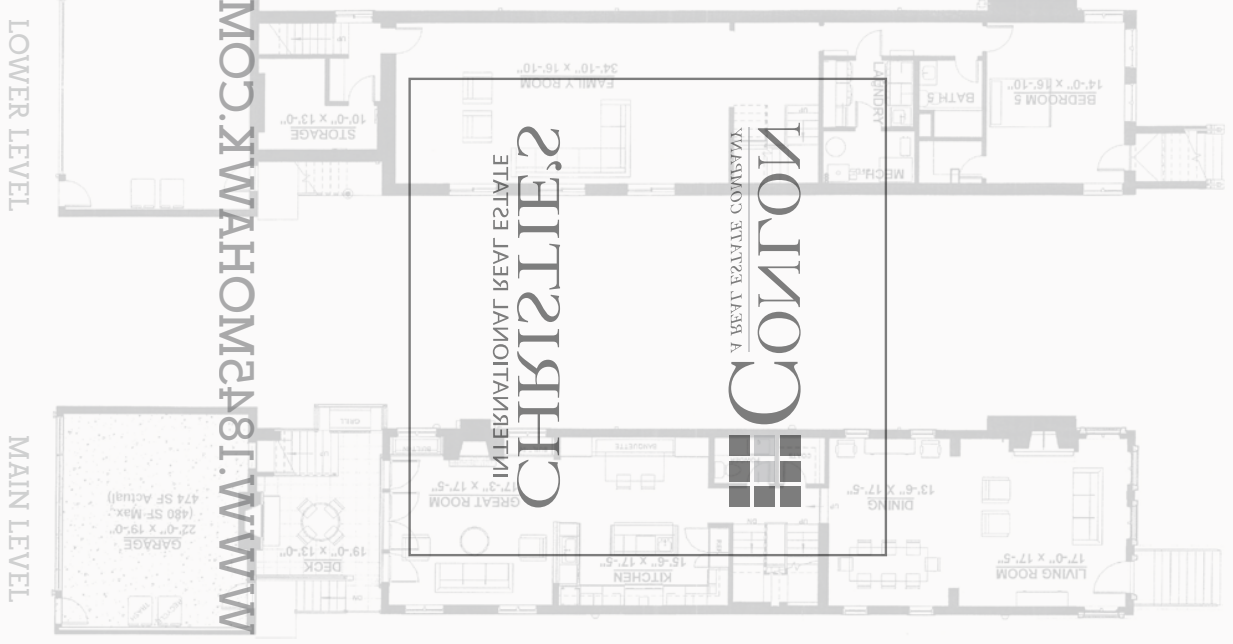
- Electric heat in all bathroom floors with individual controls, radiant heat in lower level (2 zones)
- Electric heat in garage and all concrete slabs
- Warm-up snow melt heating on front steps and pavers
- 4" wide rift/quarter sawn white oak with dark stain plus matching stairwell/railings

HVAC

- Central Air, 6 Zones of gas forced heat and AC, individual controls
- All furnaces with automatic air cleaners and automatic dehumidifiers
- Insulated and sound proofed mechanical rooms and doors

ELECTRICAL

- 400 AMP service to house for future expansion





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