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Sauganash Manor

GORGEOUS NEW CONSTRUCTION | SINGLE FAMILY LUXURY

✦ Phenomenal 5-6 Bedroom Home at 6032 Hiawatha Avenue ✦

BARBARA O'CONNOR

773.491.5631

barbaraoconnor@dreamtown.com

COLIN HEBSON

773.255.3927

chebson@dreamtown.com

OCONNORHEBSON.COM



dreamtown

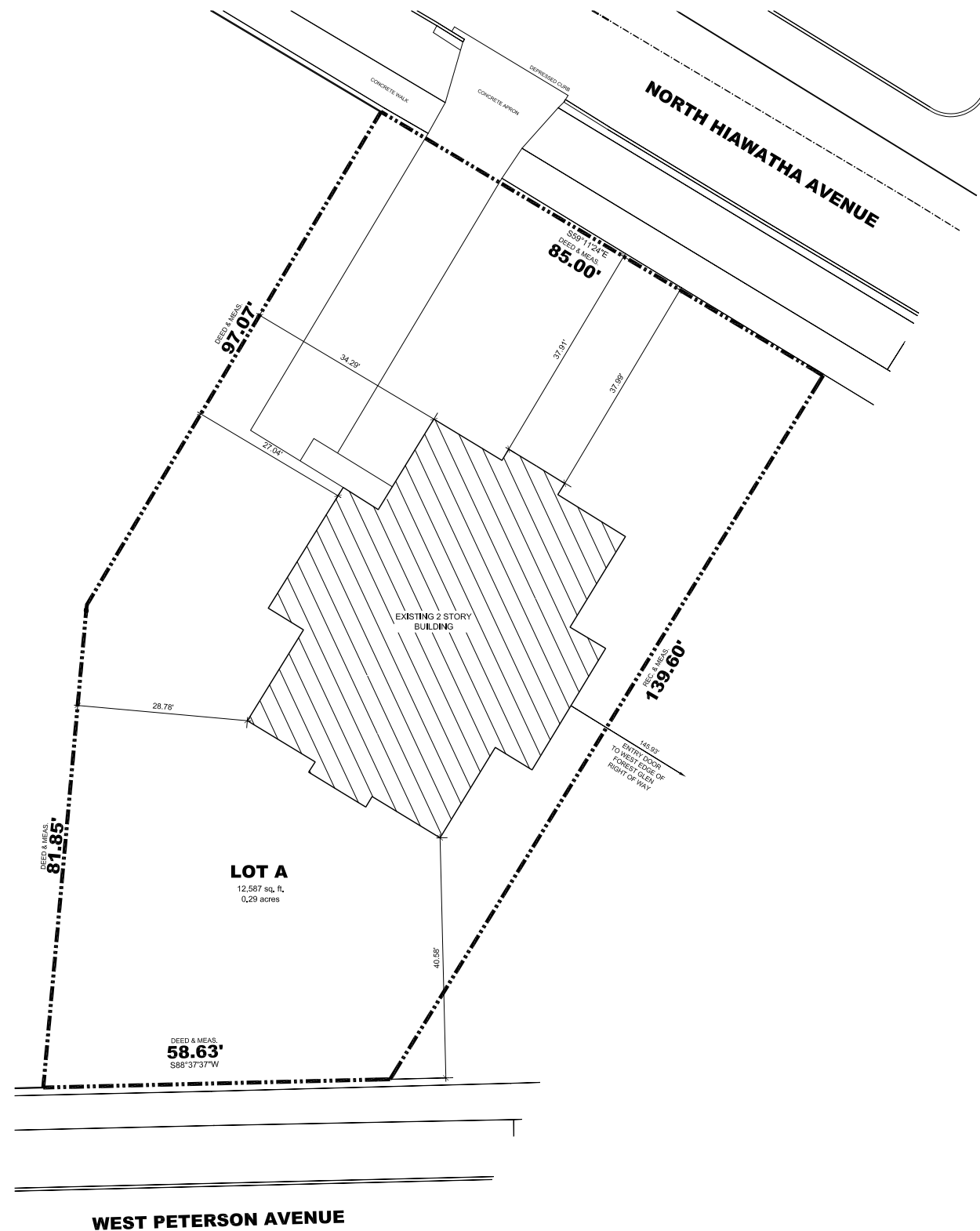
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Sauganash Manor

Site plan



Sauganash Manor



LIVE, LOVE, AND KNOW SAUGANASH

The name "Sauganash" derives from the name that the Potawatomies Indians gave to Billy Caldwell. Billy Caldwell was half Indian and half Irish. He was born in 1780 in Canada. During Sauganash's life, his role was to keep peace between the white man and the Indians. As a token of the United States' appreciation for the invaluable aid Billy provided, the U.S. built him the first frame home on the Northwest side on Grand Avenue in 1826. In 1828, the U. S. Government ceded him a tract of land consisting of 1,600 acres along the North Branch of the Chicago River. It was named, "Billy Caldwell Reserve."

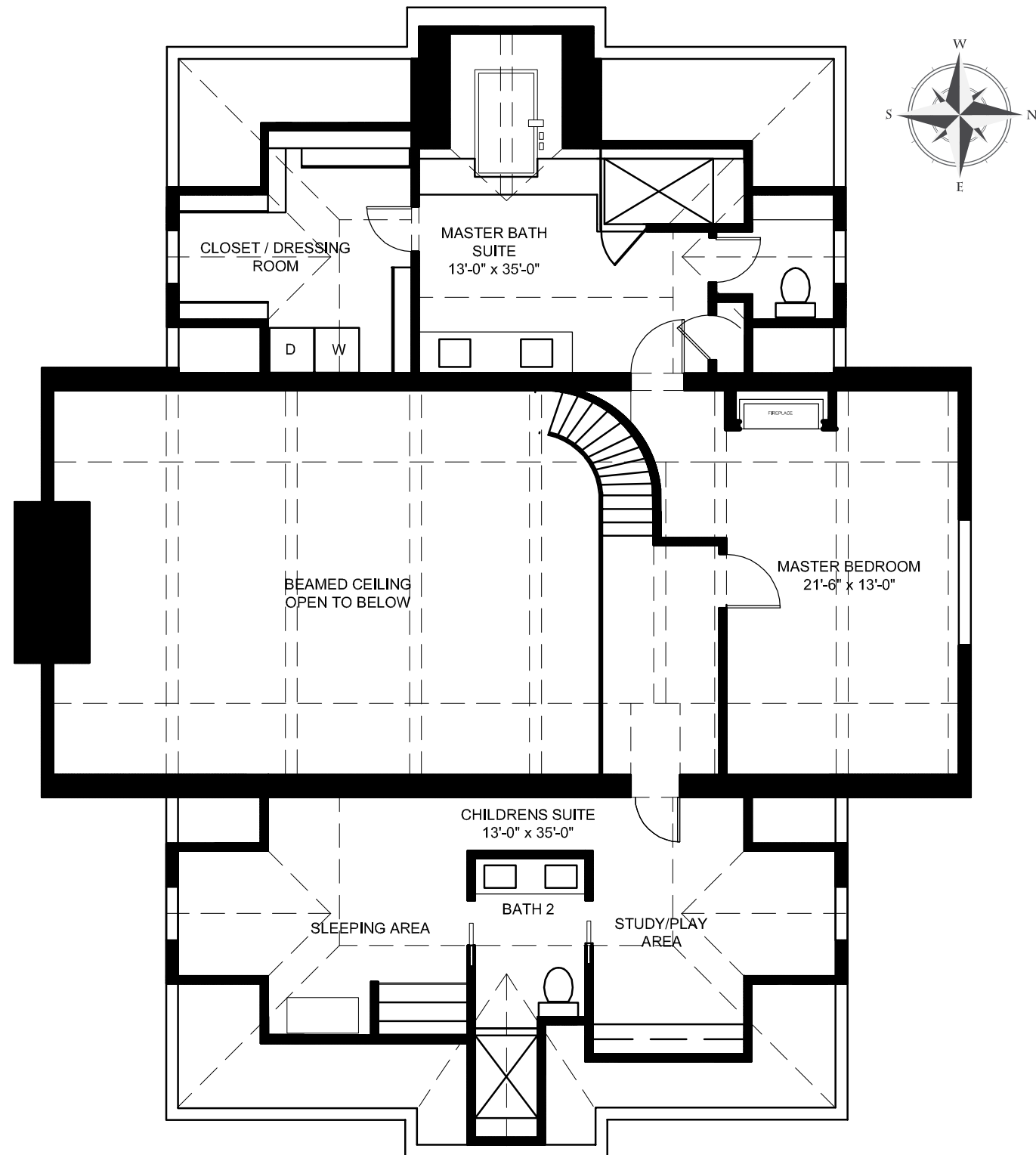
Sauganash (Billy Caldwell) was an integral part of the early history of Chicago. Not until the early 20th Century did he get recognized for this. Around the turn of the 20th Century, the Sauganash area was annexed to the City of Chicago; and thus, the Sauganash neighborhood was born.

Sauganash consists of a great mix of housing stock—from large mini-mansions to English Tudors, Bungalows, Cape Cods and Georgians. Sauganash is located on the outskirts of the City near the forest preserve, bicycle trails, golf courses, and transportation. Of course, the neighborhood blocks are much less rustic than the wooded areas with the manicured lawns and beautiful all-masonry residences.

Sauganash is a great neighborhood to call "Home."

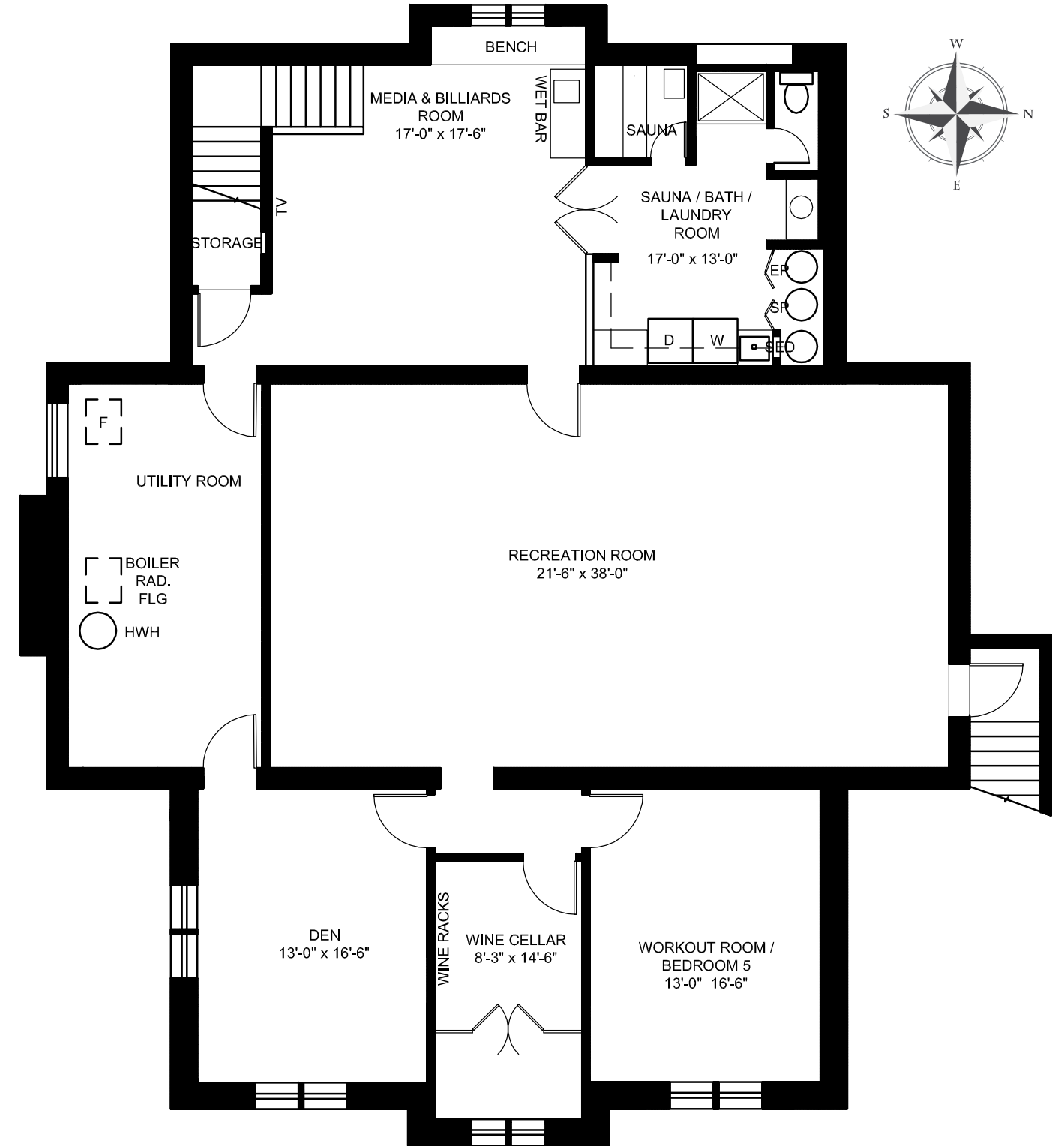
Sauganash Manor

2nd floor



Sauganash Manor

Lower level



Sauganash Manor

Sauganash Manor

1st Floor

LIVING AREAS

- › Dark-stained hardwood flooring featured throughout the main living level including the bedrooms, living room, dining room, library, kitchen, powder room, breakfast and kitchen/family room, lower level recreation room, master bedroom and main level bedrooms
- › Porcelain wood grain tile over radiant heated floors in lower level billiards/media room, den, bedroom #5, sauna and wine cellar
- › Luxury, stain resistant carpeting in children's suite
- › Painted solid-core, three-panel Craftsman style wood interior doors with Emtek hammered satin nickel hardware
- › Painted wood trim (Except library with stained oak door/trim and built-in shelving)
- › Two coats interior paint finish
- › ventilated shelving in linen closets
- › Wood burning fireplace with solid-stone two story high surround and stone hearth in living room
- › Ventless fireplace in Master bedroom
- › Designer light fixtures in stairway, halls, and all baths, per plan
- › Restored original beam ceiling and chandeliers in living room and dining room
- › 9' to 18' ceiling on main living level
- › 9' to 12' ceiling on bedroom and lower level
- › Wet bars in library and billiards room
- › Wine cellar with built in racks
- › Sauna

KITCHEN

- › Designer cabinetry with dovetail, soft-close drawers and full overlay doors
- › 1-1/4" thick granite or quartz counter with square edge and ceramic backsplash
- › Farm sink

- › Grohe stainless pull-down, commercial high-arch faucet with integral sprayer
- › Twin 30" Thermador Refrigerator and Freezer columns with internal icemaker
- › Thermador 48" Pro-Hood stainless steel vented to outside
- › Thermador 48" Pro-Harmony 6-burner stainless steel stove with double oven and griddle
- › 1/3 horsepower, continuous feed garbage disposal
- › Bosch 30" stainless steel cook convection and microwave wall oven
- › Baking station
- › Large entertaining island with accent cabinet color
- › Peninsula or island to have butcher block overhang on family room side
- › Built in work/ baking station
- › Breakfast bay with built in seating
- › Two large pantries

MASTER BATH AND DRESSING SUITE

- › Toto vitreous china 1.6 gallon in white
- › Deck-mounted fiberglass hydrotherapy tub in white with porcelain slab full surround enclosure
- › Tile in place, shower basin with rain head, body sprays, handheld and frameless enclosure
- › Grohe all satin nickel wall mounted faucets
- › 3/4" Marble tops with 4" back splash with dual basin vessel sinks
- › Robern medicine cabinet with mirrored door
- › 6"x36" wood grain porcelain tiles with sub floor heat in bath and dressing room

SECOND BATHS AND POWDER ROOM

- › Designer maple vanities
- › 5' tub or shower with basin in white
- › Grohe faucets
- › Toto vitreous china 1.6 gallon in white
- › Mirrors extend full width of the vanity top

ENERGY EFFICIENCY/MECHANICAL

- › Double hung or casement style Low E Argon gas filled, thermopane vinyl insulated glass windows with screens
- › Radiant basement heating
- › Copper hot and cold water lines
- › Two high efficiency zoned HVAC systems
- › One frost-free hose bib located in both front and rear yard
- › Sump pump drain tile and overhead sewer
- › Surround sound speakers wired in family room and lower level media room
- › Two full sized- GE premium washer and gas dryers for basement and second floor
- › 75-gallon energy efficient quick recovery water heater
- › State-of-the-art home network connection for cable and telephone with CAT6 and RG6 interface per plan

EXTERIOR

- › Full Masonry with stone accents ›Professionally landscaped yard with foundation plantings
- › Slate roof shingles with aluminum down spouts and gutters

SAFETY & SECURITY

- › Built-in security system with contacts on exterior doors with two keypad controls, single motion detector and siren
- › Smoke detectors on all levels
- › Carbon monoxide detector on bedroom level
- › Ground-fault interrupters in kitchen and baths
- › Deadbolt locks on all exterior doors

