

RESIDENCES AT GRANT PLACE

LINCOLN PARK | CHICAGO, IL



COMPASS

MZ
MARC ZALE



MERRION
DEVELOPMENT GROUP

Residences At Grant Place

Private, tranquil and opulent. A generational, new construction single family development coming to the most premier East Lincoln Park location. Built to the highest standards by the acclaimed Merrion Development Group, each home consists of 6300 SF of functional living space that flows throughout four levels above-grade. Each floor can be accessed by an elevator that originates in the private attached subterranean garage. The main level has soaring 11' ceiling heights while the entire home has an abundance of natural light and awe-inspiring finishes top to bottom. This truly rare offering allows for a multitude of features few single family homes in the area possess. Bestowed with special zoning that affords additional height and a house width of 27 feet, these homes would normally be found on a 34 foot wide lot, making this offering unrivaled in the neighborhood.

This development has the most private and secure parking of any residence in the city. Accessed through the Webster Square parking structure, the homes private garage can accommodate two large vehicles. There are three additional guest spots within the larger parking structure. The outdoor space is equally exceptional with a private backyard accessed from the kitchen and family room for true indoor/ outdoor living, as well as an absolutely sublime roof deck on the fourth floor. The backyard connects by gate directly into a half acre of secure green space within the Webster Square development. Security, space, and peace of mind seldomly found in any City.

Floor plans cater to any and all lifestyles and living situations with 6 bedrooms, a variety of living rooms, and a multitude of flexible spaces that can be customized for work, exercise, leisure, and beyond. Regarding specifications, finishes and design concepts – every detail has been intricately designed with the stellar and timeless vision of JenMarie Interiors. Purchasers will have options to partially or fully customize the design to meet their own unique taste and vision.

The location is incomparable – east of Halsted, south of Fullerton and right in the heart of East Lincoln Park. It's a two block walk to Francis Parker, 5 minute drive to Latin and a short walk to Lincoln Park Zoo, Oz Park and every imaginable restaurant and shop in the neighborhood.



Home Features

- Extra wide building footprint of 27' x 55'
- 6,300 square foot interior
- Below-grade secure garage parking for 3 to 5 cars
- Masonry construction
- Private Elevator
- Whole house sprinkler system
- The highest quality custom cabinetry
- Two gas fireplaces
- Custom built stair & railing by professional stair fabricator - enclosed white oak treads with white risers
- Doors - Single panel solid core molded white 8' Doors, 1 3/4" thick
- Custom 8" Base molding
- Window & door Molding: 3-1/2"
- Option to customize finish carpentry details
- Custom Closets throughout

Ceiling heights:

- Garage level 10'7"
- First floor (grade) 11'2"
- Second floor 10'0"
- Third floor 9'10"
- Fourth floor 9'10"

Electrical:

- Recessed 4" LED Lights
- 400 Amp Electrical Service
- Hard-Wired Carbon Monoxide + Smoke Detectors

Technology:

- Whole house speaker wiring
- 5.1 dolby surround sound
- Wired for security cameras
- Gate buzzer with camera included
- Smart home technology
- Fully customizable

Flooring:

- Select 4" white oak plain sawn planks
- Custom stain finish

Laundry:

- Three sets of washer/dryer provided
- Laundry in basement mudroom, 2nd, and 3rd floor

KITCHEN



KITCHEN FEATURES

- Custom cabinetry with blend of white oak and painted finishes
- 36" Sub Zero designer over-and-under refrigerator/freezer with internal ice - DET3650CIR
- 36" Sub Zero designer over-and-under refrigerator/freezer with internal ice and water - DET3650CIIDL
- Wolf 48" stainless steel gas range with double oven, 6 burners, and infrared griddle - GR486G
- Two 24" panel-ready dishwashers - SHV78CM3
- Wolf 30" E series professional built-in stainless steel speed oven - SPO30PESPH



- Delta Lorelai 45" workstation sink & accessories
- Dornbracht Tara Ultra single lever facet with mixer pull-down spray function
- Double trash pull-out
- Taj Mahal Classico Natural stone countertop with straight profile edges in kitchen and butler's pantry
- Arabescato Corchia porcelain slab backsplash in kitchen and butler's pantry
- Custom fabricated 12' wide hood
- Full scullery with quartz countertops, tile backsplash and custom cabinets including utility cupboard with integrated vacuum charging

LIVING + FAMILY ROOM



HOME COMFORT

High efficacy HVAC system. Basement, 1st & 2nd floor system will feature:

- RHEEM model R962V 70000 BTUH 96% high efficiency, variable speed motor upflow furnace
- RHEEM RA15 3 TON 15 SEER condenser unit R410A refrigerant inverter variable capacity
- RHEEM 3 ton cased coil
- Honeywell Media Air Cleaner, Econnet zoning panel, Econnet wifi thermostats w/ 2 zones per system
- Aprilaire 800 steam humidifier



3rd & 4th floor system will feature:

- RHEEM model R962V 60000 BTUH 96% high efficiency, variable speed motor upflow furnace
- RHEEM RA15 3 TON 15 SEER condenser unit R410A refrigerant inverter variable capacity
- RHEEM 3 ton cased coil
- Honeywell Media Air Cleaner, Econnet zoning panel, Econnet wifi thermostats w/ 2 zones per system
- Aprilaire 800 steam humidifier
- Radiant heat in master bathroom floor and shower bench
- 75 gallon power boosted 76,000 BTU residential water heater by Bradford White.

BATHROOM



MASTER BATHROOM

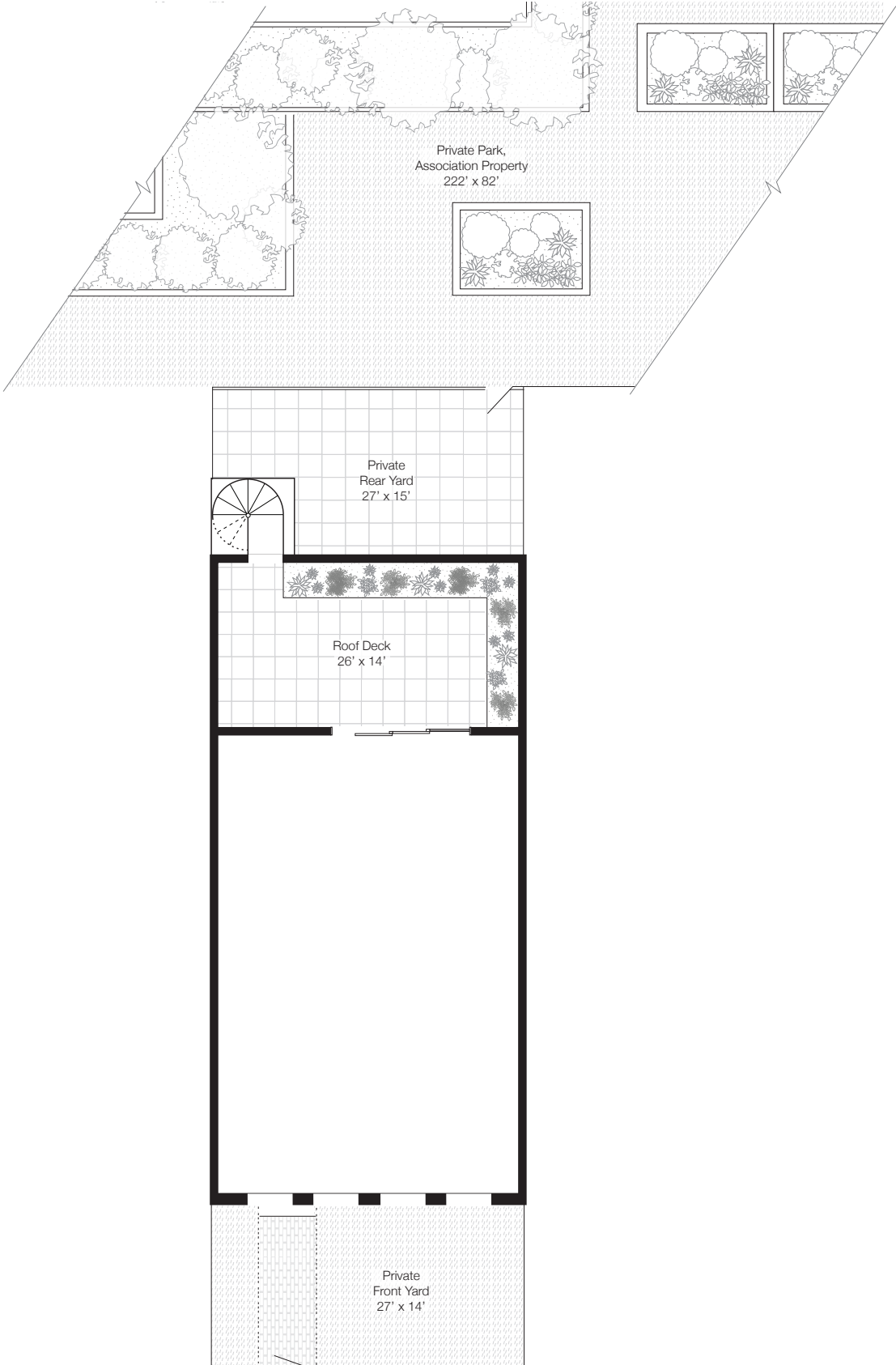
- Allure Cairo 66" freestanding oval tub in matte white
- Kohler Composed floor mounted bath filler w/ lever handles and handshower
- Custom white oak cabinetry with integrated medicine cabinets
- Kohler Components rocker single handle facet control
- Kohler Components sink spout tube
- Bluetta quartzite counter tops
- Carrara Select Arabescato 24 x 48 porcelain floor tile
- Island Frame White 3 x 8 ceramic white body wall tile



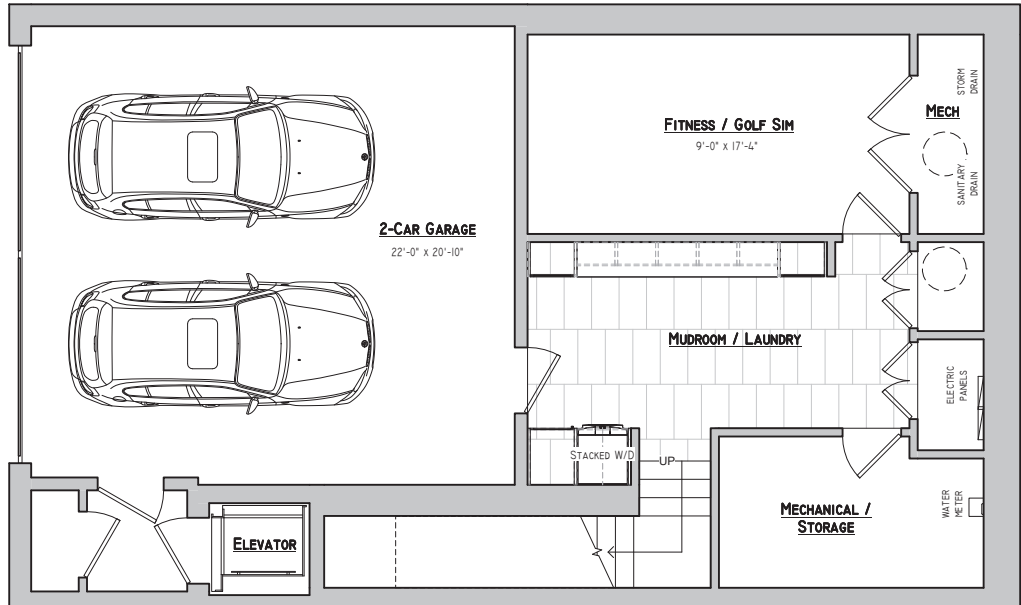
Shower Experience:

- Expansive 4' x 8' shower with Brizo MYSTIX™ Elemental Steam System
- Kohler fixtures in vibrant titanium finish
- Kohler Statement 14" single-function round rainhead, 2.5 gpm
- Kohler Purist multifunction showerhead, 2.5 gpm
- Kohler Shift + multifunction hand shower 2.5 gpm
- Heated shower bench

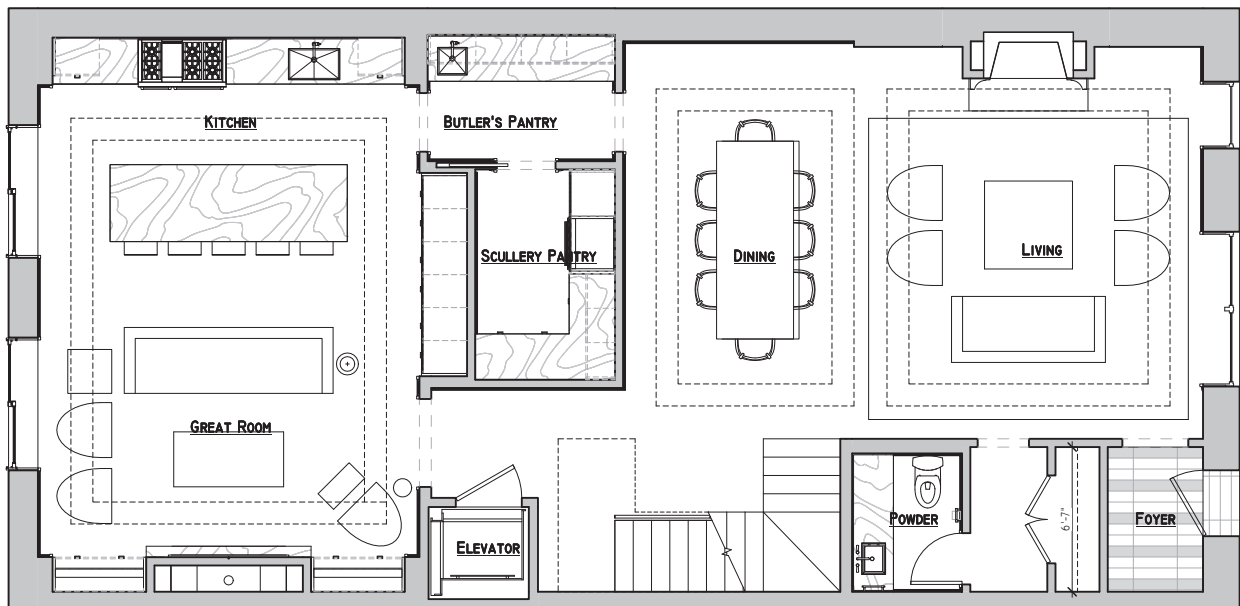
SITE PLAN



FLOOR PLANS | LOWER LEVEL + 1ST FLOOR

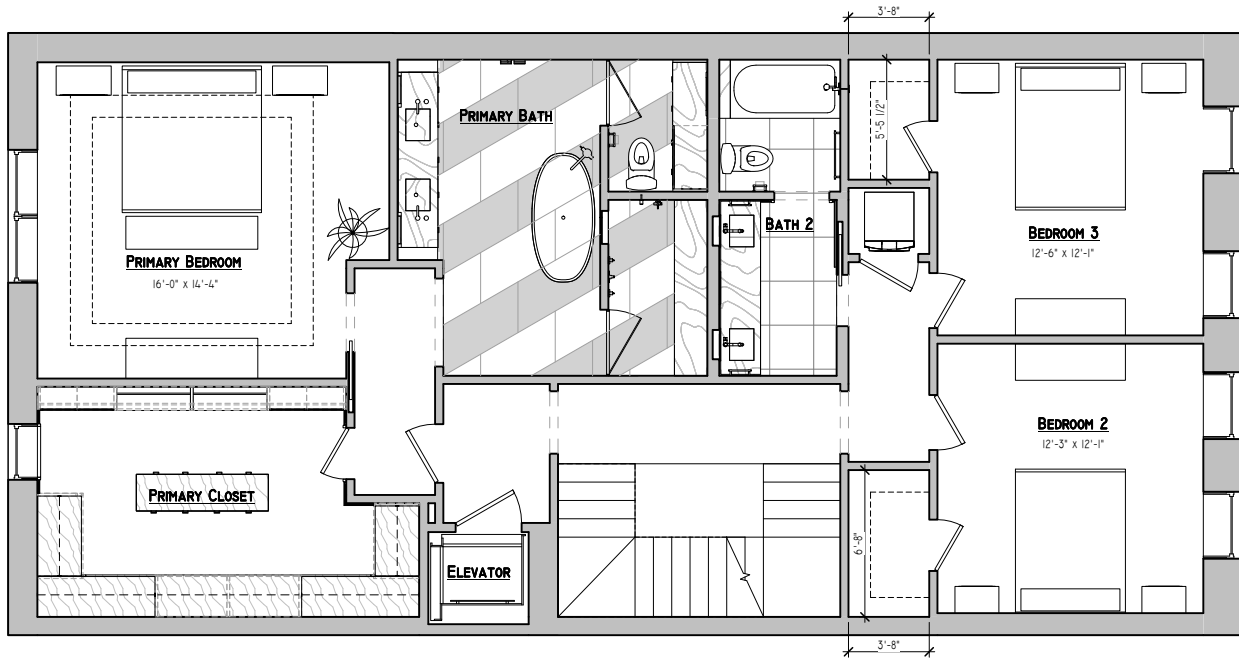


Lower Level

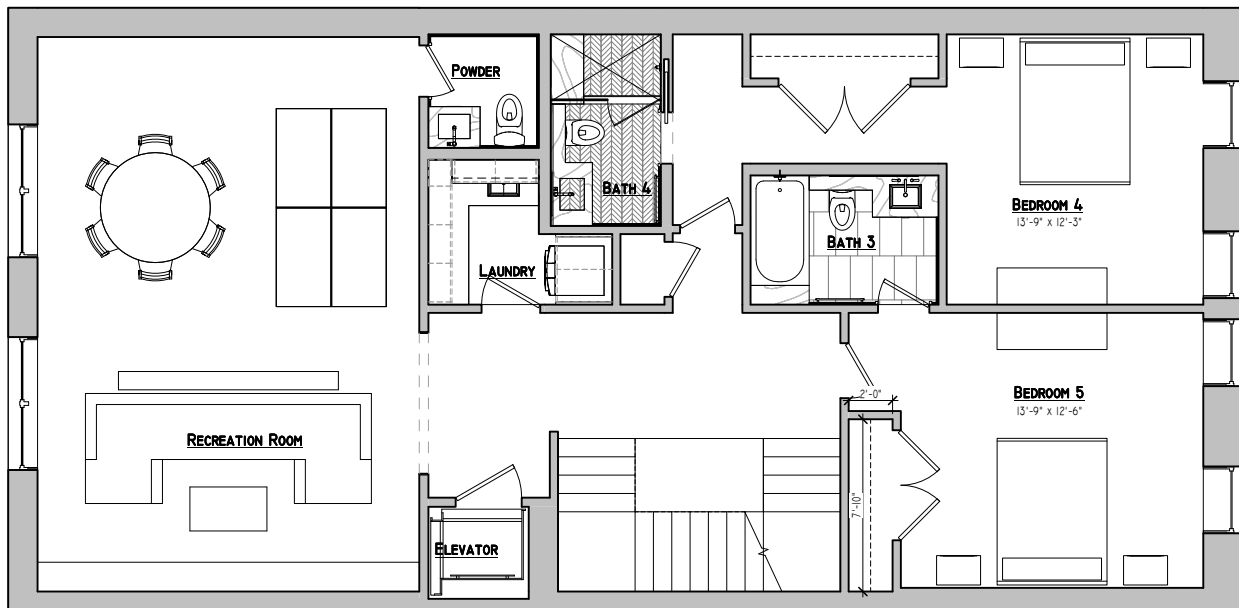


1st Floor

FLOORPLANS | 2ND + 3RD FLOOR

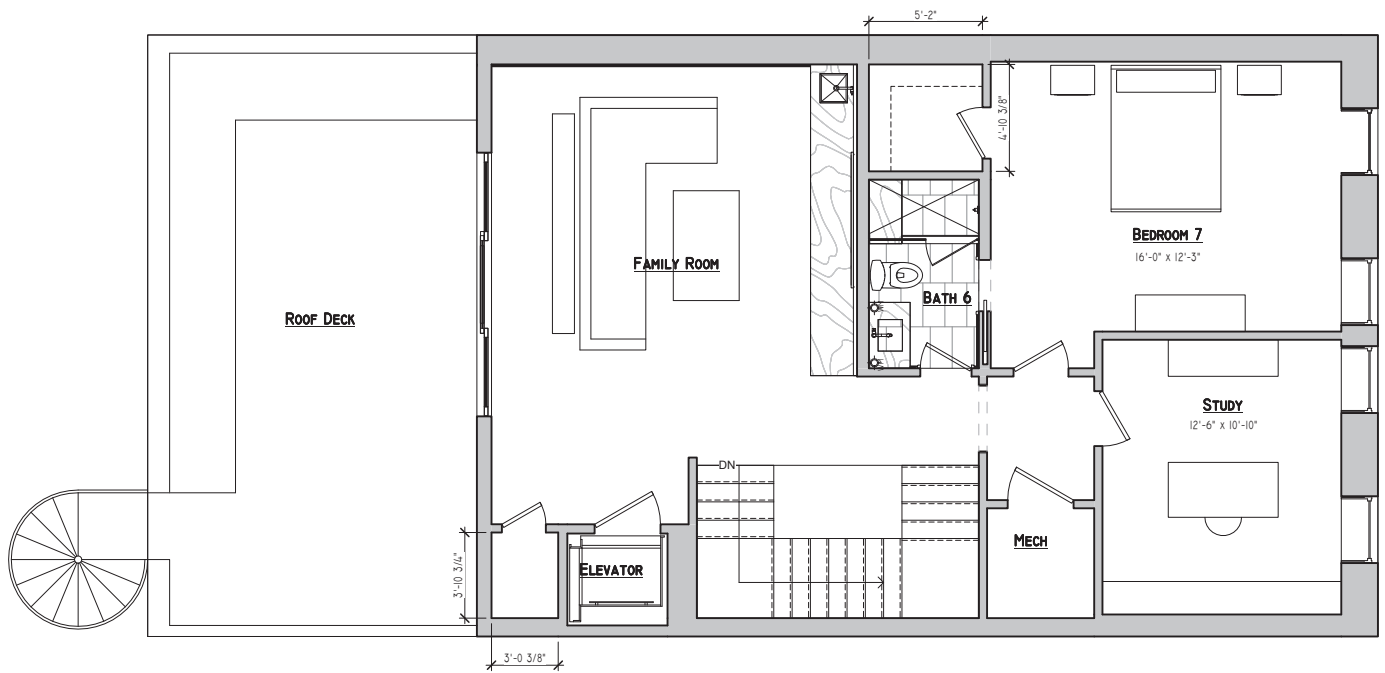


2nd Floor



3rd Floor

FLOOR PLANS | 4TH FLOOR



4th Floor

BUILDING EXTERIOR



CUSTOMIZATION + ALLOWENCES



- Cabinetry and Built-in Millwork \$110,000
- Cabinet and Door Hardware \$5,000
- Mirror & Bathroom Hardware allowance \$5,000
- Appliances \$50,000
- Tile Materials \$18,000
- Counter Tops \$45,000
- Closets \$25,000
- Flooring allowance – market price for 4” white oak (at time of install)
- Plumbing Fixtures \$30,000
- Light fixtures including, exterior, and closet lights \$20,000
- Low Voltage Allowance including pre-wire \$10,000

Welcome to East Lincoln Park

Within the landmark districts of Lincoln Park, you'll find historic churches, handsome brick row houses, modern condos and student housing, serene parks, active business corridors, and quiet residential streets.



The Neighbors

Collegiate, affluent, fashionable, and family-friendly.



Unexpected Appeal

A plethora of ways to expand your horizons right outside your front door.



What To Expect

Claiming one of the nation's greatest urban parks as your front yard.



The Lifestyle

Diverse arts and entertainment met with a buzzing nightlife scene.



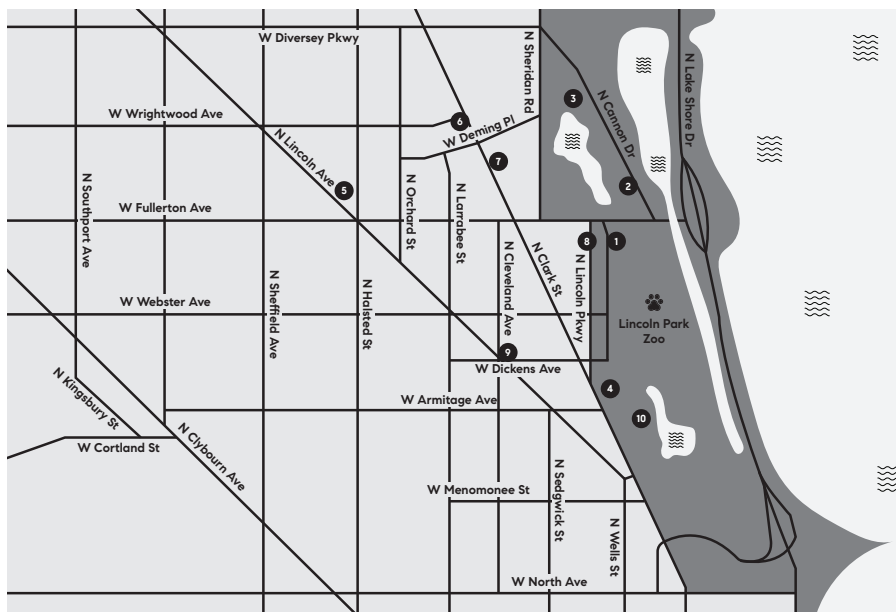
The Market

Affordable apartments in vintage brownstones as well as expensive modern condos and revitalized single-family homes.



You'll Fall In Love With

Historic appeal with chic upgrades.



Top Spots

1. Lincoln Park Conservatory
2. Peggy Notebaert Nature Museum
3. North Pond
4. Green City Farmers Market
5. Real Good
6. Colectivo Coffee
7. Basil Leaf
8. Mon Ami Gabi
9. Gemini Restaurant
10. Farm in the Zoo



Attributes

sophisticated, affluent, historic, residential, nightlife, young & energetic, performance venues, shopping, for foodies, parks & recreation, brownstones, mid-rises, high-rises, condos, schools, students, easy commute

Boundries

East to West Lake Michigan to Chicago River
North to South Diversey Parkway to North Avenue

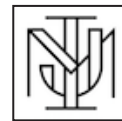
Commuter Times

The Loop	Merchandise Mart	Union Station	Millennium Park
By Train: 21 mins	By Train: 25 mins	By Train: 25 mins	By Train: 27 mins
By Car: 19 mins	By Car: 15 mins	By Car: 17 mins	By Car: 20 mins

COMPASS



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