

A New Residence at 726 Catherine LaGrange, Illinois 60525

Specifications & Price

\$1,349,000.00

General:

1st Floor Living Area:1,700

2nd Floor Living Area:1,738

3rd Floor Living Area:900

Basement Living Area:1,225

Total Living Floor Area Space: 5,563 square feet

Garage Floor Area Space: 600 square feet

Car Port Area Space: 360 square feet

Total Living, Garage, Car Port Floor Area: 6,523 square feet

Lot Size: 75 x 123

Lot Area: 9,225 square feet

Exterior Features:

1. House design in a traditional Nantucket fieldstone and cedar shake style with 360+ square foot oversized side carport adjacent to side door for weather protection
2. Matching (3) car garage with (3) stained 8 foot wide wood doors, custom cupola, multiple openers and exterior keypad.
3. Front gables in custom matched fieldstone blend.
4. Front Façade with book matched custom colored shutters.
5. Covered columnar front porch with fieldstone surface.
6. Covered driveway side porch and steps with fieldstone surface.
7. Covered rear porch to patio with fieldstone surface.
8. (2) fireplaces in a fieldstone chimney, with decorative clay stacks and protective rain caps.
9. Upgraded heavy Slate style 40 year Asphalt roof
10. (3) Large oversized exterior light wells in rear and side of the house for dramatic lighting in basement. All light wells surrounded in decorative wrought iron railings protected with powder coated finish, complete with escape ladder and gate. Windows in lower level light wells to match windows in upper levels.
11. Architectural grills in insulated glass exterior clad windows with screens
12. Upgraded 2 ¼" thick by 42" wide and 8'0" tall American walnut front entry door complete with beveled divided light glass panels and natural aged rifts in distressed walnut, fitted with full mortised lockset.
13. Matching gutters and oversized downspouts.

GREYSON

14. Upgraded brick paver driveway, all walkways and large oversized rear patio.
15. Complete Designer landscaping package
16. Sprinkler system.
17. Large rear yard remains for family enjoyment.

Interior

General Features:

1. Finished Basement, 1st, 2nd and 3rd Floors.
 - (10) First floor rooms
 - (10) Second floor rooms.
 - (6) Basement level rooms.
 - (4) Second floor bedrooms,
 - (4 ½) Baths – 1st floor powder room, (1) lower level private full bath, 2nd floor with two full hallway bathrooms and one master bath suite.
2. (2) fireplace's are provided.
 - The basement fireplace with custom made oversized hardwood mantle.
 - The 1st floor fireplace boasts a distressed stain and glaze hardwood upper and lower mantle. The upper mantle is custom designed and pre-wired to accept a plasma TV.
3. Commercial style appliances. Viking, Bosch, Sub-zero.
4. All cabinetry is of Amish make and quality.
 - The kitchen cabinetry is in a combination high-end antique ivory paint and glaze maple with a distressed stain and glazed maple island
 - The Butler's Pantry, Powder Room, and Family Room fireplaces are high-end distressed stain and glaze maple.
 - All Bath vanities alternate between high-end distressed stain and glaze maple and applications of antique ivory paint and glaze finished maple. The Master Bath Suite is an application of lite almond paint and glaze finished maple.
 - Antique stain and glaze maple mudroom cabinetry with solid bead board backing.
 - Utility room antique paint and glaze maple cabinetry with large capacity washer and dryer.
5. Kitchen, bookshelves, butler's pantry and bath cabinetry has upgraded granite or marble countertops with Greyson's standard ogee edges.
6. Custom designed center foyer beverage, entertainment bar style butler's pantry with seeded glass display panels, U-Line refrigerator and bar sink.
7. Central vacuum, security system; telephone, cable and data wiring complete with lower level low voltage structured distribution panel.
8. High efficiency mechanicals
 - (2) High efficiency zoned heating and cooling systems with oversized humidifiers
 - (2) High efficiency hot water heaters
9. 3 ¼ " oak hardwood flooring on the 1st and 2nd floors
10. All doors, window, base, crown, wainscoting, coiffure beam, columns are hardwood trim mouldings are as follows

G R E Y S O N

- Designer crown cove mouldings on all floors where applicable, multi-piece crown application on the 1st floor
 - Designer 7 ¼” base mouldings on the 1st floor, 5 ¼” on the basement, 2nd and 3rd floors, all with ¾” base shoe on hardwood and tile surfaces.
 - Designer 4 ¼ ” casing on all 1st floor doors and windows.
 - Designer 3 ½ ” casing on 2nd, 3rd floor and basement doors and windows.
 - All windows have a multi-piece sill and apron application
 - Study with multi-piece crown and coiffured beam ceilings
 - Solid core four panel 1 ¾” doors on all floors, upgrade from standard 1 3/8” thickness doors.
 - Custom made columns are provided for a dramatic entrance into the living room from the front and center foyers and the dining room.
11. Upgraded Designer bronze full mortised lockset in front entry door.
 12. Upgraded designer silver patina lever handle door hardware with decorative backplates.
 13. Sound insulation in all interior wall cavities on the first and second floors.
 14. Second floor electrical distribution panel servicing.
 15. 9 foot basement, 9 foot first floor, 8 to 12 foot second floor and 9 foot third floor ceilings and walls.
 16. Full finish basement with (2) isolated guest bedrooms and separate bathroom
 17. Second floor with dramatic volume ceilings.
 18. Continuous hardwood staircase, oversized handrails and newel posts with wrought iron balusters and designer wainscoting on walls
 19. Dramatic arched & columned openings throughout the 1st floor.
 20. Custom finish furniture style bath vanities with upgraded ogee edged granite countertops and Designer Kohler fixtures.

Additional Detailed Specifications

Features Room by Room:

Kitchen and Breakfast Area

1. 3 ¼ ” plank oak hardwood floors.
2. Distressed maple antique paint and glaze custom design cabinetry with oversize upper frieze and crown mouldings and seeded glass in all display cabinets.
3. Multi person island seating area is finished in maple distressed stain and glaze cabinetry to match interior trim.
4. Commercial style appliances - Viking, Sub-zero, Bosch, etc.
5. 3cm, (1 ¼”), Granite countertops with upgraded ogee edge detail.
6. Natural stone backsplash with metal accent inserts.
7. Arched top window with side view oval window
8. Designer island pendant lights and breakfast area light fixtures.
9. Designer two piece crown mouldings, oversized 7 ¼” base with ¾” shoe, 4 ¼ ” door casing, 4 ¼ ” window casing with upgraded stool and apron bases

G R E Y S O N

Family Room

1. 3 ¼ " plank oak hardwood floors.
2. A furniture-finish stain and glaze custom maple upper and lower mantle.
3. Directional overhead low voltage halogen lighting to illuminate Designer mantle.
4. Designer two piece crown mouldings, oversized 7 ¼" base with ¾" shoe, 4 ¼ " door casing, 4 ¼ " window casing with upgraded stool and apron bases, non-arched windows and doors.

Powder Room:

1. 3 ¼ " plank oak hardwood floors.
2. Free standing maple furniture style vanity in antique ivory paint and glaze finish.
3. A beveled mirror is inset into a full maple wood surround with an upper crown pediment sized for a period dated light fixture.
4. 3cm, (1 ¼"), Granite countertops with upgraded ogee edge detail.
5. Upgraded Kohler Designer plumbing fixtures
6. Upgraded Designer bath hardware.
7. Designer two piece crown mouldings, oversized 7 ¼" base with ¾" shoe, 4 ¼ " door casing, 4 ¼ " window casing with upgraded stool and apron bases, doors.
8. Upgraded Stonecast silver patina lever handle door hardware with decorative backplates.

Pantry and Mudroom with Large Double Coat Lockers

1. 3 ¼ " plank oak hardwood floors.
2. Large maple seating area, coat hooks and lockers in antique paint and glaze finish
3. Full pantry with solid shelving.
4. Designer two piece crown mouldings, oversized 7 ¼" base with ¾" shoe, 4 ¼ " door casing, 4 ¼ " window casing with upgraded stool and apron bases, non-arched windows and doors.
5. Upgraded Stonecast silver patina lever handle door hardware with decorative backplates.

Center Foyer Butlers Pantry / Entertaining & Beverage Center

1. 3 ¼ " plank oak hardwood floors.
2. Distressed maple stain and glaze custom design arched furniture style butlers pantry with refrigerator, bar sink and faucet with oversized upper frieze and crown mouldings and seeded glass displays, undercounter and display case lighting.
3. Directional overhead low voltage halogen lighting to illuminate Designer cabinetry and wall pictures.
4. Designer two piece crown mouldings, oversized 7 ¼" base with ¾" shoe, 4 ¼ " door casing, 4 ¼ " window casing with upgraded stool and apron bases, non-arched windows and doors.
5. Upgraded silver patina lever handle door hardware with decorative backplates.

Dining Room:

G R E Y S O N

1. 3 ¼ ” plank oak hardwood floors.
2. Period dated Designer light fixture.
3. Period dated wall sconces
4. Designer two piece crown mouldings, oversized 7 ¼” base with ¾” shoe, 4 ¼ ” door casing, 4 ¼ ” window casing with upgraded stool and apron bases, non-arched windows and doors.
5. Designer chair rail and wainscoting.

Living Room

1. 4 ¼ ” plank oak hardwood floors
2. Custom made columns for dramatic entrance from the front and middle foyers and dining room.
3. Directional overhead low voltage halogen lighting to illuminate wall spaces.
4. Designer two piece crown mouldings, oversized 7 ¼” base with ¾” shoe, 4 ¼ ” door casing, 4 ¼ ” window casing with upgraded stool and apron bases.

Study

1. 3 ¼ ” plank oak hardwood floors
2. Custom multi-piece coiffured beam ceiling.
3. Directional overhead low voltage halogen lighting to illuminate wall spaces.
4. Distressed stain and glaze hardwood mantle with marble surround and hearth.
5. Dual pocket French doors for dramatic entry into study.
6. Designer two piece crown mouldings, oversized 7 ¼” base with ¾” shoe, 4 ¼ ” door casing, 4 ¼ ” window casing with upgraded stool and apron bases, non-arched windows and doors.
7. Upgraded silver patina lever handle door hardware with decorative backplates.

First Floor Middle and Front Foyer

1. 3 ¼ ” plank oak hardwood floors
2. Oversized period dated hardwood hand rails and newel posts with upgraded wrought iron balusters, with boot caps.
3. Custom oversized and distressed American walnut front door
4. Designer two piece crown mouldings, oversized 7 ¼” base with ¾” shoe, 4 ¼ ” door casing, non-arched windows and doors.
5. Upgraded silver patina lever handle door hardware with decorative backplates.

Second Floor

Master Bedroom

1. Dramatic volume soffit and tray ceiling.
2. 3 ¼ ” plank oak hardwood floors.
3. Lighted Designer ceiling fan.
4. Designer crown moulding, 5 ¼” base with ¾” shoe, 1 ¾” solid four panel doors with oversized 3 ½” door casing, oversized 3 ½” window casing with upgraded stool and apron bases, non-arched windows and doors.

G R E Y S O N

5. Upgraded Stonecast silver patina lever handle door hardware with decorative backplates.

Master Bath

1. Upgraded Designer bath hardware.
2. Designer Calcutta marble bath floors/ shower
3. Upgraded Designer Kohler fixtures in upgraded brushed nickel finish
4. Rain Shower head with an additional hand held shower head.
5. Maple antique ivory paint and glaze vanity with side hutches to match interior trim.
6. Maple antique ivory paint and glaze wood beveled mirror surrounds with oversized upper crowned pediment for Designer light fixtures.
7. 3cm, (1 ¼”), Calcutta marble countertops with ogee edge detail.
8. Decorative arched front whirlpool tub, Calcutta marble slab top with ogee edge, bead board front and adjacent brushed nickel water and drain risers and cradle faucet.
9. Designer crown moulding, 5 ¼” base with ¾” shoe, 1 ¾” solid four panel doors with oversized 3 ½” door casing, oversized 3 ½” window casing with upgraded stool and apron bases, non-arched windows and doors.
10. Upgraded Stonecast silver patina lever handle door hardware with decorative backplates.

Master His & Hers Closets

1. Dramatic volume ceilings.
2. 3 ¼ ” plank oak hardwood floors.
3. Designer crown moulding, 5 ¼” base with ¾” shoe, 1 ¾” solid four panel doors with oversized 3 ½” door casing, oversized 3 ½” window casing with upgraded stool and apron bases, non-arched windows and doors.
4. Upgraded paint and glazed closet cabinetry style shelving and hanging spaces. Calcutta marble seating area below open light window
5. Upgraded Stonecast silver patina lever handle door hardware with decorative backplates.

Front Southeast Bedroom

1. Dramatic volume ceiling
2. 3 ¼ ” plank oak hardwood floors.
3. Closet with rods and shelving.
4. Lighted Designer ceiling fan.
5. Designer crown moulding, oversized 5 ¼” base with ¾” shoe, 1 ¾” solid four panel doors with oversized 3 ½” door casing, oversized 3 ½” window casing with upgraded stool and apron bases, non-arched windows and doors.
6. Upgraded Stonecast silver patina lever handle door hardware with decorative backplates.

South Adjacent Hallway Bathroom

1. Designer bath floor tile with floor mat and metal tiles inserts

G R E Y S O N

2. Custom Designed matching tile tub / shower with built-in shower caddy and designer picture framed metal tiles
3. Upgraded Designer Kohler fixtures in brushed nickel.
4. Maple distressed stain and glaze free standing furniture style vanity.
5. Maple distressed stain and glaze mirror surrounds with oversized upper crowned pediment for Designer light fixtures.
6. Upgraded Designer bath hardware.
7. Granite countertops with ogee edge detail
8. Private oversized corner shower with adjacent brushed nickel water and drain fixtures
9. Designer crown moulding, oversized 5 ¼" base with ¾" shoe, 1 ¾" solid four panel doors with oversized 3 ½" door casing, oversized 3 ½" window casing with upgraded stool and apron bases, non-arched windows and doors.
10. Upgraded Stonecast silver patina lever handle door hardware with decorative backplates.

Front Middle Bedroom

1. Dramatic volume ceiling
2. 3 ¼ " plank oak hardwood floors.
3. Lighted Designer ceiling fan.
4. Walk in closet with rods and shelving.
5. Designer crown moulding, oversized 5 ¼" base with ¾" shoe, 1 ¾" solid four panel doors with oversized 3 ½" door casing, oversized 3 ½" window casing with upgraded stool and apron bases, non-arched windows and doors.
6. Upgraded Stonecast silver patina lever handle door hardware with decorative backplates.

Front Northeast Bedroom

1. Ceiling with oversize crown mouldings.
2. 3 ¼ " plank oak hardwood floors.
3. Lighted Designer ceiling fan.
4. Multiple closets with rods and shelving.
5. Designer crown moulding, oversized 5 ¼" base with ¾" shoe, 1 ¾" solid four panel doors with oversized 3 ½" door casing, oversized 3 ½" window casing with upgraded stool and apron bases.
6. Upgraded Stonecast silver patina lever handle door hardware with decorative backplates.

North Adjacent Hallway Bathroom

1. Designer bath floor tile with floor mat and metal tiles inserts
2. Custom Designed matching tile tub / shower with built-in shower caddy and designer picture framed metal tiles
3. Upgraded Designer Kohler fixtures in brushed nickel.
4. (2) Maple distressed stain and glaze free standing furniture style vanities.
5. Maple distressed stain and glaze mirror surrounds with oversized upper crowned pediment for Designer light fixtures.

G R E Y S O N

6. Upgraded Designer bath hardware.
7. Granite countertops with ogee edge detail
8. Private tub with adjacent brushed nickel water and drain fixtures
9. Designer crown moulding, oversized 5 ¼” base with ¾” shoe, 1 ¾” solid four panel doors with oversized 3 ½” door casing, oversized 3 ½” window casing with upgraded stool and apron bases, windows and doors.
10. Upgraded Stonecast silver patina lever handle door hardware with decorative backplates.

Laundry Room/Utility Room

1. Quarried Slate tile flooring
2. Front load and elevated washer and dryer units with lower pedestal storage units
3. Maple antique paint and glaze cabinetry with 3cm, (1 ¼”), granite countertops.
4. Designer crown moulding, oversized 5 ¼” base with ¾” shoe, 1 ¾” solid four panel doors with oversized 3 ½” door casing, windows and doors.
5. Upgraded Stonecast silver patina lever handle door hardware with decorative backplates.

Second Floor Foyer

1. Oversized period dated hardwood hand rails and newel posts with upgraded wrought iron balusters.
2. 3 1/4” plank oak hardwood floors.
3. Designer crown moulding, oversized 5 ¼” base with ¾” shoe, 1 ¾” solid four panel doors with oversized 3 ½” door casing, oversized 3 ½” window casing with upgraded stool and apron bases, windows and doors.
4. Upgraded Stonecast silver patina lever handle door hardware with decorative backplates.

Basement – Game Room & Media Room

1. Full finished basement with oversized windows in (3) concrete light wells that are surrounded in a decorative wrought iron hand rails protected in a bronze powder coated finish and filled with rounded matching river rock
2. Wall-to-wall carpeting
3. Raised fireplace with an oversized stained hardwood mantle and gas log lighter.
4. Oversized period dated hardwood hand rails and newel posts with wrought iron balusters to match 1st and 2nd floor staircases complete with wainscoting
5. Upgraded Stonecast silver patina lever handle door hardware with decorative backplates.
6. Designer oversized 5 ¼” base with ¾” shoe, 1 ¾” solid four panel doors with oversized 3 ½” door casing, oversized 3 ½” window casing with upgraded stool and apron bases, windows and doors.

Basement Private Bedroom #1 & #2

1. Custom carpeted floors..

G R E Y S O N

2. Closets with rods and shelving.
3. Designer crown moulding, oversized 7 ¼” base with ¾” shoe, 1 ¾” solid four panel doors with oversized 3 ½” door casing.
4. Upgraded Stonecast silver patina lever handle door hardware with decorative backplates.

Basement Private Bathroom

1. Designer tile floor and shower wall tile shower surrounds.
2. Upgraded Designer Kohler fixtures in brushed nickel.
3. Upgraded designer bath hardware.
4. Designer oversized 7 ¼” base with ¾” shoe, 1 ¾” solid four panel doors with oversized 3 ½” door casing, doors.
5. Upgraded Stonecast silver patina lever handle door hardware with decorative backplates.

Basement Storage Room(s)

1. High efficiency furnace with attached humidifier and high efficiency A/C unit.
2. (2) high efficiency water heaters.

Third Floor – Open Area

1. Custom designer carpet
2. Multiple skylight windows
3. Oversized period dated hand rails and hardwood newel posts with upgraded wrought iron balusters.
4. Oversized 5 ¼” base with ¾” shoe, 1 ¾” solid four panel doors with oversized 3 ½” door casing, and doors.
5. Upgraded Stonecast silver patina lever handle door hardware with decorative backplates.

Third Floor Storage Room

1. High efficiency furnace with attached humidifier and high efficiency A/C unit .

(2) Car Capable Attached Carport Accessing the side entry

1. Designed to park under out of the weather for (2) cars
2. Designer hanging lantern
3. Beadboard ceiling
4. Stone columns with decorative oversized cedar brackets and Nantucket overhead handrails

Garage - Detached

1. (3) – 8 foot stained wood garage doors complete with multiple openers and exterior keypad.

GREYSON

2. Upgraded silver patina lever handle door hardware with decorative backplates.
3. Lighted (4) window cupola
4. (2) Openings for above garage storage.