**2138 W Summerdale**

**Pro Builders LLC presents another Single-family home development in Lincoln Square/Bowmanville**

**HOME FEATURES**

* Lot Size 30 ‘x 125 (22’ interior/23’exterior Width)
* 6 Bedrooms; 3-En-Suites; Two (2) on Upper Level, 1 in lower level + Two in Basement
* 4.1 Bathrooms (3 full on upper level, 1 powder on main level; 1 full in basement
* 4263 Sq. Ft \*\*\*Per Plans, includes basement & Garage Roof Top Deck– ***Does not include exterior space (deck )***
* Hardie-board Siding & Exterior Trim
* Wide 2 Car Garage (20’x20.5’) w/EV (Separate Panel in Garage with additional breakers for Electric car charging).
* Wireless access points throughout entire home
  + Wired for security Panels at front & Back door, master bedroom (equipment not included)
  + Wired for standard doorbell & chime
  + Wired for four (4) IP Cameras on the exterior of the home (equipment not included)
  + Every room is wired for TV with Cat 6 and Coax
  + Basement is wired for Surround sound in ceiling (wired buried in ceiling; equipment not included)
* Energy Efficient Windows
* 10’ Ceilings (Main Floor); 9’ Ceilings (second floor); 8’ Ceilings in basement
* White Oak Stained Hardwood flooring throughout Main & Upper Levels; wood-grained porcelain tile on Lower Level; All HW flooring in Living Areas and combination of porcelain tiles in baths
* Drain Tile w/Flood Control System & Dimple Membrane, Sump & Ejector Pump
* Dual zoned/Two (2) Separate Heating & Cooling systems (High Efficiency)
* Humidifier
* 75 Gallon High Efficiency Water Heater (RHEEM)
* Radiant Floors in Basement (System sold separately)
* Foam Insulation Throughout
* Contemporary Solid Core Hardwood Doors, single panel shaker
* Modern Wood Picket Staircase
* Smart NEST Thermostats
* Samsung Washer & Dryer (Upper Level) Included in Sale Price
* Wet bar in Basement

**KITCHEN FEATURES:**

* Main Level
* 10’ Ceilings
* 60’’Modern, Soft-close Custom Cabinets
* High-end (Bertazzoni) appliances
* Modern subway backsplash
* Quartz Island with Drop ceiling above
* Butler Pantry
* Garbage Disposal
* Designer fixtures & Hardware with black & gold accents
* Recessed Lighting with Dimmer Switches
* Two Pantry’s

**FAMILY ROOM:**

* Main Level
* Recessed Lighting with dimmer Switches
* Wainscoting
* Floor to Ceiling Windows
* Designer Gas/Vent-less Fireplace w/mantle & Ship Lap Accent Wall
* Smart Fan

**LIVING & DINING ROOM**

* Main Level
* Separate Living & Dining Room
* Generously Proportioned
* 10’ Coffered Ceilings
* Floor to Ceiling Casement Windows
* Recessed Lighting with Dimmer Switches
* Wainscoting
* ½ bathroom/powder with Designer Fixtures & Shiplap Wall
* Mud room & Closet

**BEDROOMS | UPPER & LOWER LEVEL**

* 9’ High Ceilings
* Two (2) En-suites; Two (2) of (4) four Bedrooms on Second Level have their own bathroom.
* Two (2) on lower level and or one (1) bed & one (1) workout/Media Room
* Primary Bedroom with shiplap wall, Built-in Speakers, and vaulted 16’ ceiling, smart Fan.
* Large Walk-In Closet in Master Bedroom
* Separate Linen Closet
* Side by side LG Washer & Dryer
* 2nd Furnace Utility Closet with High Efficiency Furnace

**BATHROOMS:**

* Master Bath features dual vanity; Soaking Tub; separate shower w/rain shower head & body sprays w/full glass (80”) enclosure and sky light
* Porcelain tile floor
* Designer Plumbing Fixtures and Tiles Throughout
* Infiniti Drain

**BASEMENT**

* Full Bathroom
* Egress Windows
* 8’ Ceilings
* Wood-grained porcelain tile Throughout
* Large Recreation Room
* Wet-bar
* TV Wall (Rec Room Pre-Wired for Surround Sound)
* Utility -Room with 2nd laundry Room
* Storage & Closet Space
* Radiant Floors (system not included)
* Workout Room/Bedroom/Media Room
* Semi En-Suite Bedroom

**OUTDOOR SPACE**

* Large 10’ x 23’ Stamped Concrete Patio
* Large Roof Top & Garage finished with composite decking & Steel Railing
* Wired for TV with Cat 6 and Coax

Wood doors are subject to movement because of the natural characteristics of wood. Seller’s. Responsibility for movement of wood doors shall be governed by the standards of the door manufacturer.

Every building is constantly on the move. On a cold, dry day a building will contract. On a hot, moist day a building actually expands. The reason is that cold and dryness cause some materials to contract, while heat and moisture can cause some materials to expand. A building can swell during rain and shrink during a dry spell. SUCH MOVEMENT CHARACTERIZES ALL BUILDINGS AND IS NORMAL AND SHOULD BE EXPECTED. It is possible that movement will have an effect on the walls, ceilings, floors and framing

System of your home. It may cause cracking and nail popping in the drywall. The same problem may occur in the flooring system. THEREFORE, WE ARE UNABLE TO GUARANTEE THAT SETTLING, NAIL POPS, CRACKING OF WALLS AND CERAMIC TILE FLOOR WILL NOT APPEAR.

All samples for selection are of actual materials used at 2240 Farragut Because of the natural characteristics, production lots, and other circumstances beyond our control, there may be color shade, hue or texture differences between the sample displayed and the materials supplied or installed in your unit. All construction will conform to and meet the building code requirements of the City of Chicago. Certain changes may be dictated by the City’s code. Purchaser’s signature appearing in these Specifications shall constitute approval and acceptance of all work, if any, already completed as of this date. Specifications and brand names herein shall be adhered to as closely as possible. However, substitutions may be made by the seller at its sole discretion. Such substitutions shall be of equal or like kind.