



## 6012 N Ionia

**Listing Price: \$2,495,000 | Taxes: NEW | 13,702**

Avia Builders LLC presents another Single-family home development in Sauganash

### **HOME FEATURES:**

- Lot Size 73'x 134 | 39' x 124
- 6 Bedrooms; 2 En-Suites on Upper Level, Including Primary and one (Jack & Jill), five (5) total + One/Office in Basement
- 4.1 Bathrooms (3 full on upper level; 1 powder on main level; 1 full in basement)
- Sauna
- 5212 Sq. Ft \*\*\*Per Plans, includes basement, interior garage and outdoor space
- Hardie-board Siding & Exterior Trim
- Slate Roof – 100 year warranty
- Ultra Quiet Napoleon Split Air Condition System W/Air Purification & Wi Fi
- Deer Valley Electric Toileted with integrated bidet in all bathroom
- Heated Wide 2 Car Attached Garage w/EV (Separate Panel in Garage with additional breakers for Electric car charging)
- Radiant Exterior Driveway w sensor
  - Wired for security Panels at front & Back door, master bedroom (equipment not included)
  - Wired for standard doorbell & chime; RING door bell included
  - Wired for four (4) IP Cameras on the exterior of the home; Equipment Included
  - ○ Every room is wired for TV with Cat 6 and Coax
  - Various points throughout the entire home is wired for Surround sound in ceiling; speakers included
- German Engineered High Performance Triple Pane, Ash Wood Extrusion Aluminum Clad Windows.
- 10' Ceilings (Main Floor); 9' Ceilings (second floor); 8' Ceilings in basement
- 7' width | 3.25 thick Engineered White Oak Hardwood flooring throughout Main & Upper Levels; Large tile on Lower Level
- Drain Tile w/Flood Control System & Dimple Membrane, Sump & Ejector Pump & Check Valve
- Dual zoned/Two (2) Separate Heating & Cooling systems (High Efficiency)
  - Quad Zoned Heating System with Multi Temperature Relay
- Humidifier

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- RINNAI Energy Efficient WIFI Tankless Water Heater (one system for both hot water & radiant flooring system with immediate hot water on demand)
  - Supplemental Water Heater

## **HOME FEATURES:**

- Radiant Flooring in Basement, and upper-level bedrooms
- Foam Insulation Throughout
- Modern Wine Closet with custom shelving
- 8' Custom Solid Core Hardwood Doors, Double panel shaker with gasket for sound proof
- Oak Modern Staircase with iron spindles
- Pro Smart Eco Bee Thermostats
- Two Sets of LG Front Load Washer & Dryer (Upper Level) Dual Wash and Dryer Included in Sale Price
- Wet bar in Basement
- Exterior Access From Basement
- 200 Amp Service w/100 amp sub-panel
- German Exterior Doors
- LED Recessed Lighting
- New Copper Water Main and Sewer Line
- Avalon Door Handles
- Kohler, Grohe, Hans Grohe Fixtures Throughout

## **KITCHEN FEATURES:**

- Main Level
- 10' Shiplap California Tray Ceilings
- 60'' Modern, Bordered Soft-close Cabinets w/Transoms
- Under mounted LED lighting
- Crown Molding
- High-end Thermador Appliances & WOLF Premium Appliance Package
- Wine Fridge and Thermador Coffee Maker
- Recessed Hood w/12'' Ventilation Exhaust to Exterior
- 1.25'' Italian Quartz Island & Backsplash
- Walk-in Pantry
- Waterfall Island
- FRANKE Garbage Disposal ¾ Horse Power
- Designer fixtures & Hardware with black and Chrome accents
- 6'', 4'', 2'' Recessed LED Lighting with Dimmer Switches
- 7'' Crown Molding | 6'' Baseboard | 4'' Casing
- 7''width | 3.25'' thick Engineered Hardwood flooring

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## **FAMILY ROOM:**

- Main Level
- Recessed Lighting with Dimmer Switches
- 10' California Tray Ceilings with Shiplap
- Walnut Accent Wall w/Fabricated Fireplace Box in Place
- Direct Access to Exterior Deck
- 7" Crown Molding | 6" Baseboard | 4" Casing
- 7'width | 3.25 thick Engineered Hardwood Flooring
- Floor to Ceiling Triple Pane Aluminum Clad Windows

## **LIVING & DINING ROOM**

- Main Level
- Separate Living & Dining Room
- 10' Shiplap Tray Ceilings
- Floor to Ceiling Triple Pane Aluminum Clad Windows
- Recessed Lighting with Dimmer Switches
- ½ bathroom/powder with Designer Fixtures and Imported Italian Tile
- Wood Panel Accent Wall
- Custom Closet System
- 7" Crown Molding | 6" Baseboard | 4" Casing
- 7'width | 3.25 thick Engineered Hardwood Flooring

## **UPPER & LOWER LEVEL | BEDROOMS**

- 9' High Ceilings Upper | 10'Ceiling Lower
- Five (5) on Upper Level One (1) on lower level Two (2) En-Suites
- Radiant Flooring Throughout Rear Upper level bedrooms
- Separate Linen Closet
- 2<sup>nd</sup> Laundry Room with Side-by-Side Samsung Dual Washer and Dryer
- 2<sup>nd</sup> Furnace in attic with Utility Closet
- 3 Full Bathrooms
- 8' German Engineered Custom Solid Core Doors w/Gasket (not available in US)
- 7" Crown Molding | 6" Baseboard | 4" Casing
- 7'width | 3.25 thick Engineered Hardwood Flooring

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## **PRIMARY BEDROOM**

- Large Walk-In Closet
- Wood Panel Electrical Wall
- Radiant Flooring (electric)
- Vaulted Tray Ceilings w/5' crown inlay
- 7" Crown Molding
- Floor to Ceiling 4 x 9 Imported Italian Tile
- Grohe Fixtures (Hand Shower, Rain Shower)
- Full Glass Enclosure
- Infiniti Drain
- Victoria Albert Soaking Tub
- Electric Radiant Flooring
- Water Closet

## **BATHROOMS:**

- High End Tile from Porcelanosa
- Designer Plumbing Fixtures and Tiles Throughout
- Infiniti Drain
- Dual Sinks
- Glass Shower Enclosure
- Floating Vanities
- Grohe Faucets
- Energy Rated Velux Sky Lights

## **BASEMENT**

- Full Bathroom
- Egress Windows
- Drain Tile w/Flood Control System & Dimple Membrane, Sump & Ejector Pump
- Exterior Access
- Radiant Flooring
- 10' Ceilings
- Cedar Sauna
- Large Recreation Room
- Wet-bar
- TV Wall
- Utility -Room with 2<sup>nd</sup> laundry Room
- Storage & Closet Space

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- Recessed Lighting
- Radiant Floors

## OUTDOOR SPACE

- Large Covered 9 x19 Deck off Family Room w/built in speakers
- Wired for TV with Cat 6 and Coax
- Composite Decking
- Heated Exterior (Radiant Driveway)

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 6012 N Ionia 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

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closely as possible. However, substitutions may be made by the seller at its sole discretion. Such substitutions shall be of equal or like kin

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