



1939 NORTH HOWE STREET  
CHICAGO

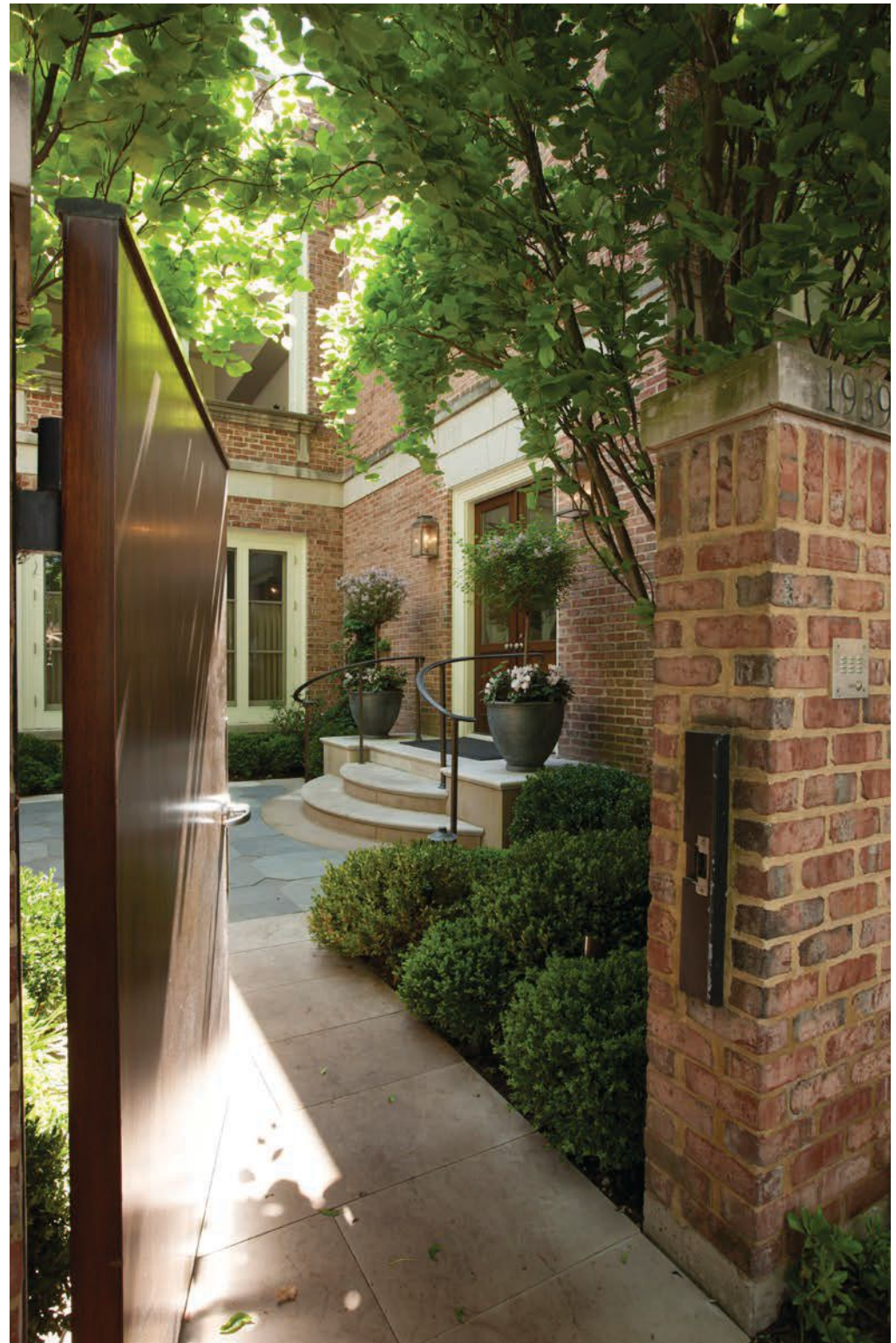
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*The Right Connection*

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● FRONT COURTYARD:

IT BECKONS YOU. OPEN THE GATE TO A PRIVATE, HEATED, BLUE AND LIMESTONE COURTYARD, REINVISIONED BY HOERR SCHAUDT. ARCED, LIMESTONE STAIRS SKILLFULLY LEAD YOU IN.

● CENTER COURTYARD: (PICTURED ON COVER)

TRANSPORTS YOU. A LUSH EUROPEAN GARDEN BECOMES THE CENTER OF THIS ESTATE. BELGIUM BLOCK PAVERS AND OVERSIZED PLANTERS FORM THE PERIMETER AROUND A CUSTOM DESIGNED FOUNTAIN ALL SURROUNDED BY A SECOND FLOOR TERRACE WITH LIMESTONE BALUSTRADE.

IT IS RARE TO FIND THE PERFECT COMBINATION OF LAND, LOCATION AND VIEWS ALL IN THE HEART OF THE CITY OF CHICAGO.

- COMPRISED OF 3 CITY LOTS
- LOT SIZE APPROX. 66x125
- BUILT IN 1992
- EXPANDED/REMODELED IN 2001
- BRICK AND LIMESTONE EXTERIOR
- 3 STORIES
- APPROX. 10,600 SQ. FT. OF ABOVE GRADE LIVING AREA
- 8 BEDROOMS, 8.5 BATHS
- ONE CAR AND TWO CAR ATTACHED GARAGES
- ARCHITECT: HOWARD HOLTZMAN

## *A Home That Dreams Are Made Of*

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IT IS OF ANOTHER PLACE AND TIME---CLASSICALLY DESIGNED; FORMAL AND ELEGANT. YET, THIS IS A HOME OF INCOMPARABLE BEAUTY AND COMFORT WHERE FAMILIES CAN GROW AND FRIENDS CAN GATHER.

IT IS A HOME THAT QUIETLY AND ASSUREDLY REVEALS ITSELF TO YOU, CURVE BY CURVE, VIEW BY VIEW, ROOM BY EXQUISITE ROOM. REIMAGINED AND EXPANDED, IT HAS KEPT ITS INTEGRITY AND FLOW, WHILE BRINGING FLOOR PLANS AND SYSTEMS UP TO STATE-OF-THE ART LEVELS.

*“We hired the original architect Howard Holtzman, as we expanded, to keep the character we fell in love with.”*  
- Homeowner

### IS IT CHICAGO OR EUROPE?

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OPEN THE GATE AND YOU ARE IN A PRIVATE, HEATED, BLUE AND LIMESTONE COURTYARD REINVISIONED BY HOERR SCHAUDT. STEP INTO THE FOYER AND YOU ARE SURROUNDED BY SOUTH AMERICAN CHERRY WOOD FLOORS, A SOFTLY CURVED GALLERY HALL, AND EXPANSIVE VIEWS OF THE LUSHLY PLANTED CENTER COURTYARD; THE VERY HEART OF THIS HOME. WITH ITS CONTEMPORARY CASUALNESS AND PERFECT PLACEMENT, IT IS THIS COURTYARD THAT OFFERS UP AN ABUNDANCE OF NATURAL LIGHT TO VIRTUALLY EVERY ROOM.

*“I was simply looking to create more beauty in the world.”* - Homeowner

### A MATTER OF BALANCE

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AT EVERY TURN, THIS HOME MASTERFULLY BALANCES EUROPEAN ESSENCE WITH UP-TO-THE MINUTE CONTEMPORARY, GIVING IT AN INCOMPARABLE FEEL. TO THE RIGHT OF THE FOYER, IS THE EXPANSIVE LIBRARY WHERE YOU’LL FIND A WOOD-BURNING FIREPLACE, CHERRY WOOD FLOORS, EXQUISITE CABINETRY, AND FLOOR-TO-CEILING FRENCH DOORS THAT OPEN TO THE COURTYARD.

CONTINUE DOWN THE GALLERY HALL WITH ITS SOFTLY ROUNDED WALLS TO THE TWO-STORY DINING ROOM FEATURING DISTRESSED LIMESTONE FLOORS, AND SOARING CEILING SKYLIGHTS. A BALCONY FROM THE FLOOR ABOVE OVERLOOKS THIS MAJESTIC ROOM.

EXPLORE THE DEGIULIO EAT-IN KITCHEN BOASTING A MODERN ITALIAN DESIGN, WITH ANAGRE WOOD FROM THE IVORY COAST, SIEMATIC CABINETS, A HUGE STAINLESS STEEL CENTER ISLAND, A SIX-BURNER VIKING RANGE AND GRIDDLE. THREE SETS OF FLOOR-TO CEILING FRENCH DOORS LEAD OUT...ONCE AGAIN... TO THE SERENITY OF THE COURTYARD.

ADJOINING THE KITCHEN IS A LARGE AND COMFORTABLE FAMILY/ ENTERTAINMENT ROOM WHERE YOU CAN KICK OFF YOUR SHOES AND TURN UP THE JAZZ, ENTERTAIN GUESTS, OR WATCH A MOVIE THE WHOLE FAMILY LOVES.

*“We have hosted many charity events here, in various rooms. Sharing it is one of the greatest gifts of this house”.*  
- Homeowner

## EXCEPTIONAL SPACE ON EVERY LEVEL

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NOTICE THE STEEL TUBULAR BANNISTERS, A NOD TO THE FRENCH 20'S. ASCEND THE GRACIOUS, OPEN DOUBLE STAIRCASE TO BE GREETED BY SKYLIGHTS OFFERING A FIFTY FOOT EXPANSE OF NATURAL LIGHT. ENTER THE GRAND SECOND STORY LIVING ROOM; AN INSPIRED CHOICE.

THE SERENE MASTER SUITE IS PLACED ON THE LOGGIA LEVEL. IN THE TRUE ITALIAN TRADITION, IT OPENS OUT TO A BALUSTRADED BALCONY OVERLOOKING THE COURTYARD. NO SURPRISE THAT THE LUXURIOUS BATHROOM INCLUDES A SOAKING TUB AND OVERSIZED STEAM SHOWER. BE WOWED BY A CLOSET THAT IS A ROOM UNTO ITSELF. CLIMB THE PRIVATE STAIRS THAT LEAD TO AN ENCHANTING ROOFTOP RETREAT FOR RELAXING TOGETHER AND ENJOYING EXQUISITE VIEWS OF THE CITY.

DESIGNED WITH A GROWING FAMILY IN MIND, THE THIRD LEVEL HAS FIVE CHILDREN'S BEDROOMS AND FOUR FULL BATHS. THERE'S A STUDY AREA, PLACE FOR THE KIDS TO PLAY, WATCH THEIR FAVORITE SHOWS, AND HANG WITH FRIENDS.

THE LOWEST LEVEL, FINISHED IN CERUSE WHITE OAK PANELING, FEATURES A HUGE MEDIA ROOM, GAME ARCADE, FITNESS CENTER, MASSAGE ROOM, ARTS AND CRAFTS CENTER.

THROUGHOUT, THERE ARE PLACES TO CURL UP AND READ. SPACES TO PARTY AND PLAY. ROOMS FROM THE MAJESTIC TO THE INTIMATE THAT CAN BE FILLED WITH SILENCE OR THE FAMILIAR VOICES OF FRIENDS.

*"Conjoining spaces were very important for us, so we could have a balance of privacy and togetherness."*

*- Homeowner*

## EVERYTHING IS NEAR

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TUCKED UNOBTRUSIVELY ON HOWE STREET, ONE OF CHICAGO'S MOST COVETED ADDRESSES, THIS EXCEPTIONAL RESIDENCE IS IDEALLY LOCATED IN PRESTIGIOUS EAST LINCOLN PARK. ON A WIDE, TREE-LINED STREET, IT IS CONVENIENTLY CLOSE TO A WEALTH OF NEIGHBORHOOD AMENITIES.

THE AREA'S BEST KNOWN CULTURAL VENUES ARE MINUTES AWAY. THE LINCOLN PARK ZOO, CONSERVATORY, AND THE NATURE MUSEUM. NEARBY ARE UPSCALE AND CASUAL DINING OPTIONS, FINE BOUTIQUES ON ARMITAGE AND HALSTEAD STREETS. THERE IS EASY ACCESS TO MICHIGAN AVENUE. PRIVATE AND PUBLIC SCHOOLS ARE WITHIN WALKING DISTANCE: LINCOLN ELEMENTARY AND LINCOLN PARK HIGH SCHOOL, FRANCES PARKER, LATIN SCHOOL, THE BRITISH SCHOOL OF CHICAGO, CATHERINE COOK SCHOOL, THE LAB SCHOOL, THE FRENCH-AMERICAN SCHOOL OF CHICAGO.

IT IS A NEIGHBORHOOD WITH EVERY ADVANTAGE, AND EVERY ADVANTAGE WILL BE YOURS.

*"We have lived in this incredible place for 21 fruitful years. Our hope is that the new owners will enjoy the same happiness here that we have had."*

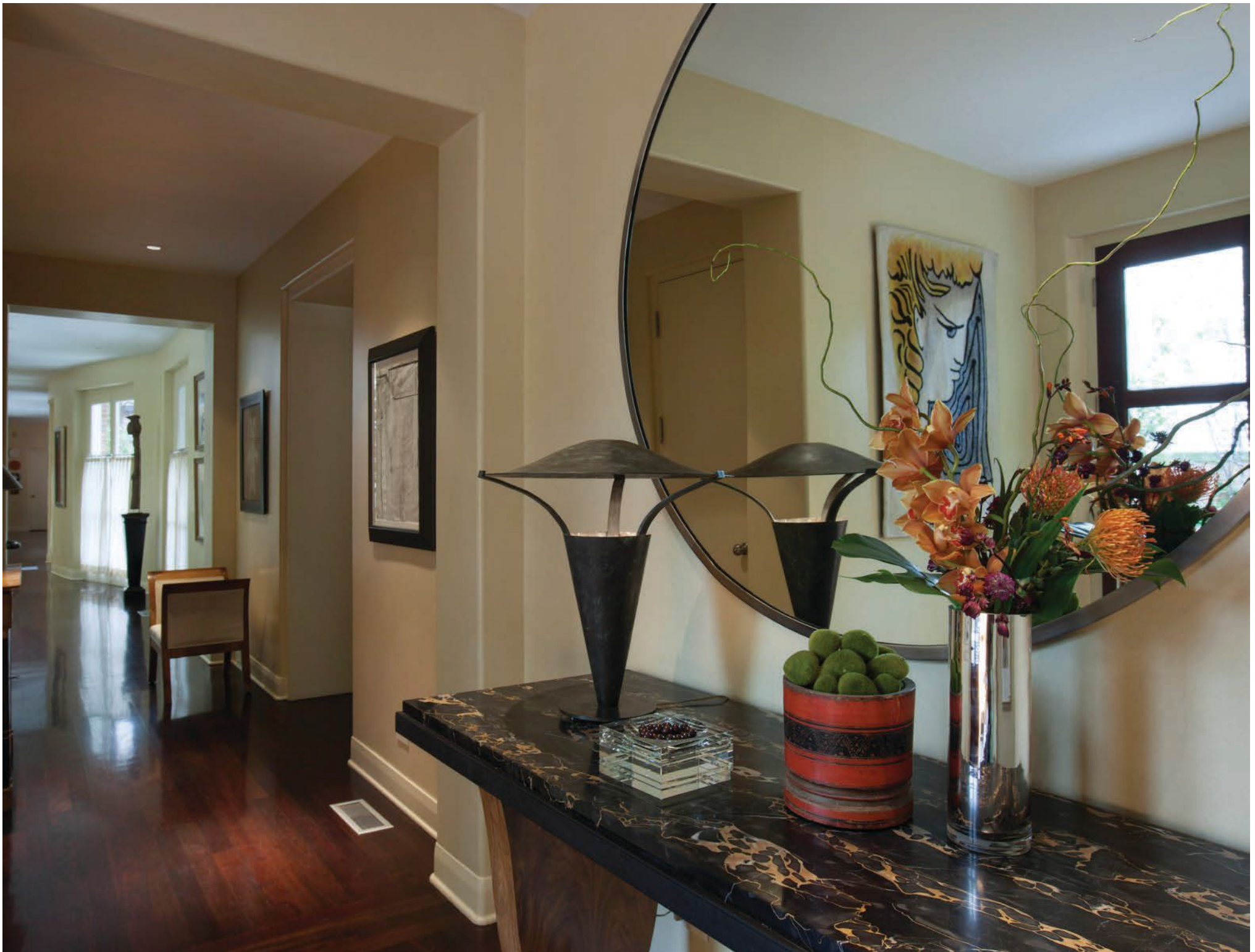
*- Homeowner*



● FOYER:

A GRACIOUS ENTRANCE. WITH GUEST CLOSET AND POWDER ROOM BOASTING YVES ST. LAURENT MARBLE VANITY.





● LIBRARY:

RADIATES SERENITY. CLASSICALLY DESIGNED AS AN INTIMATE SPACE FOR QUIET MOMENTS OF REFLECTION. FRENCH DOORS OPEN TO THE CENTER COURTYARD AS WELL AS THE FRONT OF HOME. THERE ARE RICH CHERRY FLOORS, CUSTOM BUILT-IN SHELVES AND CABINETRY, DESK AREA AND A WOOD-BURNING FIREPLACE.







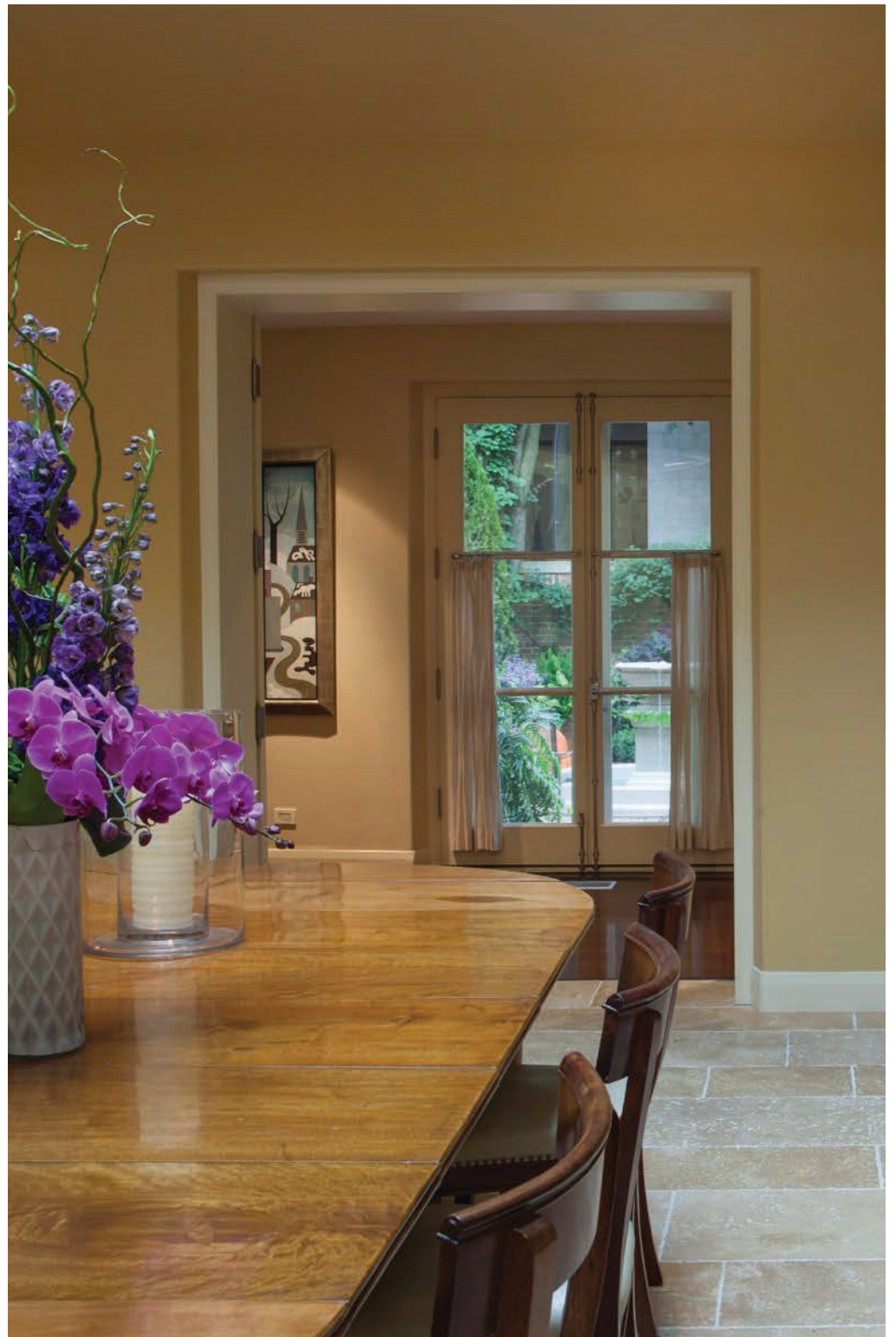
- GRAND KITCHEN:

INNOVATIVE YET SUPREMELY INVITING. DESIGNED BY DEGIULIO, IT INCLUDES SIEMATIC ANAGRE MAHOGANY CABINETS FROM THE IVORY COAST, HUGE STAINLESS STEEL CENTER ISLAND WITH MARINE EDGE, SIX BURNER VIKING RANGE WITH A COMMERCIAL GRADE HOOD, BOSCH DISHWASHER, CHARGLO GRIDDLE AND SUBZERO REFRIGERATOR. LARGE DINING AREA IS PERFECT FOR CASUAL ENTERTAINING OR FAMILY MEALS. ALL FRENCH DOORS LEAD TO THE QUIET AND PEACEFUL COURTYARD.



- DINING ROOM:

BOTH GRACIOUS AND GRAND. TWO STORIES, FEATURING DISTRESSED LIMESTONE FLOORS, AND SOARING CEILING SKYLIGHTS. OVERLOOKING BALCONY IN ITALIAN TRADITION.







- FAMILY/ENTERTAINMENT ROOM:

WHERE EVERYONE WILL WANT TO BE. CERUSE OAK CABINETRY WITH GOAT SKIN PARCHMENT PANELS HIDES ALL ELECTRONIC EQUIPMENT. BLOCKED, PRINTED LINEN UPHOLSTERED WALLS FOR EXCEPTIONAL SOUND.



• FRONT OFFICE:

EFFICIENT ELEGANCE. FLOOR-TO-CEILING WINDOWS FACING THE FRONT COURTYARD, EXTENSIVE MILLWORK, SEVEN CONCEALED STORAGE CLOSETS, COFFERED CEILING, BUILT-IN FILE DRAWERS, AND GRANITE COUNTER TOPS.



- LIVING ROOM:  
STUNNING AND SOPHISTICATED. PLACED BEAUTIFULLY ON THE SECOND FLOOR. FOURTEEN FOOT HIGH CEILINGS, ANTIQUE FIREPLACE WITH LIMESTONE MANTLE, FLOOR-TO-CEILING FRENCH DOORS FLANK BOTH SIDES OF THE ROOM, EAST AND WEST. BALUSTRADE TERRACE OVERLOOKS THE COURTYARD BELOW.





• LOGGIA:

IN TRUE ITALIAN STYLE. STUCCO WITH INDIANA LIMESTONE FLOORS, FRENCH DRAINS, LIMESTONE FIREPLACE, FOURTEEN-FOOT CEILINGS. BAR, COMPLETE WITH REFRIGERATION IS ADJACENT FOR CONVENIENT ENTERTAINING.







• MASTER BATHROOM:

HAS LARGE STEAM SHOWER, ACID-ETCHED MIRRORED CABINETRY AND ACCENTS, LIMESTONE FLOORING, BLACK GRANITE COUNTERTOPS AND LUSCIOUS SOAKING TUB.



- MASTER SUITE:

A PLACE OF PERFECT RESPITE. ELEVEN-FOOT CEILINGS, LOCATED IN THE EAST WING,  
FRENCH DOORS OPEN TO ANOTHER TERRACE OVERLOOKING CENTER COURTYARD BELOW.



- MASTER CLOSET:

CENTER ISLAND, ABUNDANT HANGING SPACE AND SHELVING. LEADS TO A PRIVATE SITTING ROOM OR WHAT IS AFFECTIONATELY CALLED THE “SNORING ROOM”.



- GUEST ROOM # 1:  
WARM AND WELCOMING. ENSUITE WITH MARBLE MOSAIC  
AND LIMESTONE FLOORING. LAGOS AZUL GRAY  
COUNTERTOPS IN BATH.



- GUEST ROOM #2:  
UNSURPASSED COMFORT. ENSUITE, WITH PLANTATION  
SHUTTERS, PATTERSON WOOL CARPETING.

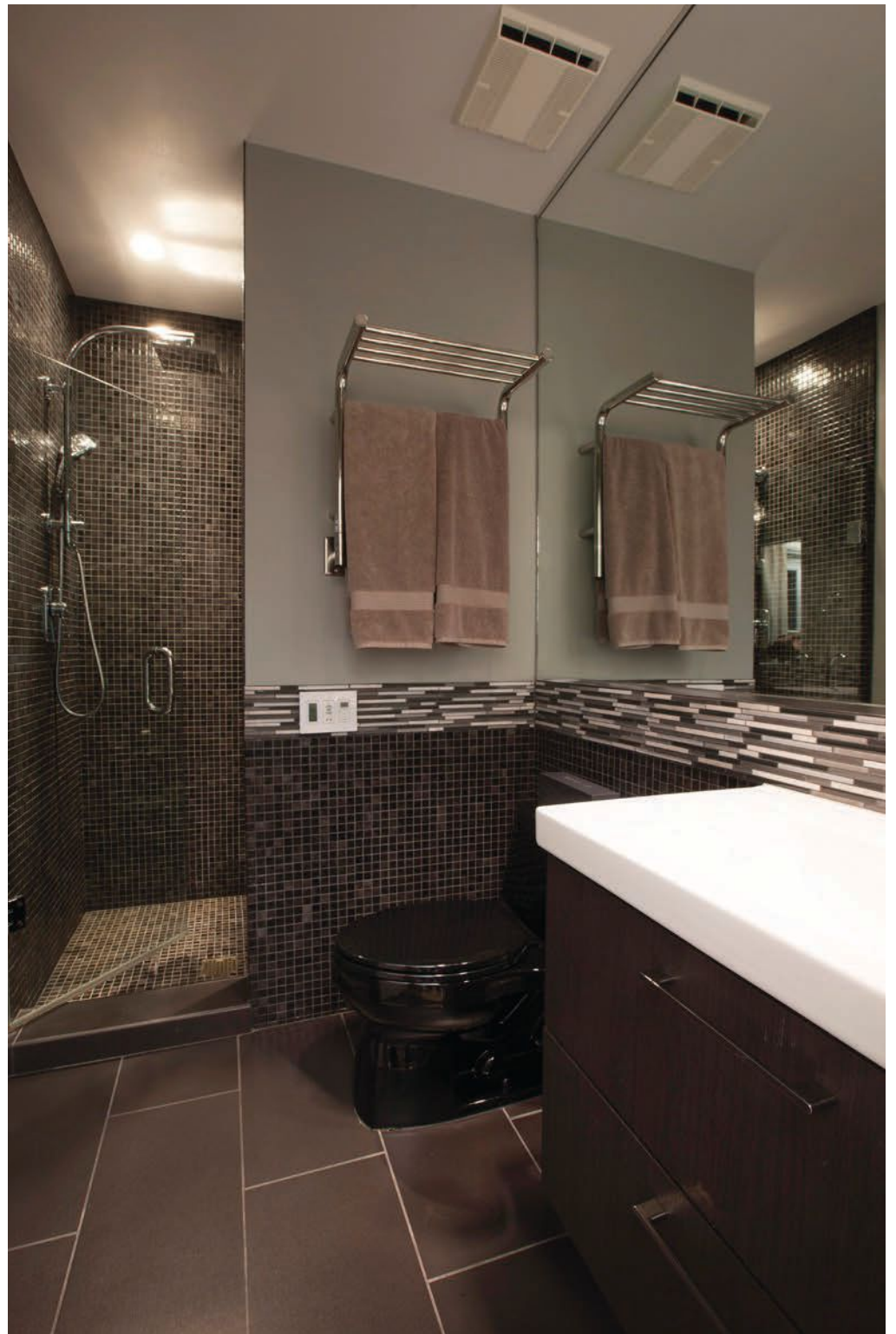






- 3RD LEVEL:

WHERE KIDS CAN BE KIDS. FEATURES FIVE CHILDREN'S BEDROOMS, FOUR BATHS (THREE EN-SUITE, ONE JACK AND JILL), A SKYLIGHT LIT STUDY AREA WITH BUILT-IN DESK AND BOOKCASES. ACCESS TO SMALLER ROOF DECK.





- ROOF TOP DECK:

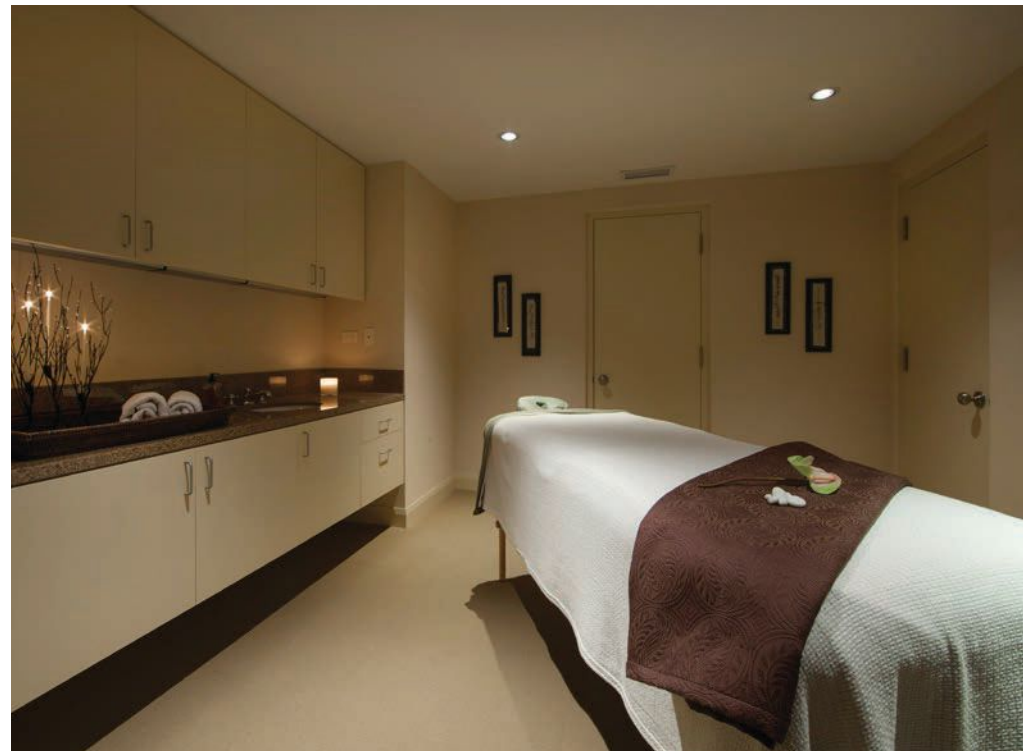
A SURPRISING RETREAT. A GET-AWAY ABOVE THE MASTER SUITE. CITY VIEWS. PROFESSIONALLY LANDSCAPED, IRRIGATION AND DRAINAGE SYSTEMS. BEYOND COMFORTABLE.





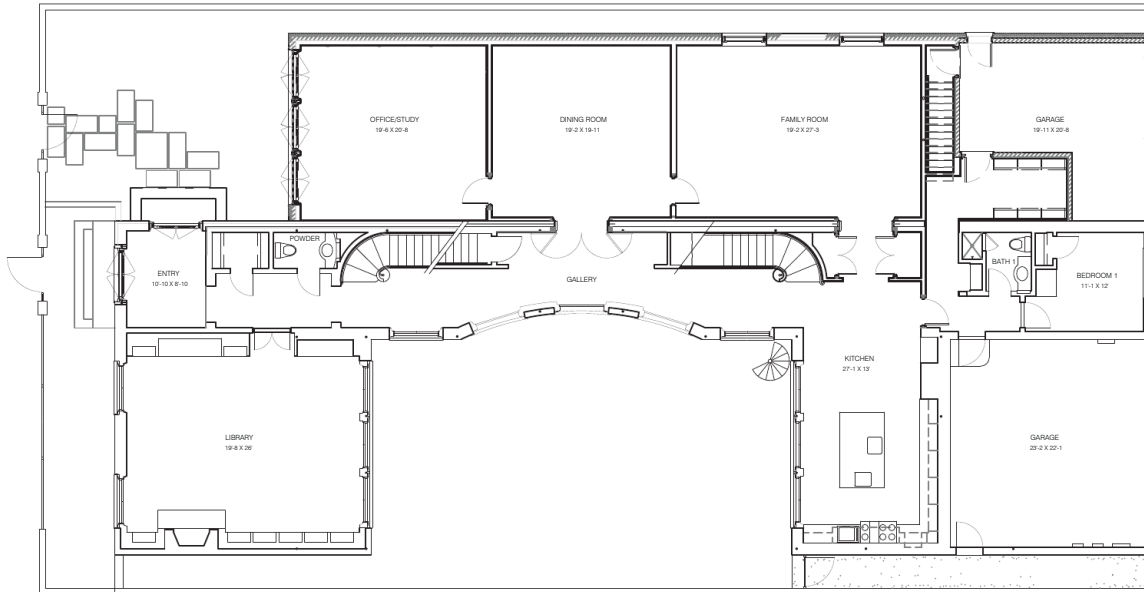
• LOWER LEVEL:

SOMETHING FOR EVERYONE. FINISHED IN CUSTOM CERUSE WHITE OAK PANELING. FEATURES AN “ARTS AND CRAFTS” STUDIO WITH SYNTHETIC RUBBER FLOOR, AN ARCADE ROOM, FITNESS CENTER, MASSAGE ROOM WITH SPA BATH, POWDER ROOM, HOME THEATER AND BILLIARD ROOM. DOLBY SURROUND SOUND, AND VAST STORAGE AREA WITH SHELVING, SECOND LAUNDRY ROOM, AND MECHANICAL ROOMS.





● MAIN LEVEL:



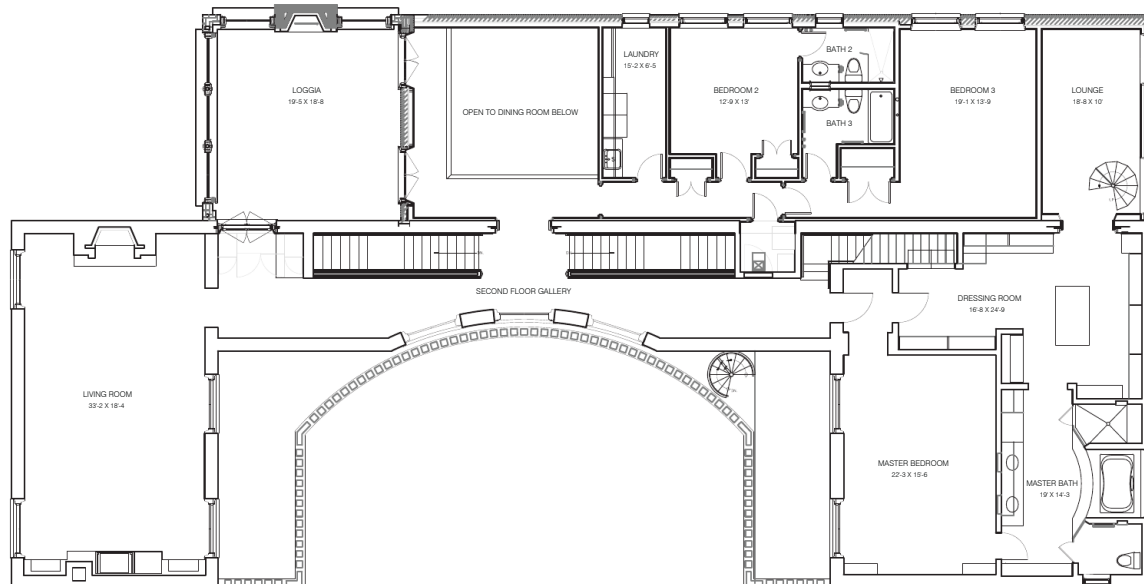
MECHANICAL SYSTEMS:

- CENTRAL AIR CONDITIONING- HVAC REPLACED IN 2016
- 8 ZONED FORCED-AIR GAS HEATING
- CENTRAL HUMIDIFICATION
- 3 SUMP PUMPS, BACKUP SYSTEM, AND 2 EJECTOR PUMPS
- 2002 COMMERCIAL GRADE VISSMANN BOILER PROVIDES HEAT AND DOMESTIC HOT WATER
- STORAGE TANK FOR WATER/WATER PRESSURE PUMP
- 600 AMP SERVICE
- LAWN IRRIGATION SYSTEM
- SNOW MELT SYSTEM IN FRONT COURTYARD AND ENTRY STAIRS

ELECTRONICS:

- CONTEMPORARY SOUND AND LIGHT SYSTEMS THROUGHOUT
- HIGH SPEED INTERNET ACCESS
- VANTAGE LIGHTING CONTROL SYSTEM
- ELAN SMART HOME SYSTEM
- KEYTH SECURITY SYSTEM WITH CENTRALIZED DISPATCHING
- FIVE SOURCE MIRAGE AUDIO SERVER

● SECOND LEVEL:





EXCLUSIONS:

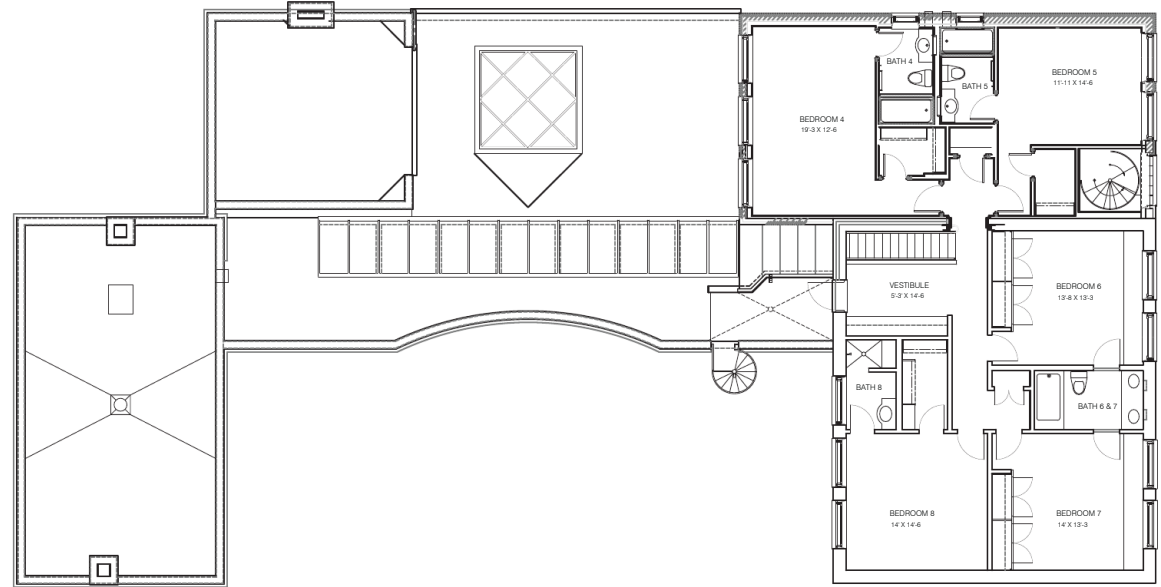
- FRONT COURTYARD STATUE AND BASE
- MASTER BEDROOM DECO CHANDELIER AND BATHROOM SCONCES
- LOGGIA WROUGHT IRON CHANDELIER, SCONCES AND ANDIRONS
- SWING ARM READING LIGHTS IN MASTER BEDROOM

FINANCIAL INFORMATION:

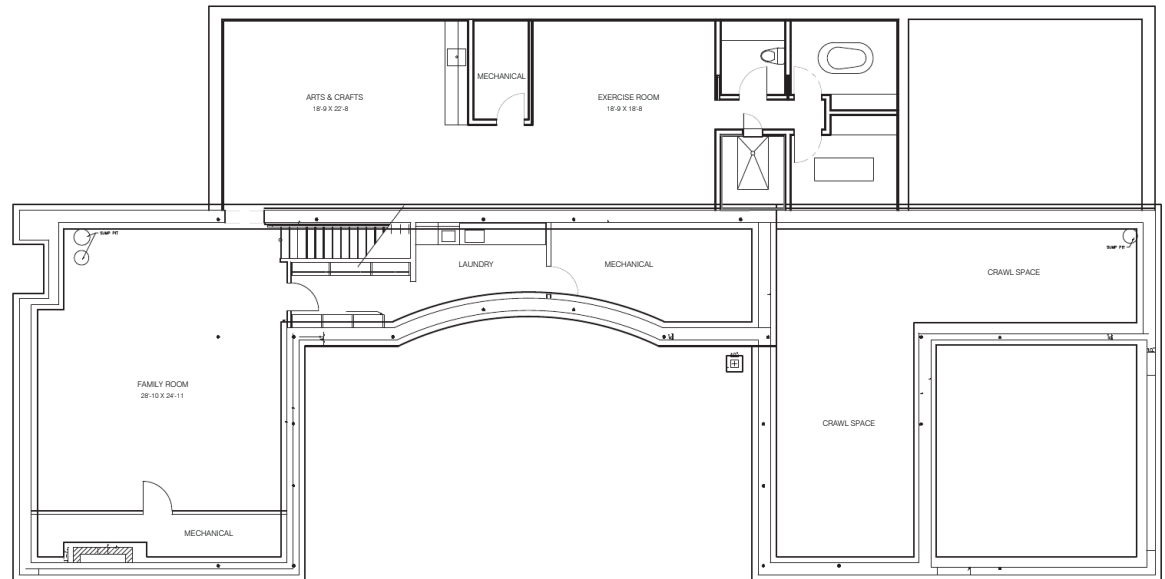
REAL ESTATE TAXES FOR ALL THREE PARCELS FOR 2015 ARE \$ 179,000 AND INCLUDE A HOMEOWNER'S EXEMPTION \*

*\*TAXES ARE CURRENTLY BEING APPEALED WITH THE ASSESSOR'S OFFICE*

● THIRD LEVEL:



● LOWER LEVEL:



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