

20 Ambriance Drive FEATURES

MAIN FLOOR

Foyer

- Double door entry with transom and leaded glass
- Two story with hand crafted dome ceiling
- Coat closet
- Decorative chandelier with lift for cleaning
- Grand staircase to second floor & lower level
- Faux marble columns by Italian trained artist
- Marble flooring with intricate medallion detail

Formal Living Room/Music Room

- Tray ceiling
- Crystal chandelier with ceiling medallion
- Custom oversized chair rail & crown molding
- Hand stenciled
- Custom marble vent covers
- Oversized marble baseboards
- Marble flooring with onyx detail

Dining Room

- Coffered ceiling with dome
- Hand painted with gold leaf accents
- Crystal chandelier
- Custom oversized chair rail
- Oversized marble baseboards
- Custom marble vent covers
- Marble flooring with onyx border & accents

Family Room

- Two story tray ceiling
- Faux marble columns by Italian trained artist
- Wall of windows
- Custom crown molding
- Custom chair rail
- Limestone fireplace
- Oversized marble baseboards
- Custom marble vent covers
- Marble flooring

Butler's Pantry

- Das Holz Haus custom cabinetry with glass display doors
- Granite countertop
- Two wall niches for displaying art
- Walnut Paneled 3 Level Elevator
- Marble flooring

Kitchen

- Das Holz Haus custom cabinetry
- Granite counter tops
- Stainless steel sinks
- Contrasting walnut island with double bowl stainless steel sink
- Wine rack
- Granite backsplash
- Wolf free standing double oven
- Warming drawer
- Wolf wall oven
- GE Profile microwave
- Miele beverage center
- Two trash compactors
- Two Miele dishwashers
- Sub Zero double refrigerator / freezer; Drawers with custom cabinet panels
- Iron chandelier
- Recessed lighting
- Tray ceiling with rope lighting
- Marble flooring with decorative tile accents

Breakfast Room

- Das Holz Haus custom cabinetry
- Octagon ceiling
- Oversized crown molding
- Decorative chandelier
- Custom chair rail
- Oversized marble baseboards
- Custom marble vent covers
- Door to patio and backyard
- Marble flooring with granite insert

Library/Office

- Coffered ceiling
- Crown molding
- Recessed lighting
- Custom built-in walnut bookcase

- Custom wood raised panel wainscoting
- French door leads to courtyard
- Hardwood flooring

Powder Room

- Das Holz Haus custom vanity
- Marble countertop
- Mirrored walls
- Oversized crown molding
- Decorative crystal chandelier
- Rope lighting
- Kohler commode
- Marble flooring with onyx insert

Master Bedroom Suite

- Double door foyer entry
- Beverage center with granite counter top & under counter refrigerator
- Tray ceiling with crown molding & rope lighting
- French door to his & her Juliet balcony
- Limestone floor to ceiling fireplace with gas logs
- Chair rail
- Ceiling fan with lighting
- His & her closets with custom built-ins; "Hers" has built in ironing board
- Built-in safe
- Custom carpeting

Master Bathroom

- His & hers furniture styled vanities
- Granite countertops
- Custom framed mirrors
- Built-in armoire
- Make up area
- Tray ceiling
- Sconces
- Chandelier
- Recessed lighting
- Jacuzzi with marble deck and surround
- Faux marble columns by Italian trained artist
- Private toilet and bidet
- Crown molding
- Marble flooring with granite insert and decorative border

Laundry

- Custom cabinetry
- Kohler sink with granite countertops
- Built-in ironing board
- Oversized crown molding
- Ceiling lighting
- Miele washer
- Miele dryer
- Closet
- Marble baseboard
- Access to side yard
- Access to garage
- Marble flooring

SECOND LEVEL

Wonderfully spacious and open hallway overlooking family room. Landing has recessed lighting, sitting area, access to elevator, crown molding, linen closet, mechanical closet, and walnut hardwood flooring

Bedroom #2

- Tray ceiling
- Ceiling fan with lighting
- Crown molding
- Walk-in closet with closet organizers
- Hand painted and stenciled ceiling
- Carpeting

Ensuite Bathroom for Bedroom #2

- Custom vanity
- Granite countertops
- Vanity length mirror
- Decorative lighting
- Ceiling lighting
- Crown molding
- Tub / shower combination with granite tile surround
- Granite flooring

Bedroom # 3

- Tray ceiling
- Custom crown molding
- Ceiling fan with lighting
- Rope lighting
- Window seat

- Walk- in closet with organizers
- Carpeting

Ensuite for Bedroom #3

- Custom vanity
- Granite countertops
- Vanity length mirror
- Decorative lighting
- Crown molding
- Tub / shower combination has granite tile surround highlighted by decorative border
- Granite flooring with marble insert

Bedroom #4

- Tray ceiling
- Ceiling fan with lighting
- Rope lighting
- Crown molding
- Window seat
- Carpeting

Ensuite Bathroom for Bedroom #4

- Custom vanity
- Granite countertops
- Vanity length mirror
- Crown molding
- Decorative lighting
- Tub / shower combination has marble tile surround with decorative border
- Spacious walk in closet with organizers
- Marble flooring

Bonus Room

- Carpeting

Loft

- Crown molding
- Recessed lighting
- Chair rail
- Access to elevator
- Hardwood flooring

LOWER LEVEL

Recreation Room / Bar

- Stone fireplace wall with limestone hearth and mantle, gas starter & ceramic logs
- Recessed lighting
- Ceiling fans with lights
- Crown molding
- French doors to paver patio
- Tray ceiling
- Carpeting

Full-Service Bar

- Das Holz Haus custom walnut cabinetry
- Two-tiered granite counter top
- Glass shelving
- Mirrored back splash
- 42" plasma TV
- Recessed lighting
- Windows with water views
- Dishwasher, microwave, refrigerator & ice machine
- Marble flooring

Game Area

- Recessed lighting
- Soffit over game table
- Carpeting

Theater

- Custom old world theater with auto open & close red velvet curtain
- Twelve red velvet theater chairs
- Seat shaker
- Ceiling & wall lighting
- Custom hand painted detail by Italian trained artist
- Carpeting

Exercise Room

- Double door entry
- Chair rail
- Crown molding
- Track lighting
- Recessed lighting
- Two closets
- Carpeting

Kitchen

- Custom cabinetry
- Granite countertop with stainless steel sink
- Gas oven/ range
- Refrigerator/ freezer
- Dishwasher
- Recessed lighting
- Under cabinet lighting
- Marble flooring

Mechanical Room

- Burnham boiler for radiant heat
- Guardian gas backup generator
- Two 75-gallon hot water heaters
- Two Tempstar gas forced air furnaces
- April Aire humidifier
- Two 200-amp electrical panels
- One 100-amp electrical panel

Powder Room

- Custom vanity with granite countertop
- Furniture quality framed mirror
- Decorative ceiling light
- Marble flooring

Wine Cellar

- Custom iron door trim with grape artwork
- 1,500+ bottles capacity
- Temperature controlled
- Custom wood shelves
- Stone walls
- Iron chandelier
- Iron sconces
- Slate flooring

Bedroom #5

- Large window with water views
- Mirrored wall
- Crown molding
- Ceiling fan with light
- Carpeting

Ensuite Bathroom for Bedroom #5

- Custom vanity
- Granite countertop

- Vanity length mirror
- Crown molding
- Bathtub/ shower combination with granite surround, decorative boarder, custom glass enclosure
- Recessed lighting

Features Throughout

- Extensive marble & granite floors, bathroom counters & walls
- Extensive trim package
- Custom fireplaces & mantles
- Top line Kohler fixtures
- Das Holz Haus custom cabinetry
- Baldwin hardware
- Walnut Paneled 3 Level Elevator
- Lutron lighting system
- Crestron automation with touch screen control
- Audio system
- Alarm system
- Suspended walnut circular staircase

ADDITIONAL INFORMATION

- Central vacuum system
- Irrigation system
- Brick & stone exterior
- Rounded corners throughout home
- Paver brick driveway
- Tile roofing
- Gas generator with auto start
- Four car heated garage with epoxy flooring
- Professionally landscaped

SCHOOLS:

Pleasantdale Elementary School District #107

<http://www.d107.org/>

Pleasantdale Middle School District #107

<http://www.d107.org/>

Lyons Township High School District 204

<http://www.lths.net/>

Village link:

<http://www.burr-ridge.gov/>

Lot size: 151' x 196' x 151' x 163'

County: Cook

Parcel Identification Number: #18303060420000

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