

1331 & 1333 W. Wolfram Street, IL 60657



Main Floor Features:

- ❖ Foyer opens to formal living room with limestone gas fireplace, floor-to-ceiling bay window with 4" hand-scraped red oak floors leading to formal dining room
- ❖ 10' ceilings with extensive custom moldings through entire home
- ❖ Center of home staircase rises through 4 floors with full width, floor to ceiling glass windows facing West, allowing abundant, natural, sun-drenched light
- ❖ Powder room conveniently located along the hallway between formal dining room and entrance to kitchen/family room
- ❖ Custom built in breakfast banquette with seating to accommodate 7
- ❖ Oversized island overlooking chef's kitchen complete with dumb waiter, second prep sink and wine refrigerator
- ❖ Kitchen boasts Wolf double ovens, gas cook top, Sub-Zero double freezer/refrigerator "towers" with double drawers below each Fisher-Paykel double drawer dishwasher, built in microwave and under mount double stainless steel sink
- ❖ Custom granite counter tops, white cabinets (42" upper cabinets) with crown molding
- ❖ Walk-In pantry opposite island
- ❖ 4" hand scraped red oak solid wood flooring continues from living/dining room into kitchen and family room
- ❖ Kitchen is an open floor plan to adjacent, spacious, family room which includes custom built in cabinets and oversized windows filling the room from the south and west

- ❖ Family room open to outdoor deck through custom sliding doors
- ❖ Outdoor deck features custom pavers, separate dining and living space overlooking a brick and limestone wood burning fireplace
- ❖ Outdoor deck offers step down entry to adjacent private lot (22' x 125') and separate entry to covered stairs to secure 2 car garage

Second Floor Features:

- ❖ 3 bedrooms up including master with full en-suite, second full bath, laundry room and mechanicals closet
- ❖ Master features walk-in closet, gas fireplace, en-suite bathroom including Jacuzzi tub and separate walk-in steam shower
- ❖ Second full bath is conveniently located between the additional two bedrooms
- ❖ Full laundry room
- ❖ 2 linen closets
- ❖ Access to second floor mechanicals including radiant heat system

Third Floor Features:

- ❖ 2 additional bedrooms. The north bedroom features a gas fireplace and French doors leading to a private walk-out "Juliette" balcony
- ❖ The second bedroom faces south and features French doors leading to an expansive outdoor deck
- ❖ Between the bedrooms is a full wet bar/kitchenette and a full bathroom

Roof Deck Features:

- ❖ Access from full width stair case from third floor with access landing
- ❖ Roof deck features a brand new roof, gutter and water drainage
- ❖ Entertaining space is equipped with outdoor speakers, gas line and electrical outlets
- ❖ The entire deck space delivers rare 360 degree views of the Chicago skyline including Wrigley to the north and unobstructed Eastern skyline views of the gold coast and distant Lake Michigan

Lower Level Features:

- ❖ Recreation/media room
- ❖ Full wet bar
- ❖ 2 full bedrooms
- ❖ Full bathroom
- ❖ Second full Laundry room with extensive storage including “doggy” bath station
- ❖ 2 mechanicals rooms
- ❖ Oversized bonus/exercise room
- ❖ Dumbwaiter with access to kitchen
- ❖ Secure private entrance from garage and access to gated side garden lot

General Features:

- ❖ Brand new roof, gutters and mechanicals (2017)
- ❖ Expansive oversized windows and French doors through entire home
- ❖ High ceilings (10’ ceiling heights throughout 3 main living floors)
- ❖ Substantial, oversized crown molding
- ❖ Extensive millwork including wainscoting, chair railing

Exterior Features

- ❖ Entire home and garden lot measures 44’ x 125’ on quiet cul-de-sac street with children’s park directly across the street.
- ❖ Highly sought after fully landscaped, gated/secured side lot (22’ x 125’), R-4 zoned with additional car port parking.
- ❖ 5 independent outdoor terraces. Main floor access to family room/kitchen with wood burning fireplace.
- ❖ Large additional outdoor patio located within sodded landscaped side-lot.
- ❖ In ground automatic sprinkler system.
- ❖ Secure gated entrance from garage to home and/or gated private side yard.