

1739 West Altgeld • Chicago, Illinois 60614



Sexton[®]
PROPERTIES

Finding you a Better Home



Single Family Residence

1739 WEST ALTGELD • CHICAGO, ILLINOIS 60614

General Home Features

- Approximately 4,225 square feet on three levels
- Four bedrooms, including three bedrooms on the second level and one bedroom on the lower level
- Large theatre/office/den room on lower level (optional fifth bedroom)
- Three full baths and one half bath
- Approximately 10 foot ceilings on first level, 9 foot ceilings on lower level, and 8 foot ceilings on second level with tray ceilings in the bedrooms.
- Custom solid masonry with brick and limestone on all elevations
- Two car solid masonry, brick garage with rooftop deck
- Laundry located on both the second level and lower level
- Hand sanded and beveled on all four sides 7" wide White Oak flooring throughout two levels with an all White Oak staircase
- Lavish master bath with steam shower, rain shower, six body sprays, private water closet, linen closet, dual vanities and Mass - Air/Whirlpool
- Custom built laminate interiors in the kitchen pantry, front coat closet, laundry closets and all bedroom closets
- Massive hand-built limestone fireplace capable of burning gas or wood
- Gravity fed re-circulating hot water system throughout the house with ¾" valves to all shower and tub fixtures with 40+ psi to all fixtures
- Radiant heated floors throughout the entire lower level and tiled areas in the home including the kitchen floor, 1st floor powder room, 2nd floor bathroom and 2nd floor master bath
- Pre-wired for whole house audio/video distribution

Front Entry Features

- Limestone steps with bull nose finish leading to the front door
- Solid custom 8' mahogany front door with trim and frame

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Living Room / Dining Room Features

- Intricate millwork throughout including chair rail molding, large thick double crown rail molding and tall base moldings
- Bull nose drywalled corners
- Custom built white oak staircase finished in two coats of Synteko finish with black iron balusters
- 7" wide Select and Better white oak flooring, with hand sanded beveled edges on all four sides and two coats of Synteko finish
- Pre-wired for speakers and audio controls

Powder Room Features

- Custom built 36" high wood vanity finished in Maple Café Licorice
- Toto toilet with elongated bowl finished in white with a skirted design
- Kohler under mount 18" x 12" sink in white
- 1¼" Emperador Dark granite countertop with 3" backsplash
- Danze faucet finished in an aged nickel
- Natural stone floor with adjustable radiant heat by means of thermostatic control

Butler's Pantry Features

- Custom built 36" high wood vanity and above cabinetry with glass doors finished in Cherry Amber Mocha
- Blanco stainless steel circular under mount sink
- Danze faucet finished in nickel
- GE Monogram 24" wine cooler finished in stainless steel
- Halogen lighting above and below the cabinets
- 1 ¼" Costa Esmeralda granite countertops with full wall backsplash

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Custom Kitchen Features

- 8' Custom built wood cabinetry finished in Cherry Amber Mocha
- Halogen lighting above and below the cabinets
- 1 ¼" Costa Esmeralda granite countertops
- Large center island with 1 ¼" granite countertop and built in Thermador 30" warming drawer finished in stainless steel
- Sub Zero 48" refrigerator/freezer finished in stainless steel
- Miele dishwasher finished in stainless steel
- Flush fit Bosch 30" microwave finished in stainless steel
- Thermador 36" gas range finished in stainless steel
- Custom built 1000 CFM exhaust range hood flushed and hidden within kitchen cabinetry
- Thermador 30" double oven finished in stainless steel
- In-SinkErator garbage disposal with a flush mounted on/off switch in the granite in satin nickel finish next to the sink
- Satin nickel In-SinkErator hot water dispenser capable of delivering 190° water instantly
- Pre-wired for speakers and audio controls
- Large pantry with custom built laminate interiors
- Large double bowl Blanco under mount stainless steel sink
- Grohe Ladylux faucet with pull out spray in satin nickel
- Custom built wood book case finished in Cherry Amber Mocha
- Natural stone floor with adjustable radiant heat by means of thermostatic control

Great Room Features

- 7" wide Select and Better White Oak flooring, with hand sanded beveled edges on all four sides and two coats of Synteko finish
- Massive hand built limestone fireplace with large stone hearth capable of burning wood or gas logs
- Panasonic Viera 50" Plasma TV located above the fireplace
- Pre-wired two different ways for flexibility in the room's layout for a flat panel television
- Pre-wired two different ways for flexibility in the room's layout for surround sound
- One custom hidden location to keep all audio/video components out of sight

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Master Bathroom Features

- Custom built 36" high dual wood vanity finished in Cherry Cider Licorice
- 1¼" Verde Butterfly granite countertops with 3" backsplash
- Marble & Natural Stone floor throughout including, 2' high tub surround, tub deck, and shower
- Grohe Movario series showerhead with six body sprays and a 10" rain shower all finished in chrome
- Huge shower with a granite seat and an oversized steam shower unit all enclosed by a frameless ½" glass door
- 72" x 48.5" Neptune mass-air/whirlpool tub in white
- Dual Kohler under mount 18" x 12" sinks in white
- Toto toilet with elongated bowl finished in white with skirted design
- Linen closet for towels and toiletries
- Pre-wired for speakers and audio controls
- Two Danze faucets finished in chrome
- 48" x 48" skylight in center of the room
- Danze tub faucet in chrome with hand shower
- Adjustable radiant heat by means of thermostatic control on natural stone floor

Second Level Bathroom Features

- Custom built 36" high wood vanity finished in Maple Café Licorice
- 1¼" Maduro Gold granite countertop banjo cut with 3" backsplash
- Danze faucet finished in nickel
- Kohler under mount 18" x 12" sink in white
- 6 foot Jacuzzi whirlpool in white
- Grohe adjustable hand shower and two body sprays finished in chrome
- Toto toilet with elongated bowl finished in white with skirted design
- Natural stone floor with adjustable radiant heat by means of thermostatic control
- Pre-wired for speakers and audio control

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Lower Level Bathroom Features

- Custom built 36" high wood vanity finished in cherry burgundy
- 1¼" Black Galaxy granite countertop banjo cut with 3" backsplash
- Danze faucet finished in nickel
- Kohler under mount 18" x 12" sink in white
- Large shower enclosed by a frameless ½" glass door
- Grohe adjustable hand shower and two body sprays finished in chrome
- Toto toilet with elongated bowl finished in white with skirted design
- Natural stone floor with radiant heat

Second Level Laundry Features

- Whirlpool large capacity stackable washer and dryer adjacent to master bedroom
- Double insulated walls for quieter operation
- 16" x 12" marble tile floor

Lower Level Laundry Room Features

- Custom built laundry sink vanity and above on-wall cabinetry finished in Maple Butterscotch
- Huge Sapphire Blue 1 ¼" granite countertop with a 3" backsplash
- Side by side Whirlpool washer and dryer flush under the countertop
- Large porcelain "laundry sink" finished in white
- Moen faucet with pull-out spray finished in white
- Natural stone floor with radiant heat

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Lower Level Wet Bar/Recreation Room Features

- Massive custom built 36" high wood vanity finished in Cherry Burgundy Licorice
- Blanco stainless steel rectangular under mount sink
- Danze faucet finished in nickel
- GE Monogram 24" beverage cooler finished in stainless steel
- 1 ¼" Verde Butterfly granite countertops with 3" backsplash
- Sony Bravia 46" LCD TV included above a built in wall cove for components and pre-wired for surround sound

HVAC Features

- Zoned HVAC for the lower and first levels and a completely separate system for the second level
- Two high efficiency two stage variable speed gas furnaces
- Two central air conditioning units
- Two AprilAire humidifiers with outdoor temperature sensors
- Three Honeywell vision programmable thermostat touch screens
- Two electronic air filtration units
- Two ultraviolet light filtration units
- Both utility rooms are direct vented and have double insulated walls for extremely quiet operation while the units are running.
- Lifetime guaranteed 80 gallon indirect fired stainless steel hot water storage tank
- Buderus high efficiency boiler
- Digital heat only thermostat to adjust the boiler and the entire basement radiant heated floor

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Interior Features

- 8' tall 1-3/4" thick, Solid core, painted doors on first level
- 7' tall 1-3/4" thick, Solid core, painted doors on lower level and second level
- Custom double crown molding throughout first level
- 7 1/4" high painted base boards throughout first level
- 3 1/2" wide painted casings on all windows and doors
- Baldwin Images door hardware
- Semi-gloss oil paint on all wood trim, doors and casings
- One primer coat and two finish coats on all walls and ceilings
- 16" x 12" marble tile floors in upstairs laundry and mechanical rooms
- Copper Gauged Slate in downstairs laundry and mechanical rooms
- Tray ceilings in the front bedroom and master bedroom on the second level
- Fireplace in the master bedroom
- All three bedrooms on the second level are pre-wired for a flat panel television, surround sound and component locations
- Custom built laminate interiors in the kitchen pantry & master suite closets
- 7" wide Select and Better white oak flooring, with hand sanded beveled edges on all four sides and two coats of Synteko finish throughout first level dining room, living room, butlers pantry, kitchen pantry, great room the second floor hallway and all three bedrooms on the second level

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Premier Construction Features

- Gravity fed re-circulating hot water system throughout the house with ¾" valves to all shower and tub fixtures
- Additional fire suppression measures taken throughout home
- Overhead sewer with ejector pump
- Separate catch basins for sump pump and ejector pump
- Battery backup system by Trusty Warn with dual sump pumps by Zoeller
- 2¾" closed cell polyurethane foam insulation on all exterior walls and rim joists to create the ultimate in high efficiency insulation
- R-30 fiberglass insulation installed in the lower and first level ceilings to reduce sound transmission
- R-11 fiberglass insulation installed in the walls of both mechanical closets, the second floor laundry and the downstairs theatre room to reduce sound transmission
- R-38 fiberglass insulation installed in the attic
- 1" Copper water risers resulting in 40+ psi water pressure throughout
- 48" x 48" Skylight in the master bath

Premier Electrical Features

- Underground electrical service (no overhead wires in rear yard)
- 200 Amp electrical service
- Extensive recessed can lighting (white interior) throughout home
- Decora switches and outlets throughout
- Lutron dimmer switches throughout
- Hard wired smoke and carbon monoxide detectors per city code
- State of the art alarm system with:
 - Four LCD touch screen keypads
 - Contacts on all doors of the house
 - Motion detectors on the first and second levels
 - Tellguard cellular back-up in case phone lines are cut or disrupted
 - Additional heat and carbon monoxide detectors to work in accordance with the alarm

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Premier Low Voltage and Audio/Video Features

- Two Open House panels conveniently hidden to accommodate where all of the audio/video runs terminate
- Flex tubing runs to the pre-wired locations of where flat panels televisions may be installed allowing for additional adding or subtracting of wiring essentially future proofing any installs
- Cat5 phone wiring throughout home
- RG6 cable wiring throughout home
- Complete low voltage as-built layout of where every wire is located on a disc for the homeowner
- Plasma & LCD Televisions throughout:
 - Main Level Family Room - Panasonic Viera 50" Plasma
 - Lower Level Recreation Room - Sony Bravia 46" LCD
 - Lower Level Back Bedroom - Panasonic Viera 32" LCD
 - Second Level Master Bedroom - Panasonic Viera 42" Plasma

Quality Exterior Amenities

- Solid masonry construction
- Beautiful brick and limestone traditional style facades
- Limestone steps with bull nose finish leading to the front door
- Weather Shield, aluminum clad windows (including screens) with clear insulated glass that has an r-value of 2.13 and a u-value of 0.47
- Two frost proof hose bibs
- Multiple electrical outlets with one outlet on the front of the house on an interior switch
- Included is a Weber Genesis three-burner stainless steel grill on the rear deck
- Gas line provided for the grill on the rear deck
- Ornamental iron deck and stairs connecting the great room entry door to the roof top deck above the garage covered in TREX composite decking
- Ornamental iron fence with gates at front and rear of gangway
- 8 foot privacy fence located on both sides of the house in the rear
- Two juliet balconies off of the second level master bedroom

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Landscaping

- Parkway includes a raised planter box built of permeable pavers with Purpleleaf Wintercreeper ground cover and seven Dwarf Burning Bushes.
- Front Yard includes one six foot Pagoda Dogwood tree, one six foot Redbud tree, one six foot Arborvitae tree, five PJM Rhododendron bushes, three Autumn Joy Sedum bushes, Purpleleaf Wintercreeper ground cover, a raised planter box built of permeable pavers and an open front siting area made of permeable pavers to match the surrounding planter boxes.
- Side Yard & Rear Yard include 2" gray slate ornamental stone as ground covering.

Garage Features

- Two car solid masonry garage with a roof top deck caped with limestone
- 16' wide by 8' high – 1-3/4" insulated overhead door
- Garage door opener with two remote controls
- Steel service door
- Large TREX composite wood deck on the garage roof with walkway from family room
- GFI electrical outlets provided in the garage and on the top deck

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Kitchen



Butler's Pantry

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Master Bedroom



Master Bath



Stone chair rails highlight the master bath along with a custom listello pattern and marble tile



Master steam shower with 6 body sprays, rain shower and granite bench

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Living Room



Powder Room

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Family Room



Second Level Bath

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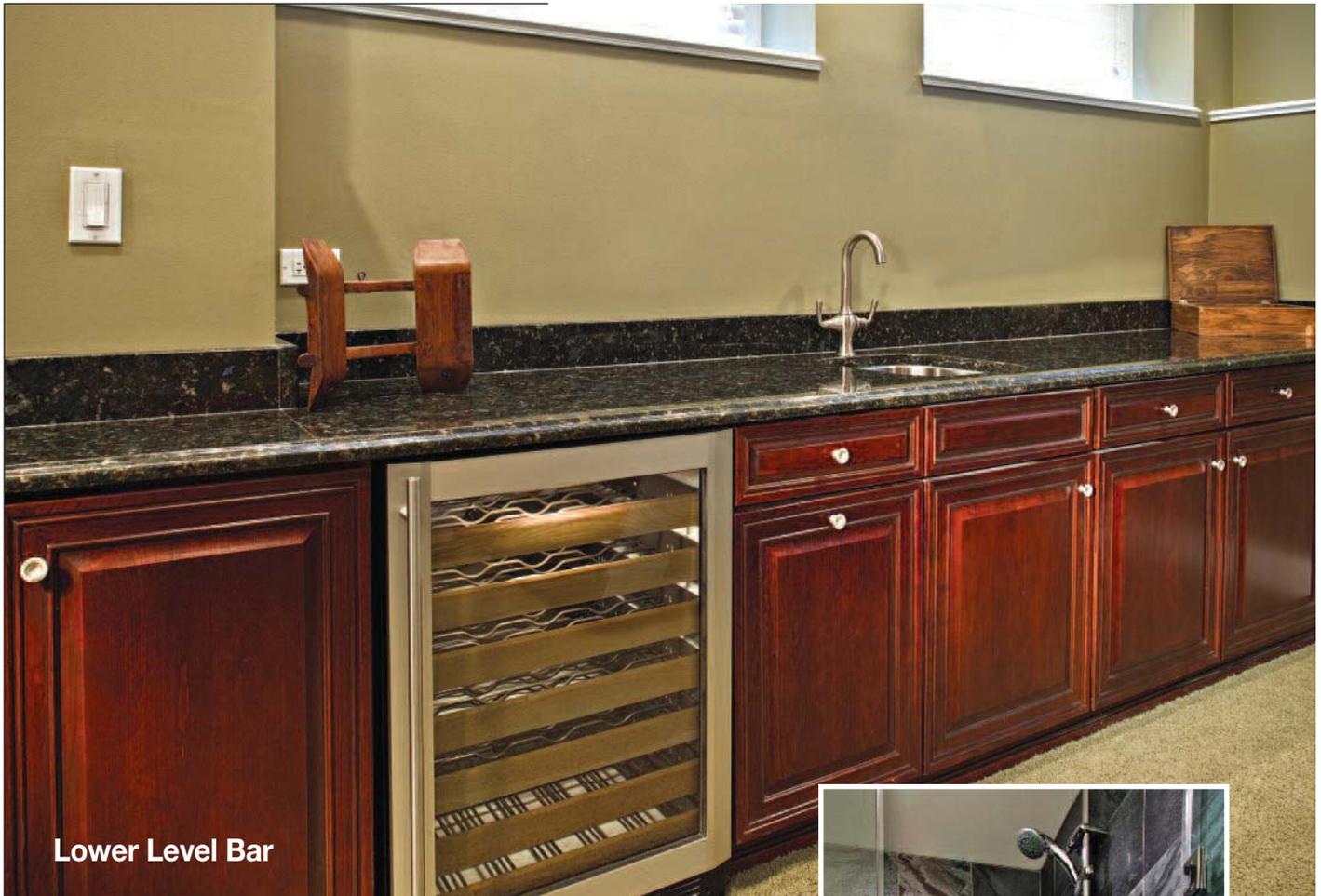
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Lower Level Bar



Lower Level Bath

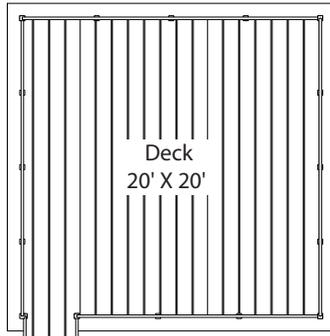
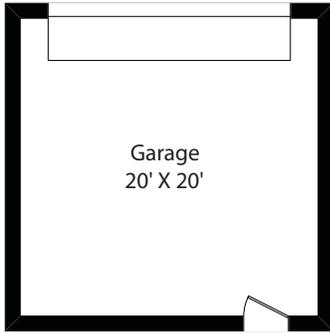
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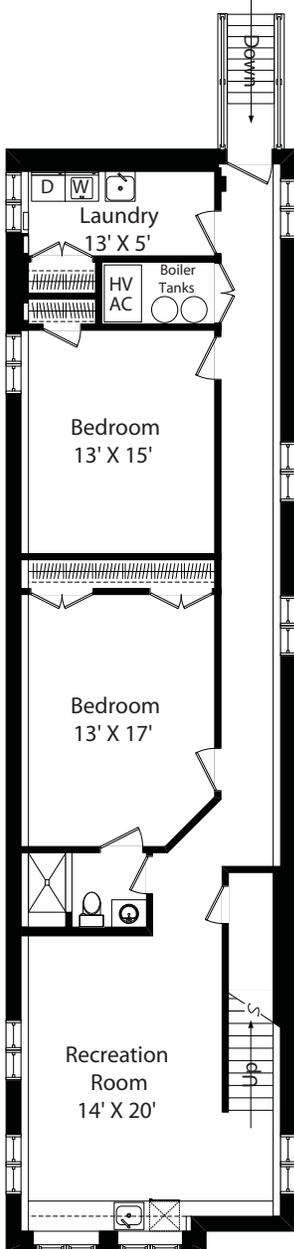
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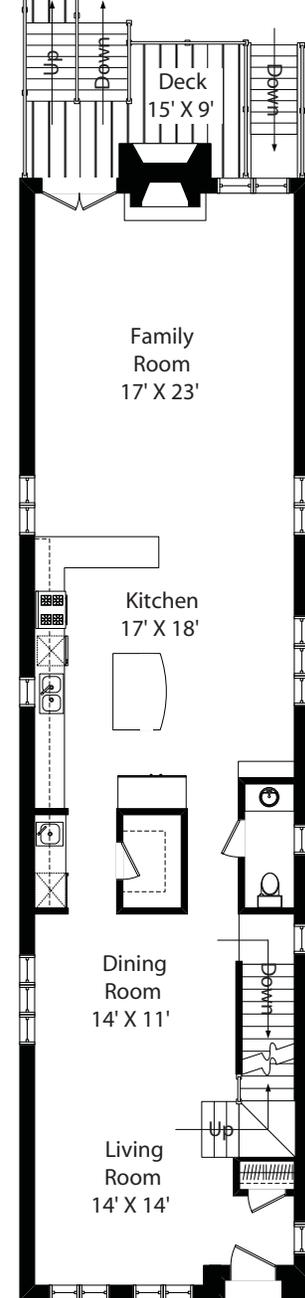
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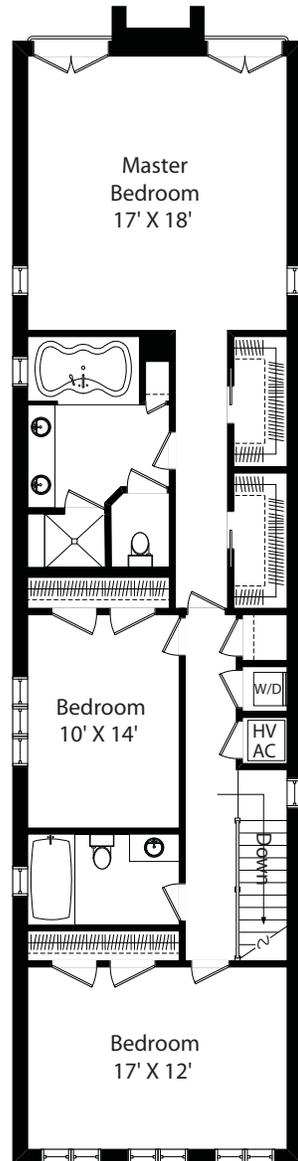
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LOWER LEVEL



MAIN LEVEL



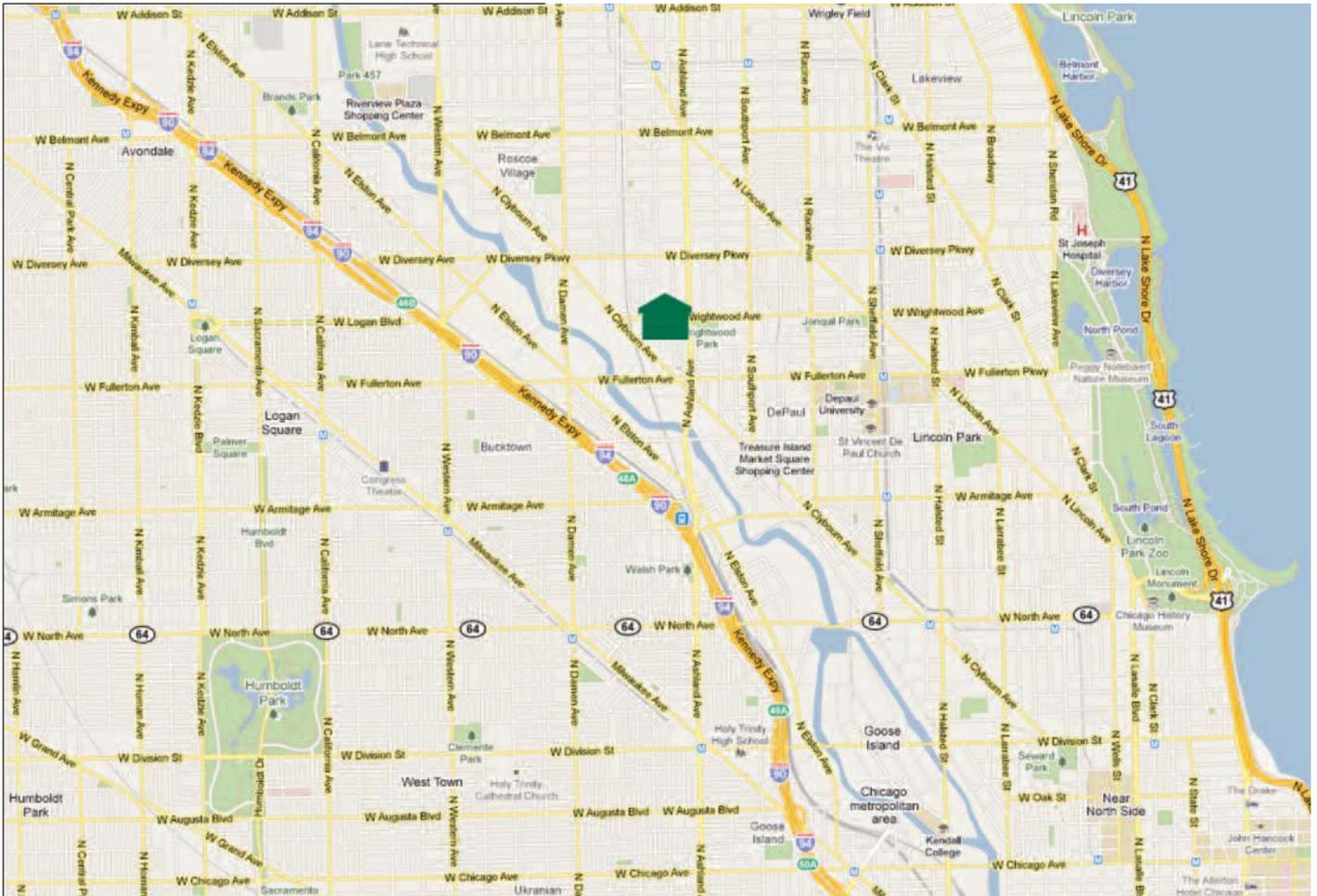
UPPER LEVEL





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Local Amenities

City Ward#: 32

Alderman: Scott Waguespack
2657 N. Clybourn, 60614, 773 248-1330

Nearest Public High Schools:

Ramirez Computer Hs, 2435 N Western Av, 0.8mi W
Devry Advantage Academy High Schl, 3300 N Campbell Ave, 1.4mi NW

Nearest Private High Schools:

Josephinum Acd., 1501 N Oakley Blvd, 1.5mi SW
Holy Trinity High, 1443 W Division St, 1.7mi S
Francis Parker HS, 330 W Webster Ave, 1.8mi E

Nearest Public Elementary Schools:

Prescott Elem., 1632 W Wrightwood Av, 0.1mi NE
Chicago International Charter, 2235 N Hamilton Av, 0.7mi SW

Nearest Private Elementary Schools:

Cardinal Bernardin Ctr., 1651 W Diversey Pkwy, 0.3mi N
St Josaphat, 2245 N Southport Ave, 0.5mi SE

Nearest Daycare Centers:

St. Vincent DePaul Center, 2145 N Halsted St, 1.3mi E
KinderCare, 1733 N. Marcey St., 1.3mi SE
Concordia Child Care Center, 3855 N Seeley Ave, 1.8mi N

Nearest Public Library:

Lincoln Park, 1150 W Fullerton Ave, 312-744-1926, 0.7mi E

Nearest Hospital:

Advocate Illinois Masonic Medical Ctr, 836 W Wellington Ave, 1.2mi NE

Nearest Major Grocery Stores:

Dominick's, 2550 N Clybourn Ave, 0.2mi W
Aldi, 2600 N Clybourn Ave, 0.2mi W
Costco, 2746 N Clybourn Ave, 0.3mi NW

Nearest Movie Theaters:

Facets Cinematheque, 1517 W Fullerton Ave, 0.3mi SE
Regal Theaters Webster Place 11, 1471 W Webster Ave, 0.5mi SE

Nearest Health Clubs:

Mid-Town Tennis Club, 2428 N Elston Ave, 0.4mi W
Yogaview, 2211 N Elston, 0.4mi S

Nearest Starbucks:

2454 N Ashland Ave, 0.2mi SE

Nearest CTA Station:

Fullerton, Red, Brown, Purple (Express), 1.0mi E

Nearest Metra Station:

Clybourn, 0.7mi S

Nearest Fire Station:

0.8mi SW

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Local Restaurants

Restaurants are sorted by distance to the property in each category.

American/Continental/European

Sweets & Savories, 1534 W. Fullerton Ave., 773-281-6778, 0.3mi SE
Sprout, 1417 W. Fullerton Ave., 773-348-0706, 0.4mi SE
Trotter's To Go, 1337 W. Fullerton Ave., 773-868-6510, 0.5mi E
Black Tie Hors d'Oeuvres, 2551 N. Elston Ave., 773-227-0005, 0.5mi W
Palette Bistro, 2834 N. Southport Ave., 773-477-2565, 0.6mi NE
The Bristol, 2152 N. Damen Ave., 773-862-5555, 0.6mi SW
Duchamp, 2118 N. Damen Ave., 773-235-6434, 0.6mi SW

Chinese

Emperor Wok, 1730 W. Fullerton Ave., 773-388-8800, 0.2mi SW
China Chef, 2922 N. Ashland Ave., 773-871-0730, 0.5mi N
Hoi's Restaurant, 3035 N. Ashland Ave., 773-935-0070, 0.7mi N
Tsang Chinese Restaurant, 2748 N. Lincoln Ave., 773-975-7618, 0.8mi NE
Szechwan's Hunan Cuisine, 2748 N. Lincoln Ave., 773-883-8885, 0.8mi NE
Blue Willow Chinese Restaurant, 2418 W. Fullerton Ave.,
773-384-6499, 0.9mi W
Lee's Chop Suey, 2415 W. Diversey Ave., 773-342-7050, 1.0mi W

Japanese/Sushi

Tsuki, 1441 W. Fullerton Ave., 773-883-8722, 0.4mi SE
Macku Sushi, 2239 N. Clybourn Ave., 773-880-8012, 0.5mi SE
Coast, 2045 N. Damen Ave., 773-235-5775, 0.7mi SW
In In Restaurant, 2964 N. Lincoln Ave., 773-880-9522, 0.7mi NE
Cafe Furaibo, 2907 N. Lincoln Ave., 773-472-7017, 0.7mi NE
Chizakaya, 3056 N. Lincoln Ave., 773-477-6400, 0.7mi NE
House of Sushi and Noodles, 1610 W. Belmont Ave.,
773-935-9110, 0.9mi N

Thai/Vietnamese/Asian/Fusion

Lincoln Park's Noodle House, 2428 N. Ashland Ave.,
773-248-6680, 0.2mi SE
Thai Wild Ginger, 2203 N. Clybourn Ave., 773-883-0344, 0.5mi SE
Barberry Asian Kitchen, 2819 N. Southport Ave., 773-525-6695, 0.5mi NE
Duck Walk, 1217 W. Fullerton Ave., 773-327-6200, 0.6mi E
Jim Noodle & Rice, 2819 N. Lincoln Ave., 773-935-5923, 0.7mi NE
Late Night Thai, 1650 W. Belmont Ave., 773-327-9945, 0.9mi N
Thai Eatery, 2234 N. Western Ave., 773-394-3035, 0.9mi W

Bar/BBQ/American Regional

Flounder's, 2201 N. Clybourn Ave., 773-472-9920, 0.5mi SE
The Purple Otter, 2706 N. Ashland Ave., 773-248-3331, 0.3mi NE
McDunna's Bar and Grill, 1505 W. Fullerton Ave.,
773-929-0944, 0.3mi SE
Four Shadows Tavern & Grill, 2758 N. Ashland Ave.,
773-248-9160, 0.3mi NE
Tavish, 1335 W. Wrightwood Ave., 773-529-8888, 0.5mi E
Rocks Lincoln Park, 1301 W. Schubert Ave., 773-472-7738, 0.6mi NE
404 Wine Bar, 2852 N. Southport Ave., 773-404-5886, 0.6mi NE

Pizza

Pequod's Pizza, 2207 N. Clybourn Ave., 773-327-1512, 0.5mi SE
The Art of Pizza, 3033 N. Ashland Ave., 773-327-5600, 0.7mi N
Bricks on the Run, 1940 N. Elston Ave., 773-252-2220, 0.7mi S
My Pie Pizza/Li'l Guys Deli, 2010 N. Damen Ave., 773-394-6900, 0.7mi SW
Sarpino's Pizzeria, 1149 W. Diversey Pkwy, 773-525-5050, 0.8mi NE
Chicago's Pizza, 3114 N. Lincoln Ave., 773-477-2777, 0.8mi N
Angelo-Vito's Pizzeria, 3644 W. Fullerton Ave., 773-278-4141, 0.8mi W

Mexican/Central/South American

El Presidente, 2558 N. Ashland Ave., 773-525-7938, 0.2mi E
Taco & Burrito House, 1548 W. Fullerton Ave., 773-665-8389, 0.3mi SE
Que Rico!, 2814 N. Southport Ave., 773-975-7436, 0.5mi NE
La Margarita, 3801 W. Fullerton Ave., 773-227-8344, 0.7mi W
Dona Torta, 3057 N. Ashland Ave., 773-871-8999, 0.7mi N
Burrito Joint, 3947 W. Fullerton Ave., 773-862-9882, 0.7mi W
Las Tablas, 2942 N. Lincoln Ave., 773-871-2414, 0.7mi NE

Middle Eastern/Mediterranean

Branko's, 1118 W. Fullerton Ave., 773-472-4873, 0.8mi E
Maza, 2748 N. Lincoln Ave., 773-929-9600, 0.8mi NE
A La Turka, 3134 N. Lincoln Ave., 773-935-6101, 0.8mi N
George's Hot Dogs, 1876 N. Damen Ave., 773-227-4034, 0.9mi SW
Angelo's Gyros, 939 W. Diversey Pkwy., 773-549-5123, 1.0mi E
Lincoln Town Gyros, 2500 N. Halsted St., 773-929-9411, 1.1mi E
Greektown Gyros, 2500 N. Halsted St., 773-929-9411, 1.1mi E

Bakery/Cafe/Deli/Coffee Shop

Scoops Old Fashioned Ice Cream, 1730 W. Fullerton Ave.,
773-528-5728, 0.2mi SW
The Goddess and Grocer, 2222 N. Elston Ave., 773-292-7100, 0.4mi S
Sweet Bean and More, 1855 W. Diversey Pkwy., 773-857-3100, 0.4mi NW
Luscious Layers Bakery, 2315 N. Damen Ave., 773-661-1335, 0.5mi SW
Fritz Pastry, 1408 W. Diversey Pkwy., 773-857-2989, 0.5mi NE
Potbelly Sandwich Works, 1422 W. Webster Ave., 773-755-1234, 0.5mi SE
Uncle Sammy's, 1231 W. Fullerton Ave., 773-525-4800, 0.6mi E

Italian

Via Carducci, 1419 W. Fullerton Ave., 773-665-1981, 0.4mi SE
Fiorentino's Cucina Italiana, 2901 N. Ashland Ave., 773-244-3026, 0.5mi N
La Gondola, 2914 N. Ashland Ave., 773-248-4433, 0.5mi N
Rose Angelis, 1314 W. Wrightwood Ave., 773-296-0081, 0.5mi E
Filippo's, 2211 N. Clybourn Ave., 773-528-2211, 0.5mi SE
The Original Gino's East of Chicago, 2801 N. Lincoln Ave.,
773-327-3737, 0.7mi NE
Pat's Pizza, 2679 N. Lincoln Ave., 773-248-0168, 0.8mi E

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