



OFFICERS' QUARTERS

## GENERAL FEATURES AND SPECIFICATIONS

### EXTERIOR IMPROVEMENTS

- Historic Landmark Restoration/Renovation of 1890 Holabird & Roche Building
  - As Approved by Landmarks Preservation Council of Illinois under the auspices of the Illinois State Historic Preservation Officer and in accordance with The Secretary of the Interior's Guidelines for Historic Preservation
- Restored Limestone and Brick Masonry on all Historic Elevations
- Spacious Outdoor Terraces, Balconies and Decks
- Copper Gutters and Downspouts on Historic Elevations
- Thermal Pane, Argon filled Wood Windows by Kolbe & Kolbe
- Low "E" Window Coatings on all Elevations
- Automatic Landscape Irrigation System
- Professionally Designed and Landscaped Grounds in keeping with the design criteria of O.C. Simonds
- Historical Wrought Iron Railing Details on all Historic Elevations
- Exterior Decorative & Security Lighting
- Heated Parking to Semi-Private Elevators
- Insulated Skylights and Roof Windows on North Elevation
- Spectacular Views to the Protected Hutchinson Ravine Nature Preserve Area
  - Paved Hiking/Biking Trails to the Beach and throughout the Nature Preserve
- Overlooks a proposed 18 Hole Golf Course on two sides
- Overnight, Off Street Guest Parking
- Units Include 2 Heated, Garage Parking Spaces
  - Additional Garage Parking Available for Purchase

### LIVING AREAS

- New Schindler, Full Size Elevator Service to all Units
- Historically Inspired Crown, Casing and Base Moldings with Painted Finish
  - Natural Finish Hardwood Trim in Oak, Walnut or Cherry Available as Upgrade
- Up to 9'-6" Foot Ceiling Heights
- Seven Foot Solid Wood, Panel Doors
- Minimum Seven Foot, Full Light Doors by Marvin (or equal) to Terraces and Decks
- Designer Cabinet Hardware Throughout
- Gas Fireplaces with Stone Surround (one per unit as standard, additional units available)
- Custom Millwork Treatments
- Wet Bar/Media Room/ Home Gym Options Available as Upgrade
- Extraordinary Storage & Closets
  - In Unit Storage and Basement Storage as Standard
- Custom Milled Hardwood Flooring in LR, DR, KIT, HALL,
  - Red Oak as Standard; Ash, Maple, Walnut or Cherry Available as Upgrade
- Generous Carpeting Allowance in Bedrooms and Bedroom Closets

## KITCHENS & BATHROOMS

- Semi-Custom, Brookhaven Cabinetry by Wood-Mode Standard
  - Full Range of Wood-Mode or Brookhaven Cabinetry Available as an Upgrade
- Exotic Granite & Stone Counter Tops for Under Mount Sinks
- Generous Kitchen & Bath Storage
- Generous Buyer Selected Appliance Allowances
- Grohe or equal Kitchen and Bath Fixtures with Toto or Kohler Porcelain Fixtures
- Soaking Tubs Available in Each Unit
- Separate Walk-in Showers with Seats

## MECHANICAL SYSTEMS

- 200 AMP Electrical Service to Each Unit
  - UPS/Filtered Power Source Available as Upgrade
  - 208 v, 3-phase Electrical Service available
- Generous Decorative Lighting Fixture Allowance
  - Recessed Can Lights Standard Throughout Living Areas
- Minimum 5/8" Drywall Throughout
- Fire Protection Sprinkler System & Monitored Alarm System
  - Full Fire Standpipe Connections in all Stair Towers
  - All Common Areas Equipped with Smoke, Rate of Rise, Carbon Monoxide & Pull Station Alarms
  - All Units Equipped with Smoke, Carbon Monoxide and General Alarm Systems
- Leviton (or equal) Electrical Trim (Switches, Outlets and Controls)
- Fully Insulated to Exceed Applicable Codes
- Copper Water Service
- Quick Recovery Water Heating System
- Multi Zone Controlled, 90 Plus Heating System as applicable
- Humidifier Standard, Electronic Air Cleaner Available as Upgrade
- Sound Attenuation Wall and Floor Insulating System
- Category 5 Phone/Data Wiring to Each Principal Room, Standard
- RG-6 Coaxial Cable for Cable/Data Wiring to Each Principal Room, Standard
- Smart House Technology Available
- Wireless Internet Backbone Available

## HISTORIC PRESERVATION TAX FREEZE

- The condominium units in this development qualify (subject to final certification by the State Historic Preservation Officer) for a tax freeze allowed by the State of Illinois which freezes the property's assessed valuation for 8 years at the level it was at the year the renovation began. For the next succeeding 4 years the assessed valuation gradually increases to the then current level.

In an effort to constantly improve the development and to maintain the most current trends in building technology, BOQ, LLC reserves the right, up to the point of execution of the sales contract, to modify floor plans, materials and other specifications with out notice or obligation