

COMING
SOON



1631 N Oakley Ave

Luxurious New Construction
Single Family Home in Prime Wicker Park

Property Overview

- 4,520 Sq Ft Home (All Brick and Stone Masonry)
- 5 Bedrooms
- 3 Full Bathrooms
- 1 Half Bathroom
- Ceiling Height
 - Basement 10 FT
 - Main Level 11 FT
 - Second Level 10 FT
- Outdoor Composite Trex Rooftop Deck (Home)
- Outdoor Patio and 2 Car Brick Masonry Garage with Outdoor Composite Trex Rooftop Deck
- 25 x 125 Sq Ft Lot

Standard Home Features

- Spray Cell Insulation
- Blown-in SoundProofing Insulation Between Floors
- Custom Built Closets
- NEST Thermostats

Heating and Cooling

- Dual Zone Heating/Cooling System
- NEST Programmable Thermostats
- 75 Gallon Hot Water Tank, Power-Vented
- Lighting - Recessed LED Lighting
- 200 AMP Overhead Service
- White Decora Outlets + Switches

Kitchen Features

- Custom Cabinetry with Cabinets to Ceiling
- Custom Island with Seating for 4
- Buyer's Choice of Quartz Countertops
- Buyer's Choice of Backsplash
- Undermount Sink
- 42" Sub Zero Refrigerator
- 48" Wolf Stove
- Custom Built Oven Hood

Exterior Features

- Exterior Gas (2 lines)

Interior Features/Finishes

- Flooring (1st and 2nd Levels)
 - White Oak Flooring
- Buyer's Choice of Stain Finish
 - 3 Coats
- Stairs
 - Enclosed Oak Treads with White Risers
 - Custom Built Stairs & Railings
- Doors
 - Panel Solid Core Molded White 8FT Doors
 - Black Kwikset Milan Levers with Black Hinges
- Stain - Buyer's Choice of Stain Finish
 - 3 Coats
- Paint - Buyers Choice
 - Two Colors
- Closets
 - Custom Closets Per Allowance

Laundry

- Stackable Washer and Dryer on Second Level
- Laundry Center on Basement Level

Primary Bedroom Features

- Expansive Primary En-Suite Bedroom
- Huge Walk-In Closets
- Spacious En-Suite Bathroom Featuring Heated Floors and Private Toilet

Customizations and Allowances

(Within Developer's Selected Options | Final Price Must Include Tax & Freight):

- Custom Cabinetry (Entire Home)
- Custom Hardware (Entire Home)
- Custom Countertops (Entire Home) Fabricated & Installed
- Custom Closets (Entire Home) Installed or Developer's Drawings
- Custom Appliances
- Custom Backsplash: \$15/ft
- Custom Tile Selections: \$6/ft
- Custom Brizo Plumbing Fixtures Allowance
- Custom Lighting Fixtures Allowance
- Washer and Dryer Provided Per Allowance or Developer Standard
- Paint - Buyers Choice (Two Colors)
- White Oak Hardwood Floors - Buyer's Choice of Stain Finish (3 Coats)



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1631 N Oakley Ave

5 Beds | 3.5 Baths | 4,250 SF | 2 Outdoor Spaces | Rooftop Deck
Expected Delivery September 2021

kw ONEChicago
KELLERWILLIAMS

Each Office Is Independently Owned and Operated.

HH
HOME HUNTERS
CHICAGO

GB Construction LLC
Licensed General Contractor