

1225 South Milwaukee Street

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Property Information

Style: Two Story
Construction: Stone/Stucco
Bedrooms: 4
Bathrooms: 4
Basement: Full, Open, Unfurnished for Future Expansion.

Garage: 2 Car Attached
Fireplaces: 4 (Includes 1 Double)
Square Feet: 3890+1671
Floors: Hard Wood/Wall to Wall Carpet

Roof: Composition
Gas/Electric: \$250/month
Heat: Gas, Forced Air
Central Air Conditioning
Partially Covered Patio

Age: 2004
Taxes: \$3,684.18/yr
Possession: Closing Jan 10th
or Thereafter by Mutual Agreement
Legal: ALTA VISTA B 6 LOT 41 AND 42

Room Sizes

Living Room: 16' x 13'
Dining Room: 13' x 12'
Family Rm/Great Rm: 19' x 15'
Large Eat in Kitchen: 26' x 19'
Laundry Room: 7' x 6'

Master Bedroom: 21' x 15'
Bedroom Two: 13' x 13'
Bedroom Three: 13' x 12'
Bedroom Four: 14' x 10'
Study with Built in Bookshelves: 12' x 12'

Schools:

Elementary: Cory

Middle: Merrill

Senior: South

Inclusions: All Window Coverings, All Light Fixtures, Garage Door Opener, Kitchen Appliances with Sub Zero Refrigerator, Walk-in Pantry, Butler's Pantry with Wine Cooler, Slab and Granite Countertops throughout the house, Stacked Washer and Dryer in the Master Bedroom Closet, 2 Furnaces, and Central Air Conditioning.

Pertinent Contract Information for Writing an Offer:

5% Earnest Money Payable to: Land Title Guarantee Company: ALTA VISTA B 6 LOT 41 AND 42



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1225 South Milwaukee Street South Bonnie Brae



\$899,000



The family chef will experience the joy of cooking in the spacious gourmet kitchen offering: hardwood floors, slab granite countertops, beautiful custom cabinetry, two work stations, walk-in pantry, commercial grade cook-top, Sub-Zero refrigerator, Dacor self-cleaning wall oven, built-in microwave all crowned with a spacious breakfast area.

Hi-End Beautifully Appointed Finishes!

The master suite is designed for comfort with a corner fireplace, private balcony, large walk-in his/her's closet with stacked washer/dryer. Sumptuous five piece bath with tumble/polished marble throughout, an oval jetted tub, and an oversized shower with two shower heads.



Enjoy visiting with family and friends in the inviting great room open to the kitchen. A built-in entertainment area and custom wall treatments surround the gas fireplace enhancing this spectacular room. A door leads the way to a covered patio expanding your leisure activities to the out-of-doors.

This One Owner-Brand New luxurious two-story custom home points to perfection with the sensational open floor plan, high ceilings, sun-splashed rooms, hardwood floors throughout the main level and an open staircase to the second floor and to the full, open unfinished basement for future expansion.

Three additional bedrooms-one bedroom with its own private bath and the other two bedrooms share a spectacular Jack 'n Jill bathroom with a separate room for the tub and john.

Location + New + Value + Convenience is all here in this gem just minutes from Washington Park, downtown, schools and shopping. The large bright rooms make this spacious home a wonderful retreat! Just waiting for your personal touch! Sellers have loved living here and you will too!



Main floor half bath with custom vanity, marble top, mirror, sink, light fixture with a separate water closet.

WELCOME HOME!!!