



The seasons

MADISON PARK  
CONDOMINIUMS

## 4 BEDROOM CONDOMINIUMS

### INTRODUCTION

Located in Hyde Park, The Seasons at Madison Park condominium four bedroom units enjoy sweeping views of Madison Park to the north and tree-lined Hyde Park Boulevard to the south. Elegant nine-foot ceilings, open and flexible floor plans, along with wide array of amenities and fine design features allow you to express yourself in your living space. Starting from the \$500s, these magnificent living spaces let residents enjoy all the seasons of life in Chicago.



1215 EAST MADISON PARK  
CHICAGO IL 60615

Sudler

Sotheby's  
INTERNATIONAL REALTY

Larry Bloom  
(773) 887-4000  
lawrence.bloom@sothebysrealty.com





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### FLOOR PLANS

The Seasons at Madison Park four bedroom units are designed to maximize the full use of interior space. These units are available on the second, third and fourth floors.

#### FIRST FLOOR NORTH VIEW





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### AMENITIES

Residents will enjoy a wide array of building services and amenities, including secure intercom/buzzer system in each entrance, one unit per floor in each entrance, convenient and secure bike room and individual storage spaces. The four-bedroom/three-bathroom condominium units feature dramatic nine-foot finished ceilings, hardwood floors, natural stone master baths, individually controlled heat and air-conditioning, premier Woodharbor kitchen cabinetry, French door refrigerators, dual fuel convection range and dishwasher by Jenn-Air, range hood by Bosch, and GE microwaves.

### Four-bedroom condominiums features

- Northern and/or southern exposures (buyer option to combine two units)
- Living room and sunroom
- Dining room area
- Study/bedroom
- Kitchen with pantry
- Master suite (walk-in-closet and master bathroom)
- Two bedrooms (designated as "bedroom 2" and "bedroom 3" in layouts)
- Three full bathrooms
- 9' ceiling heights in all living areas
- Individual heating and air-conditioning system
- Fully vented Whirlpool washer and dryer
- Hardwood floors (bamboo offered as standard)
- Carpet in bedrooms 2 and 3 (standard)
- High performance, energy efficient insulating glass windows
- Ethernet, phone and cable ready
- Finished ceilings with acoustical treatment between floors
- Painted trim package (standard) and stained option (upgrade)
- Solid core doors throughout
- Expansive windows in living area



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### AMENITIES

#### Kitchen and dining room

3" wide hardwood floors

Custom designed cabinetry by Woodharbor

Breakfast bar

Under-cabinet recessed lighting

Honed or polished granite countertops

Satin nickel cabinetry hardware

Rollerless paper towel holder satin nickel by Paul Decorative (offered as an upgrade)

Kitchen sink with 9" deep bowl and elliptical side compartment by Franke

Hansgrohe stainless steel faucet

Jenn-Air Dual Fuel 30" double oven free standing range

Jenn-Air built-in dishwasher

GE Profile Spacemaker microwave

Jenn-Air 20 cubic foot bottom freezer refrigerator

Bosch 30" 350 CFM hood

Monorail with 9 lights hand-bendable award-winning design (upgrade for model unit) by Lightology

Three "Meteor" or "Castille" breakfast bar pendants by Lightology

"Romeo moon" dining room designed by Phillipe Stark by Lightology



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### AMENITIES

#### Master bedroom suite

Walk-in-closet

Outlets for ethernet, telephone and cable

Two single lever META faucets by Dorn Bracht

VERO rectangular washbasin with two faucets by Duravit

Stark 3 toilets designed by Phillippe Stark by Duravit

PAIOVA corner air-jet tub by Duravit

Shower volume control and tub spout by Grohe

Shower head and control handles by Hansgrohe

Two recessed medicine cabinets by Robern

Glass enclosed shower and frameless shower door

Natural stone (honey onyx in model unit) 12" by 12" wall tile and floor mosaic

Toilet paper holder by Paul Decorative (offered as an upgrade)

6" towel metal ring polished chrome by Paul Decorative (offered as an upgrade)

24" towel bar polished chrome by Paul Decorative (offered as an upgrade)

Bathroom wall lights over sink and can lights over shower, tub and toilet by Lightology

Master bedroom "Jesolo" ceiling mounted light in by Lightology



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### AMENITIES

#### Second and third bathrooms

Shower heads, controls and faucets by Hansgrohe

“Happy D” washbasins by Duravit

Stark 3 toilets designed by Phillippe Stark by Duravit

Kohler tubs

Belmondo ceramic tiles

Recessed medicine cabinets by Robern

“Elf 2i” or “Borg 3” lighting by Lightology

#### Living area and hallways

Hardwood floors throughout

“Tube” entry hallway light by Lightology

“Painer 20” light in sunroom by Lightology

“Jesolo” lights in hallways by Lightology



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### UPGRADES & OPTIONS

Each condominium unit will be prepared to the buyers preferences of finish. A fine selection of finishes selected by our head designer is available in our sales center or if you prefer our design team can work with you to select finishes to suit your tastes. To enhance the standard selection of finishes, potential buyers are offered options at no charge and upgrades for an up-charge. Express your distinct style and enjoy a magnificent residence for all seasons of your life.

#### Options

(offered at no up-charge)

- Master bathroom natural stone
- Kitchen countertop
- Second and third bathroom tiles
- Hardwood floor
- Wall paint color
- Kitchen cabinetry door styles

#### Customization

(offered at an up-charge to be determined per buyer request)

Depending on the time before completion of each individual unit, the developer is offering to following customization options.

- Floor plan modification including duplexing or combination of units
- Skylights addition for top floor condominiums
- Oversized appliances package (beyond the standard 30" range )
- Other additions and modifications



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#### Upgrade packages

(offered at an up-charge to be determined per buyer request)

#### Convenience package including

- Rollerless paper towel holder stain nickel by Paul Decorative
- Black prestige small colander by Franke
- Single hook polished chrome by Paul Decorative
- Polished chrome surface mount toilet tissue holder by Paul Decorative
- Towel metal ring polished chrome by Paul Decorative
- 24" Towel bar polished chrome by Paul Decorative

#### Stained trim package

- Material selection: bamboo, oak or maple
- Crown molding
- Baseboards and base shoe
- Window trim
- Door trim

#### Viking appliances package

- Enhanced kitchen cabinetry features
- Shower door class thickness
- Lights upgrade



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