

4425 N Winchester

BED
7

BATH
5.2

NEIGHBORHOOD
RAVENSWOOD

HOME FEATURES

- 6 Bedrooms and 4.2 Bathrooms on a 33 X 152 lot, plus a 700 sqft 1 bedroom 1 bath ADU
- Environmentally friendly insulation in exterior walls and roof
- Sauna in basement and wine cellar on main level
- Security system includes garage, three keypads, motion detectors, and audio glass detectors in basement and exterior doors, wired for three security cameras (front, rear, and garage)
- Custom laminate closet organization in all closets
- Built-in speakers including patio and garage

EXTERIOR

- James Hardie siding and Chicago Common brick exterior
- Oversized Pella weather shield line casement and awning windows



Andre Nguyen
312. 375.1853
andre.nguyen@dreamtown.com
meathcustomhomes.com

EXTERIOR, CONTINUED

- Large landscaped rear yard with Unilock pavers, electric and gas hookups
- Landscaped front yard with heated limestone steps
- 3 car detached garage with a overhead party door and outlet for EV charger
- Snow-melt in front walkway, steps, and walkway from the mudroom to garage
- Privacy Cedar wood fence

LIVING AREAS

- 4" wide plank white oak flooring throughout the main and upper level
- Fireplace with gas starter in the living room and family room with custom built-ins
- Oak staircase with black aluminum spindles
- Mud room with custom bench
- Designer lighting throughout

KITCHEN

- Orchard Hill cabinetry with a painted finish with soft-close drawers and doors
- Subzero/Wolf and Cove paneled appliance package
- Paneled Uline beverage fridge
- Quartz counters and backsplash with stone ledge and 3" mitered in Kitchen Island
- Filtered water dispenser

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PRIMARY SUITE

- Natural stone tile
- Two vanities with quartz counters and custom mirrors
- Marble steam shower with handheld, body sprays, and separate head shower
- Heated electric floor

SECOND FLOOR AMENITIES

- Laundry room with custom cabinets, two sets of front loader washer & electrical and ventless dryer
- All four bedrooms will have vaulted or cathedral ceilings

LOWER LEVEL

- Large recreational room with wiring for wall-mounted TV
- Wet bar with Orchard Hill cabinetry, quartz counters, stone backsplash with ledge, and beverage fridge
- Carpet throughout
- The 6th bedroom will have a rubber flooring option for a home gym

MECHANICAL

- High-efficiency Rheem gas-forced air heating and cooling systems with two separate zones
- Lower level has radiant heated floors
- Combi Water Heater

MILLWORK AND TRIM

- 7-inch crown molding with enhancer
- 7 ¼ inch baseboard on all levels
- 3 ¼" inch window and door casings

APPLIANCE PACKAGE

- Fridge: 48" Sub Zero Panel Refrigerator/Freezer
- Stove: 48" Wolf 8 Burner Stove
- Hood: 46" Wolf Insert Hood 800 cfm blower
- Dishwasher: Cove 24" Panel Ready
- Beverage center: (2) 24" Uline Panel Ready
- Microwave: Wolf 24" Drawer Microwave
- Washer and Dryer: Single Unit LG WashTower with Center Control 5.0 cu ft Front Load Washer and 7.8 cu ft Electric Ventless Heat Pump Dryer



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PLUMBING FIXTURES

- Kitchen faucet: Brizo Rook Articulating Bridge Faucet with finished hose and Brizo Rook beverage faucet
- Butler bar faucet: Brizo Rook Bar Faucet
- Basement Bar and laundry faucets: Kohler Edalyn by Studio McGee single handle
- Primary bath: Brizo Multi-function Wall Mount handshower, Round Multi-Funtcion Shower Head 2.5GPM , and body sprays
- Tub filler: Brizo Invari Single- cross handle Floor Mount Tub Filler
- Primary bath faucets: Brizo Invari Widespread with column spout with cross handles 1.5GPM
- Main Level Powder Room: Brizo Litze widespread with high spout with wheel handles 1.5 GPM
- Bathroom faucets: Kohler Castia by Studio McGee widespread 1.2 GPM
- Bath showers: Brizo Invari TempAssure Thermostatic Shower Trim 1.75 GPM
- Toilets: Kohler Memoirs Stately 1.28 GPF two-piece with soft close seat

CABINET HARDWARE

- Pull: Emtek American Designer 6 Inch Center to Center Handle Cabinet
- Pull Knob: Emtek American Designer 1-1/4 Inch Square Cabinet Knob

ALLOWANCES

- Light Fixtures: \$7,000 for eleven exterior lights, one light fixture for each second-floor bedroom, eight-bathroom lights, one for the foyer, dining room, and two island pendants



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