



**Virtual Tour Available at:
kedziemanorcondos.com**

**FABULOUS COMPLETE RENOVATION
OF VINTAGE SEVEN UNIT BUILDING IN
DESIRABLE PALMER/LOGAN
SQUARE.**

Kedzie Manor offers seven completely rehabbed Vintage Condominiums located just moments away from all Chicago has to offer. The building is located within walking distance of beautiful Palmer Square in the very desirable Logan Square neighborhood. Logan Square is famous for its wide, charming tree-lined boulevards and grand parkways featuring by impressive mansions and elegant vintage buildings constructed before World War One.

The six 2-bedroom and 1.5-2-bath and one 1-bedroom condo's include quality features: new Brazilian cherry floors, new metal porches, granite countertops and top quality 42" maple cabinetry, breakfast bar in the kitchen, complete stainless appliance package, sound insulation, new rubber roof, mechanical, electrical, plumbing, thermopane insulated windows, new interior doors and hardware and washer/dryer hookups.

Exclusively Marketed by



**Svetlana Vidovic
Major Enterprises, Inc.**

847-644-3891



Pre-Construction Pricing and Specifications

Kedzie Manor Condominiums
2121 North Kedzie Avenue

WWW.KEDZIEMANORCONDOS.COM

PRICING AND ASSESSMENTS

UNIT NUMBER	BEDROOMS/BATHS	ASSESSMENT	PRICE
2121/ G	1BED / 1 BATH	\$113	\$189,000
2121/ 3E	2 BED / 1.5 BATH	\$155	SOLD
2121/ 2E	2 BED / 1.5 BATH	\$153	\$265,000
2121 /1E	2 BED / 1.5 BATH	\$149	SOLD
2121 / 3W	2 BED / 2 BATH	\$155	\$279,000
2121 / 2W	2 BED / 2 BATH	\$155	\$272,900
2121 / 1W	2 BED / 2 BATH	\$153	\$265,000

Deeded garage spaces sold separately.

*Specification and pricing may change without notice due to situations beyond Seller's control. All upgrades must be approved, confirm in writing. Seller will quote installation fees of all substitute items. All information furnished is from sources deemed reliable. No representation is made as to the accuracy and it is submitted subject to errors, change of price, room dimensions, or other conditions, prior sale, or withdrawal without notice

Exclusively Marketed by



Svetlana Vidovic
Major Enterprises, Inc.

847-644-3891

FLOORPLANS



Unit Type 1A
Two Bedroom
979 Sq. Ft. Approximate
First Floor Plan - 2nd & 3rd Floor Plan Similar



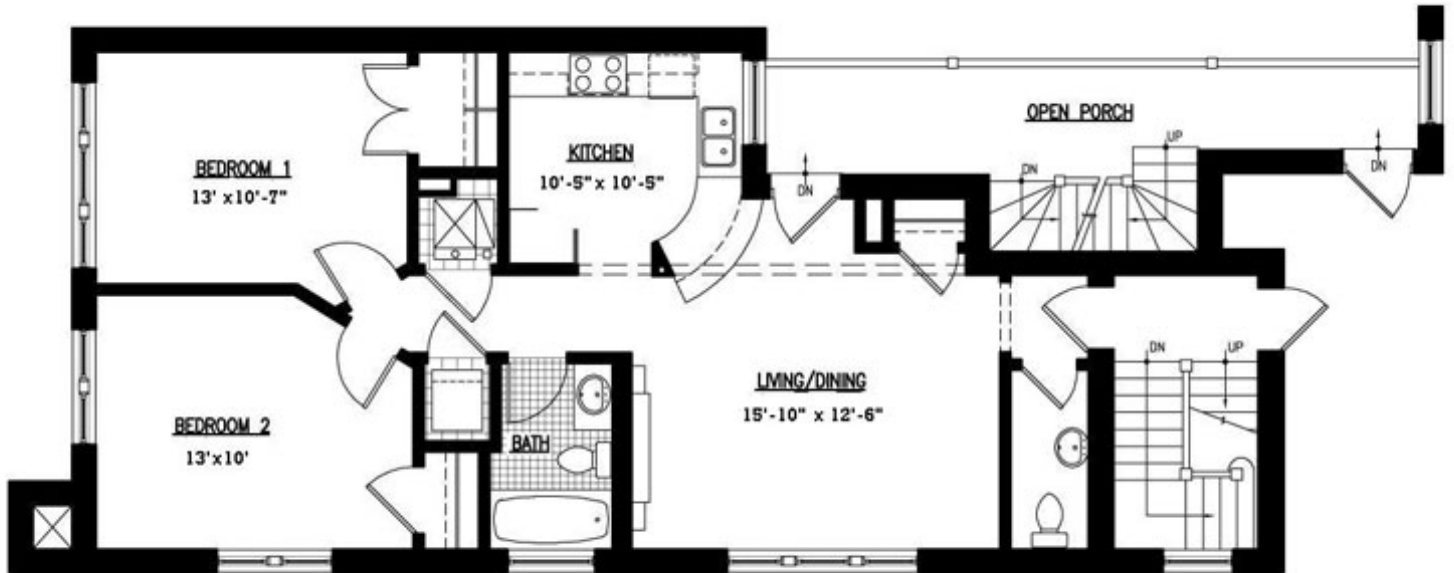
Exclusively Marketed by



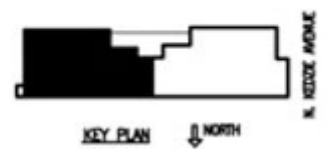
Svetlana Vidovic
Major Enterprises, Inc.

847-644-3891

FLOORPLANS



Unit Type 1B
Two Bedroom
985 Sq. Ft. Approximate
First Floor Plan – 2nd & 3rd Floor Plan Similar



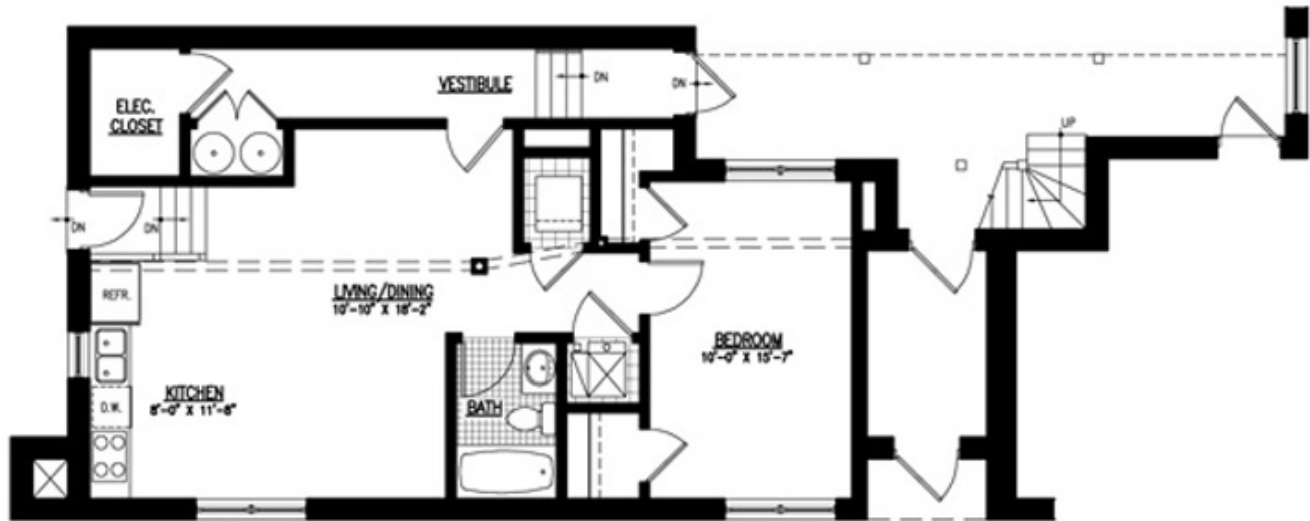
Exclusively Marketed by



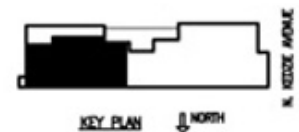
Svetlana Vidovic
Major Enterprises, Inc.

847-644-3891

FLOORPLANS



Unit Type B
One Bedroom
712 Sq. Ft. Approximate
Garden Level



Exclusively Marketed by



Svetlana Vidovic
Major Enterprises, Inc.

847-644-3891

UNIT AND BUILDING AMENITIES

All condo units include quality features: new diagonal Brazilian Cherry floors (front units), new metal decks, granite countertops and top quality 42" maple cabinetry, breakfast bar in the kitchen, GE Profile stainless appliance package, sound insulation, new rubber roof, all new mechanicals of electrical & plumbing, each unit has own gas furnace & central air conditioning, thermopane insulated windows, new solid-core interior doors & hardware and in-unit washer / dryer hookups.



Front units: Master suite includes a stunning bath with whirlpool Jacuzzi tub and walk-in closet.

Individual storage is included.

Deeded garage spaces available for \$18,000 each.

Condos are pre-wired for telephone and cable(RG-6/cat-5).

Doorbell/Intercom System: front and rear door locations.



Unit Amenities

Interior Features

- New Brazilian Cherry Wide Plank Hardwood Floors (except garden apartments)
- Solid doors throughout
- Continental Style Interior Doors (Solid Core), 8' Doors on 1st Floor
- Schlage Series Hardware (Brushed Chrome Finish)
- Crown Molding in living room and kitchen.
- Ceiling, doors & trim to be painted white, walls to be painted off-white
- Stackable Washer/Dryer Hook-up provided. Washer/dryer additional cost.
- Storage Closets in Basement
- Walk-In Closets
- Generous closet space
- Recessed Can Light Package
- 10' ceiling heights
- White Vinyl Coated Wire Shelving in all Closets

Kitchen Features

- Custom 42' maple Cabinetry
- Choice of 1 ¼" granite countertop with 4" Backsplash per builder's selection
- Double Bowl Undermounted Stainless Steel Sink with Single handle chrome kitchen faucet with pull out spray
- G.E. Profile stainless steel appliance package including:
 - Side by side refrigerator/freezer with icemaker
 - Gas oven /range
 - Dishwasher
 - Microwave
- Garbage disposal
- New Diagonal wide plank Brazilian Cherry Hardwood flooring

Exclusively Marketed by



**Svetlana Vidovic
Major Enterprises, Inc.**

847-644-3891



Pre-Construction Pricing and Specifications

Kedzie Manor Condominiums
2121 North Kedzie Avenue

WWW.KEDZIEMANORCONDOS.COM

UNIT AND BUILDING AMENITIES

Unit Amenities

Master Suite

- Walk in closet
- Marble Countertop with Kohler Undermount
- White whirlpool Jacuzzi tub
- Kohler Wellworth Toilet (White)
- Grohe Faucets
- Surface mounted mirror w/ designer fixture
- Large Wall Mirror with Two Light Bars
- New Brazilian Cherry hardwood floors
- Chrome Towel Ring, Toilet Paper Holder, and Towel Bar
- Switched ceiling exhaust vent

Additional Features

- Peninsula in kitchen for additional cost /in rear units/
- Buyer to supply cabinet/bathroom & kitchen hardware & builder will install
- Extra garage space - additional cost of 18k
- Washer/dryer- at additional cost

Second Bath (off Foyer)

- Pedestal Sink
- Mirror w/Designer Fixture
- Switched ceiling exhaust vent
- Soaking Tub - only in front units

Exclusively Marketed by



Svetlana Vidovic
Major Enterprises, Inc.

847-644-3891



Pre-Construction Pricing and Specifications

Kedzie Manor Condominiums
2121 North Kedzie Avenue

WWW.KEDZIEMANORCONDOS.COM

UNIT AND BUILDING AMENITIES

Building Amenities

Exteriors:

- Vintage Seven Flat with 11 detached garages
- Existing all brick
- New rubber Roof
- New Electrical service and wiring
- New City Water Service, New Plumbing
- Professional Landscaping and Iron Fencing
- New metal/wood porch and deck
- New thermopane windows
- New parking
- New tuck-pointing and chemically washed brick
- New concrete

Mechanicals

- Individual controlled Gas-forced air heating system with central air conditioning & humidifier
- Carrier TM Gas Forced Air Heating/Cooling System with
- Aprilaire Humidifier (2 Zone)
- 75 Gallon Fast Recovery Hot Water Heater
- Circuit breaker panel in each unit-100AMP
- Pre-wired for telephone in kitchen, living room and all bedrooms
- Pre-wired for Telephone and Cable (RG-6/CAT 5)
- Doorbell Fon Answering System (Front and Rear Door Locations)
- Smoke and Carbon Monoxide Detectors
- Programmable Honeywell TM Thermostat

*Specification and pricing may change without notice due to situations beyond Seller's control. All upgrades must be approved, confirm in writing. Seller will quote installation fees of all substitute items. All information furnished is from sources deemed reliable. No representation is made as to the accuracy and it is submitted subject to errors, change of price, room dimensions, or other conditions, prior sale, or withdrawal without notice

Exclusively Marketed by



Svetlana Vidovic
Major Enterprises, Inc.

847-644-3891