

Basecamp<sup>2</sup>



48 single family homes

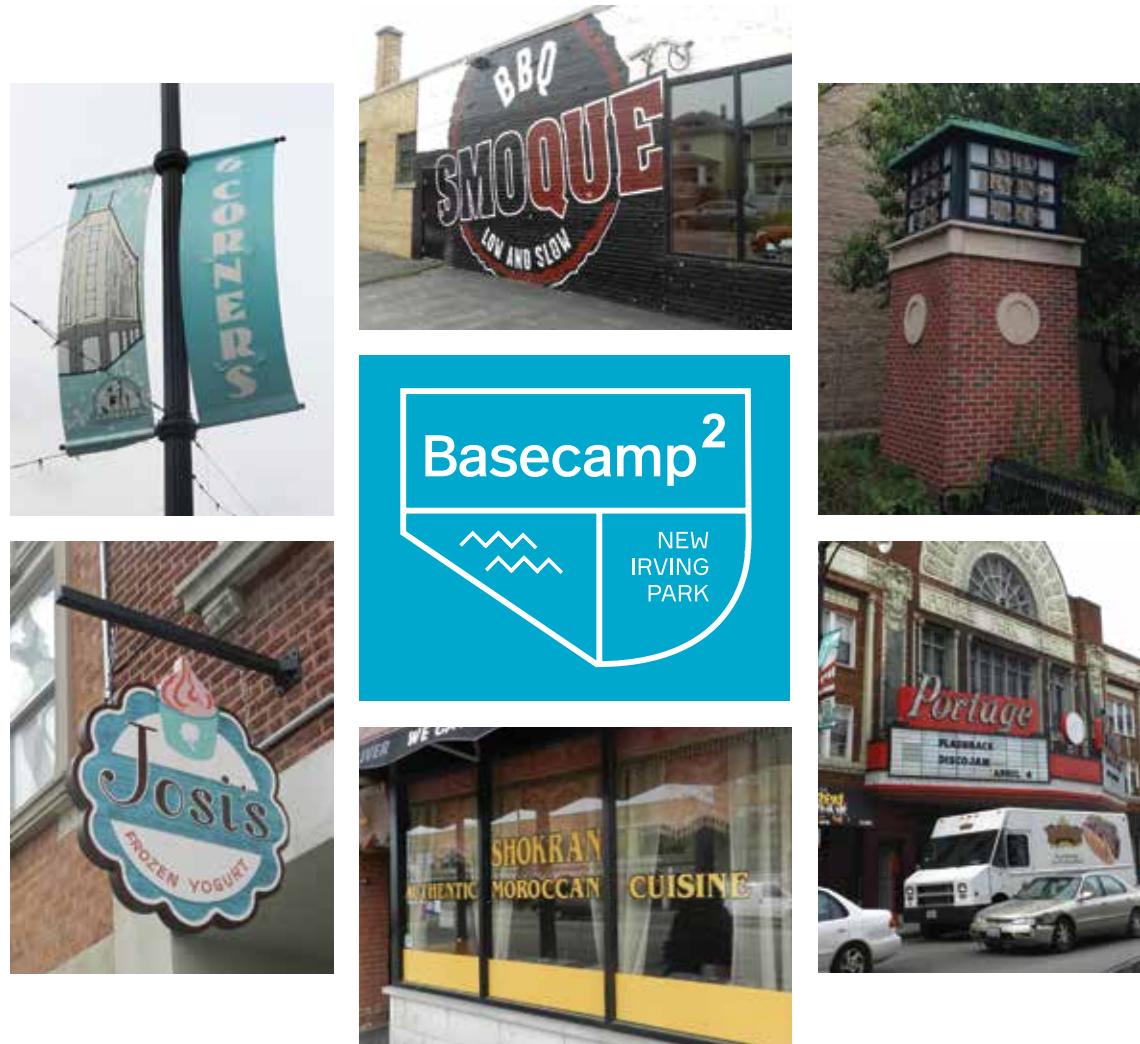


# WELCOME TO BASECAMP<sup>2</sup>

Basecamp<sup>2</sup> offers 48 unique homes designed for the changing demands of today's discerning home buyers. The residences feature clean, contemporary aesthetics with a nod to the neighborhood's traditional vernacular. The open floor plans allow for easy transition between spaces, are tailored to efficiency without sacrificing style, and adapt to a variety of lifestyles.

Nestled in a quiet neighborhood, Basecamp<sup>2</sup> acts both as a connection to and shelter from the city environment. Residents are only steps from several parks, as well as the Metra and Blue Line trains; providing homeowners with easy access to the local community as well as quick transportation to downtown Chicago.

Basecamp<sup>2</sup> offers an opportunity to purchase a true detached single family home, complete with backyard and garage, in an established and vibrant neighborhood.



# EXTERIOR



# INTERIOR



# INTERIOR



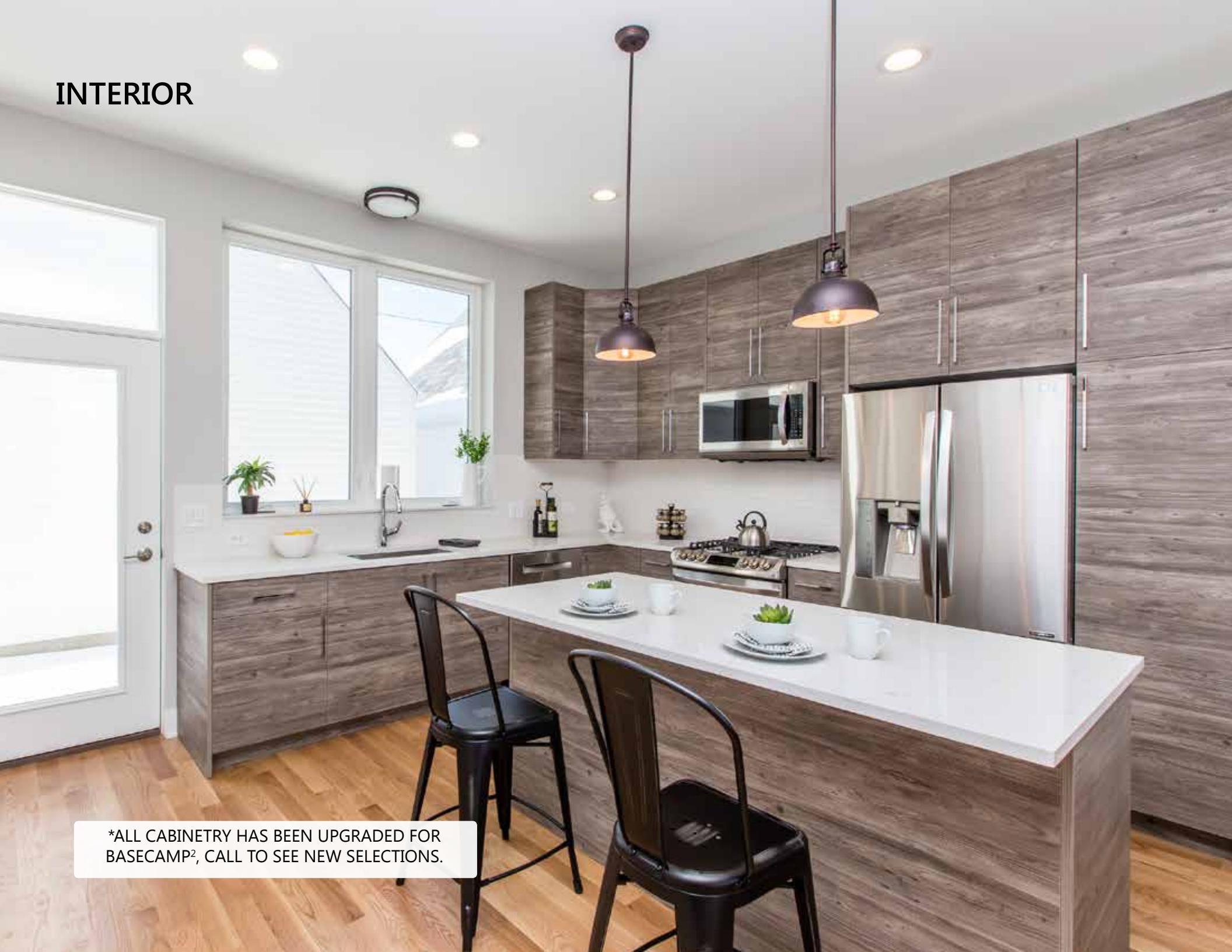
# INTERIOR



# INTERIOR



# INTERIOR



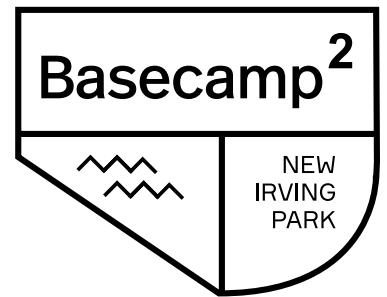
\*ALL CABINETRY HAS BEEN UPGRADED FOR  
BASECAMP<sup>2</sup>, CALL TO SEE NEW SELECTIONS.

# PRIVATE PARK

\*RENDERING OF PRIVATE PARK



# SITE PLAN



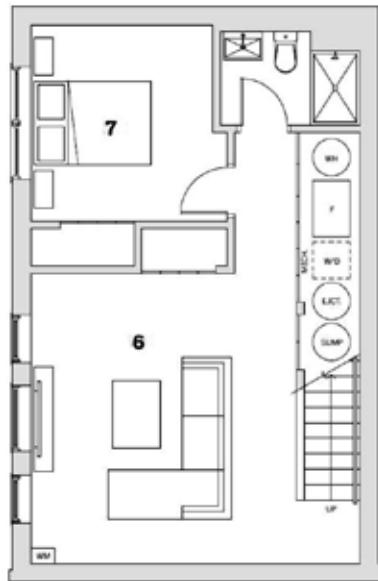
10/10/17 All specifications, features, designs, price, materials, and renderings are subject to change without notice.  
Dimensions are approximations based on architectural measurements and subject to modification.

# FLOOR PLAN A

TYPICAL

## 4 BEDROOM / 3 BATH

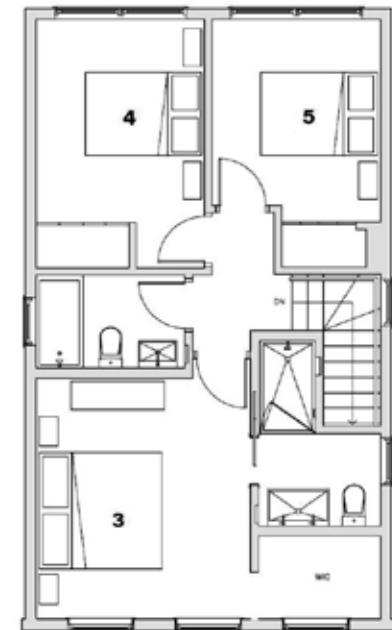
- 1) Living Room 15'-0" X 15'-0"
- 2) Kitchen/Dining 15'-0" X 15'-0"
- 3) Master Bedroom 13'-0" X 11'-6"
- 4) Bedroom 2 12'-0" X 9'-0"
- 5) Bedroom 3 12'-0" X 9'-0"
- 6) Family Room 15'-8" X 14'-4"
- 7) Bedroom 4 10'-6" X 10'-0"



LOWER LEVEL



FIRST FLOOR



SECOND FLOOR

Basecamp<sup>2</sup>



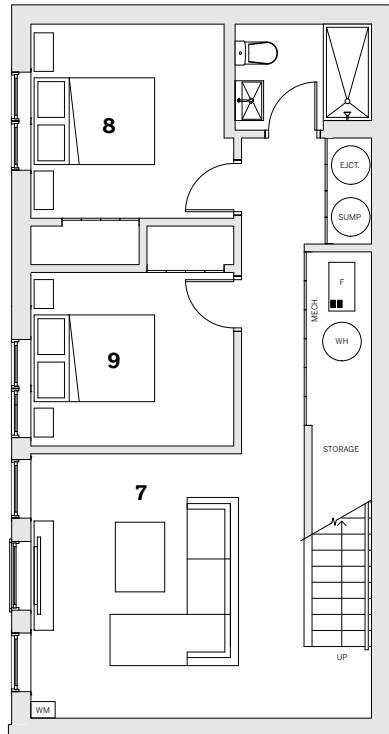
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# FLOOR PLAN C

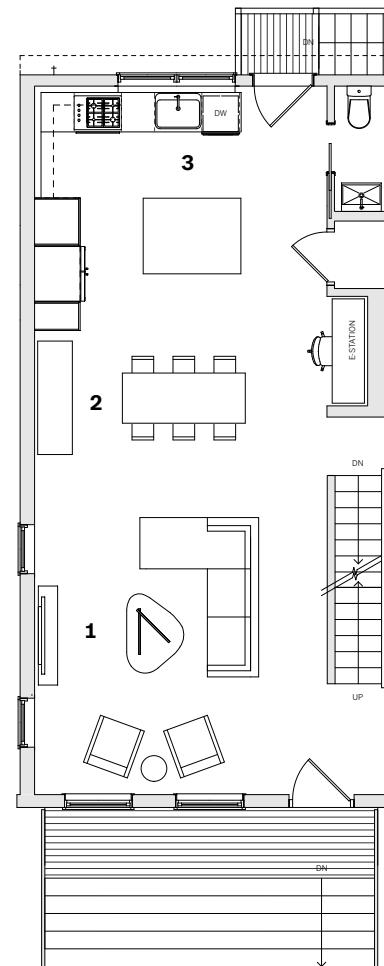
TYPICAL

5 BEDROOM / 3.5 BATH

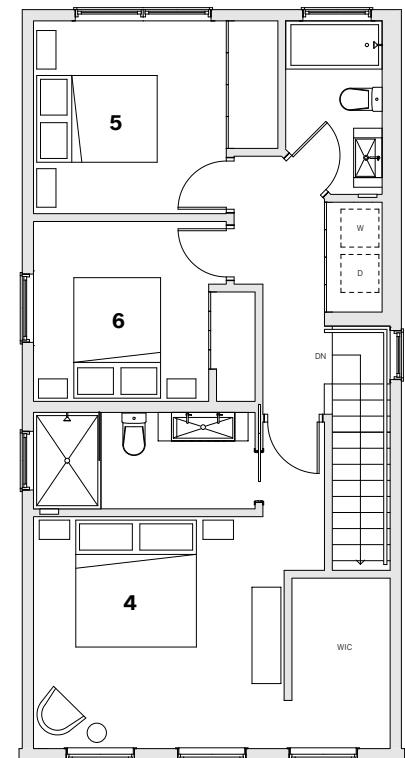
- 1) Living Room 15'-6" X 15'-0"
- 2) Dining 15'-0" X 9'-3"
- 3) Kitchen 15'-0" X 12'-0"
- 4) Master Bedroom 13'-0" X 12'-0"
- 5) Bedroom 2 10'-0" X 10'-0"
- 6) Bedroom 3 10'-0" X 9'-6"
- 7) Family Room 14'-9" X 14'-4"
- 8) Bedroom 4 10'-0" X 10'-0"
- 9) Bedroom 5 10'-6" X 9'-0"



LOWER LEVEL



FIRST FLOOR



SECOND FLOOR



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# SPECIFICATIONS

## LIVING ROOM

Flooring: 3-1/4" select white (natural stain) or red oak (colored stain)  
Stairs to 2nd floor: straight edge, wood stained tread & white risers  
Stairs to lower level: Hardwood stained to match main level floors

## KITCHEN

Cabinets: 50" contemporary custom cabinetry with wood grain finish  
Countertop: Quartz (developer selection)  
Sink: Undermount single-bowl, stainless steel  
Faucet: Grohe - single lever (chrome)  
Backsplash: Comes standard from developer's tile or stone selections

## APPLIANCES

Refrigerator: LG Side-by-side with ice-maker, stainless steel  
Range: LG 30" gas 5 burner, stainless steel  
Dishwasher: Bosch, 24" stainless steel  
Micro/Hood: LG stainless steel, above range, vented outside  
Disposal: 1/2 HP standard

## POWDER ROOM

Flooring: 3-1/4" select white (natural stain) or red oak (colored stain)  
Vanity: Contemporary custom floating vanity/sink combo  
Lav Faucet: Grohe - single lever (chrome)  
Toilet: Elongated, modern bowl, soft-close seat  
Mirror: flat wall-mounted above vanity

## MASTER SUITE

Flooring: 3-1/4" select white (natural stain) or red oak (colored stain)  
Tile: 12" x 24" porcelain floor & 3"x 6" porcelain shower walls  
Vanity: Contemporary custom floating vanity/double sink combo  
Lav Faucets: Grohe - single lever (chrome)  
Shower Base: tiled to match walls  
Shower Faucet: Grohe single lever + hand held sprayer (chrome)  
Toilet: Elongated, modern bowl, soft close seat  
Recessed medicine cabinet (on side wall)  
Shower Door: frameless, 3/8" glass door  
Mirror: flat wall mounted above vanity

## SECOND BATH

Tile: 12" x 24" porcelain floor & 3"x 6" porcelain walls at tub surround  
Vanity: Contemporary custom floating vanity/sink combo  
Lav Faucet: Grohe single lever (chrome)  
Tub: Contemporary soaking tub  
Tub/Shower Faucet: Grohe - single lever (chrome)  
Toilet: Elongated, modern bowl, soft close seat  
Recessed medicine cabinet (on side wall)  
Mirror: flat wall mounted above vanity

## THIRD BATH (LOWER LEVEL)

Tile: 12" x 24" porcelain floor & 3" x 6" porcelain walls at shower surround to ceiling  
Vanity: Contemporary custom floating vanity/sink combo  
Lav Faucet: Grohe single lever (chrome)  
Shower Base: Fiberglass (white)  
Shower Faucet: Grohe - single lever (chrome)  
Toilet: Elongated, modern bowl, soft close seat  
Mirror: flat wall mounted above vanity

## SECOND & THIRD BEDROOM (SECOND LEVEL)

Flooring: 3-1/4" select white oak, natural stain, satin finish  
Standard closet finish = shelve and rod

## FOURTH BEDROOM (LOWER LEVEL)

Flooring: Carpet (developer selections)  
Standard closet finish = shelve and rod

## FAMILY ROOM (LOWER LEVEL)

Flooring: Carpet (developer selections)

## LAUNDRY CLOSET (SECOND LEVEL)

Flooring: ceramic tiled  
Laundry hookup for optional W/D  
Dryer vent (outside)  
Gas dryer hookup

## INTERIOR FINISHES

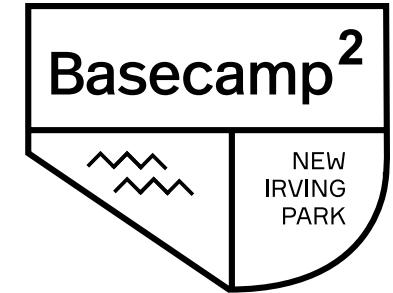
Doors: 8ft solid-core, flat panel, painted white (except lower level)  
Trim: 1" x 4" painted flat-edge door trim, base and jambs  
Paint: Trim and ceiling painted white, walls soft gray "Nimbus" by Benjamin Moore  
Switches/Outlets: Flat-panel Decora  
Door Hardware: modern chrome handles and hinges  
LED canned lights throughout main living areas

## GREEN & MISC FEATURES

95%+ High efficiency furnace with air conditioning and humidifier  
Dual Zoned HVAC via 2 Nest programmable thermostats, electronic damper system  
Low VOC paint

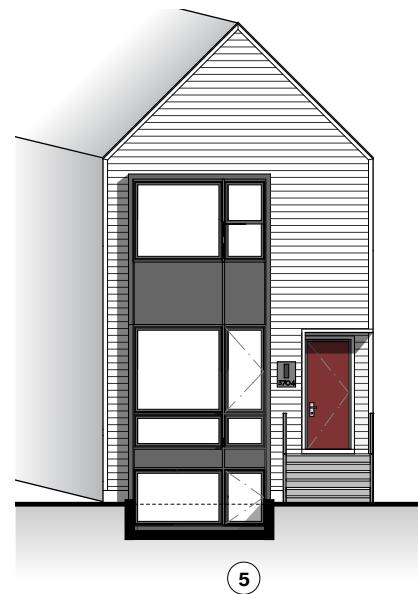
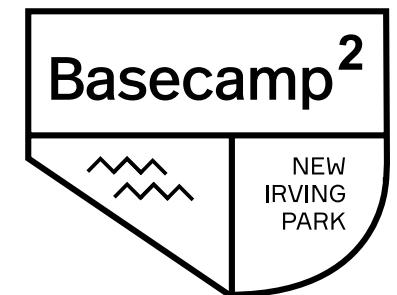
## GENERAL FEATURES

Fiber cement board exterior cladding  
Ceiling heights:  
Lower level: 8'-6"  
First floor: 10'-0"  
Second floor: vaulted, approximately 12ft  
R38 batt insulation in roof (vaulted ceilings)  
R19 batt insulation in exterior walls  
2 car garage with overhead flush door & 2 openers  
Yard: sod, concrete path (per plan)  
Hose Bib: One per home (per plan)  
40gal hot water heater  
High-speed Internet & cable ready  
Optional loft storage in garage with pull down stairs  
Utility sink in lower level mechanical closet



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Room dimensions are approximate.

# ELEVATION OPTIONS



# LOCATION

**FOOD/DRINK**

- Bread & Wine
- Bow Truss Coffee Roasters
- Chipotle
- Community Tavern
- Eris Brewery & Cider House
- Lou Malnati's Pizzeria
- McNamara's
- Potbelly Sandwich Shop
- Sabatino's
- Smoque BBQ
- Starbucks

**SHOPPING**

- City Newsstand
- Independence Park
- Farmers Market
- Jewel
- Marshalls
- PetSmart
- Sears
- Walgreens

**ARTS/CULTURE**

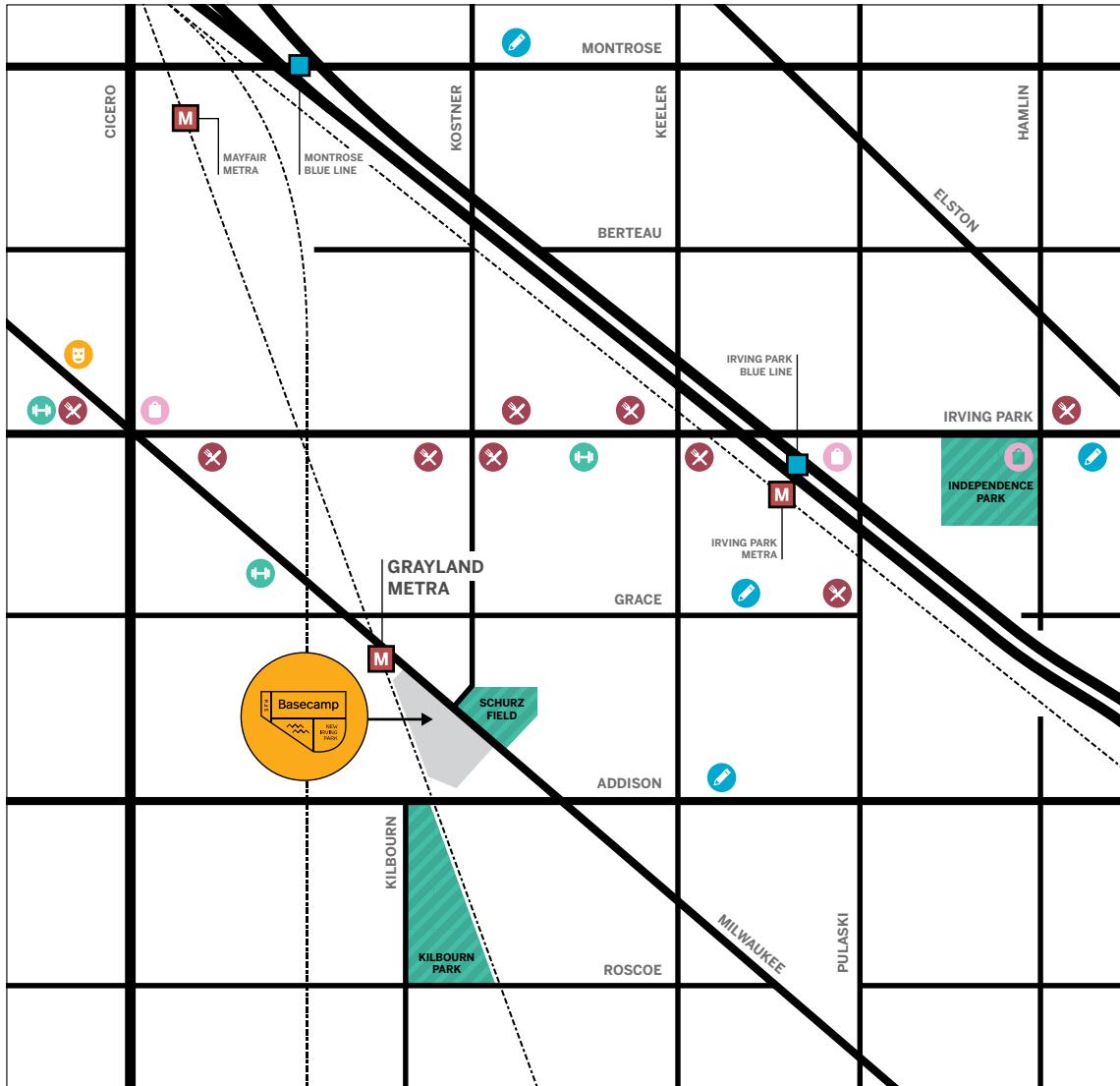
- Filament Theatre
- National Veterans Art Museum
- Portage Theater

**HEALTH/FITNESS**

- CrossFit
- YMCA
- The Yoga Shop

**EDUCATION**

- Disney II Magnet Elementary School
- Disney II Magnet High School
- St. Viator School
- St. Edward School



**SO MUCH MORE, JUST A SHORT DRIVE AWAY!**

**NECESSITIES**

- ✓ 25 min
- ← 16 min
- 20 min
- ↖ 6 min
- ↖ 5 min
- ↗ 9 min

Downtown

O'Hare

Wrigley Field

Alderman John Arena

Fire Station

Police Station

**MORE HEALTH/FITNESS**

- 12 min
- 12 min
- 12 min
- 12 min

Goldfish Swim School

IK Gymnastics

Lil Kickers

Lil Sluggers

**MORE EDUCATION /PRE-K**

- 21 min
- ↖ 10 min
- 12 min
- 20 min
- ↗ 16 min
- 15 min
- ↑ 12 min

BZAED School

Concordia Place

Kids' Work Chicago

Lycée Français de Chicago

Northside College Prep

St. Benedict Prep School

Wonder Montessori School

CONTACT



Jameson | Sotheby's  
INTERNATIONAL REALTY

Call Mike for an appointment

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**773.744.4447**



MIKE & JEN TEAM

MIKE HULETT  
[mhulett@jamesonsir.com](mailto:mhulett@jamesonsir.com)

JENNIFER LIU  
[jliu@jamesonsir.com](mailto:jliu@jamesonsir.com)

[mike-jen.com](http://mike-jen.com)

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