
General Unit Features

Brazilian Cherry Hardwood floors in corridors, kitchens, bedrooms, living and dining areas
(and Bamboo H/W in the common areas of the lower level of the duplex rooms)
Large wall closets in each bedroom, per plan
Decorative wall sconces in corridors in 2nd floor unit-can lights in hallways for 1st and 3rd floor
Washer/Dryer hook-ups-stackable appliance is an upgrade
Large rear decks facing the Southern sun
Secured building with individual unit state of the art intercom system
Pre-wired in major rooms for Cat5 phone/networking/internet
Wired For Surround Sound -- Family Room/Kitchen/Master Bedroom +Bath
Plasma TV hookup in Master Bedroom & Over Fireplace
Gas Lines run to the Rear Decks of each unit
Painted White Wood w/Oversized Casing & Baseboard w/Extra Profile
Granite Slab for Fireplace

Kitchen

1 ¼" granite countertops and islands with 4" backsplash
(3 choices standard: Uba Tuba, Black Absolute, Valencia)
42" *Birch or Maple* cabinetry with Espresso-like dark stain and Shaker style doors
(Mocca, Espresso, Clear)
Stainless appliances package :
Frost-free side by side refrigerator with icemaker
30" sealed burner S.S. self-cleaning gas range
Built-in full size microwave(under-mount)
4 cycle dishwasher
Double bowl deep stainless steel sink
Garbage disposal 1.3 HP

Baths

Each 2nd Bath in the Simplex units offers large bench seat, Jacuzzi in Master bath
Shower Bases will 5' x 32"
Maple vanity cabinets in Master and Second Bath
Double Bowl under mount sinks in Master Bath
Granite Countertops in Baths
Stone tile floors in all bathrooms
Stone tile in shower surrounds with Glass Tile Insets
Frameless 1/2" Floated Glass Doors on Showers
Oversize plate glass mirrors with theatric style strip light

Building Amenities

State-of-the-art building security buzzer/intercom system to the Gate
Full - masonry construction
Gated Secure Parking For Each Condo

Pre-Construction Prices

1606 S. Allport



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*Items/Specifications/Floorplans subject to change.
Prices are subject to increase as construction nears completion.
Developer incentives subject to change.

<i>1st Floor Duplex Homes</i>	<i>1</i>
3 bedroom + Den, 3 full bath duplex includes parking (~2200sf)	\$399,000
<i>2nd Floor</i>	<i>2</i>
2 bedroom, 2 bath includes parking (~1100sf)	\$289,900
<i>3rd Floor</i>	<i>3</i>
2 bedroom, 2 bath includes parking (~1100sf)	\$304,900



The Neighborhood

Welcome to 1606 Allport. Your home is located in the wonderful community of Pilsen with great infrastructure, a rich history and a bright future. There are 3 elevated blue line stops in the surrounding neighborhood (at 18th& Paulina, at 19th& Damen & 19th & Western) and several Bus Lines to quickly get you downtown (the Blue Island Bus is 2 blocks away and a direct route to the loop).

Several neighborhoods surround you—China Town to the east, University Village is a skip to the North, Roosevelt Square is a short walk as is “Little Italy’s” Taylor Street N’hood. To the south Bridgeport/McKinley Park await you.

The UIC campus is very near where thousands of students live and study and the rapidly expanding Illinois Medical District (IMD.org) lies just North where hundreds of jobs are added each year. The largest park in the neighborhood is not far at Damen and 18th street, Harrison Park, is home to the “Mexican Fine Arts Museum.” There are also ballfields, a running track and many restaurants just east and North in the University village. There is plenty of destination shopping—Whole Foods, Jewel, Dominicks, Target, Home Depot just 1 mile North East along Roosevelt.

The Stevenson Expressway is easily accessible by way of the newly refurbished Damen ramp. The I290 is 5 minutes to the North. I90/94 is just 6 blocks east. You’re in the middle of it all—closer to everything at the middle of the city’s energy.

Location, Location!!

Because the community is located so close to downtown it is convenient to commute to the loop/but also easy to travel North or South up the major arteries of Ashland, Damen, or Western. Bridgeport, McKinley Park are minutes south, as the West Loop, Wicker Park are minutes North.

Growth

Being so close to the Illinois **Medical District and Chicago Technology Park**, a district that runs from Ashland to Oakley just north of the 16th street viaduct benefits from the future jobs growth of this area. Jobs growth is on the way—this district has just started to expand. For example, the tall FBI Headquarters on Roosevelt and Hoyne, is home to over 700 field agents and support staff. Further, there is a technology park just north at Wood and 14th and a myriad of other medical campus expansions planned from Medical Facilities of the Veterans Hospital, Cook County Hospital, Rush University, and others. More can be found at the Illinois Medical District website.

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Townhomes & New Development

There is a new college dormitory coming to St. Adalbert's former rectory on 17th street just west of Ashland.

Further, there have been new residential developments and condominium projects popping up around the community—in both Pilsen to the east, and in Heart of Chicago to the west and South.

Many of the buildings west of Ashland are brick and you'll find many are beginning to undergo renovation. Also, St Adalbert Church Rectory(at 17th and Paulina) will be turned into a dormitory for college students. As well, you can anticipate other renovations like the one that will occur in the former school next to the church has been purchased by UNO n'hood organization and turned into a grammar school magnet that hosts 400 children.

There is a dining district along 18th street from Halsted to Damen, another east at 14th and Halsted, and yet a third 24th and Oakley called the "Heart Of Italy" where 6 owner operated restaurants offer the finest in Italian and Spanish tapas cuisine. And, on the corners throughout the neighborhood and along 18th and Cermak road you will find small stores and shops and a diverse community ready to be welcome you.

Enjoy the character of a real neighborhood and watch it grow.