

A NEW CONSTRUCTION RESIDENCE

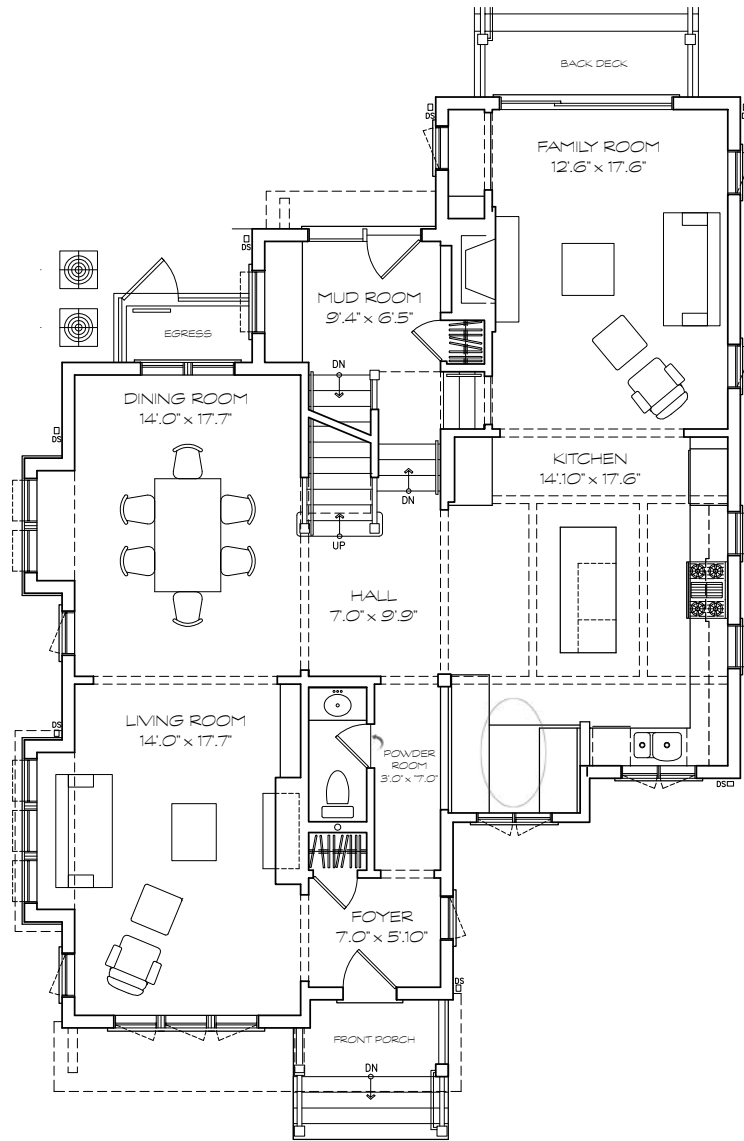


2419 COWPER AVENUE

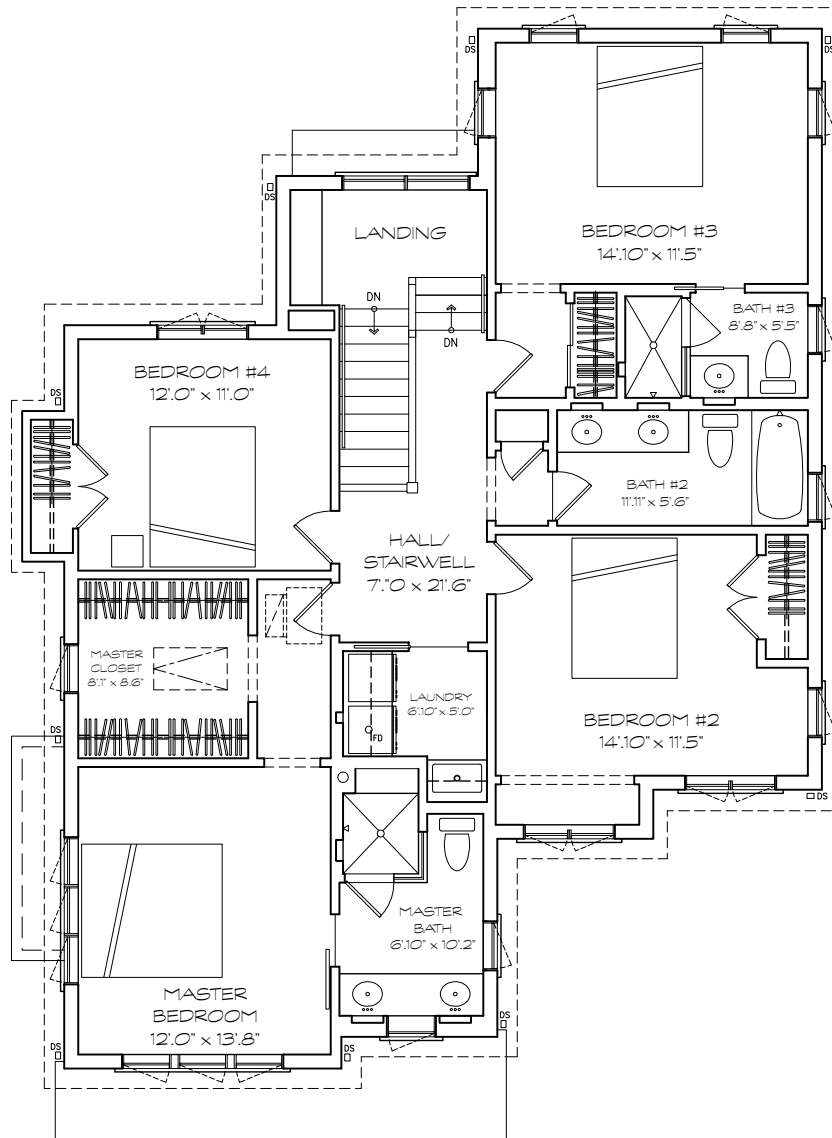
@properties®

## THE RESIDENCE

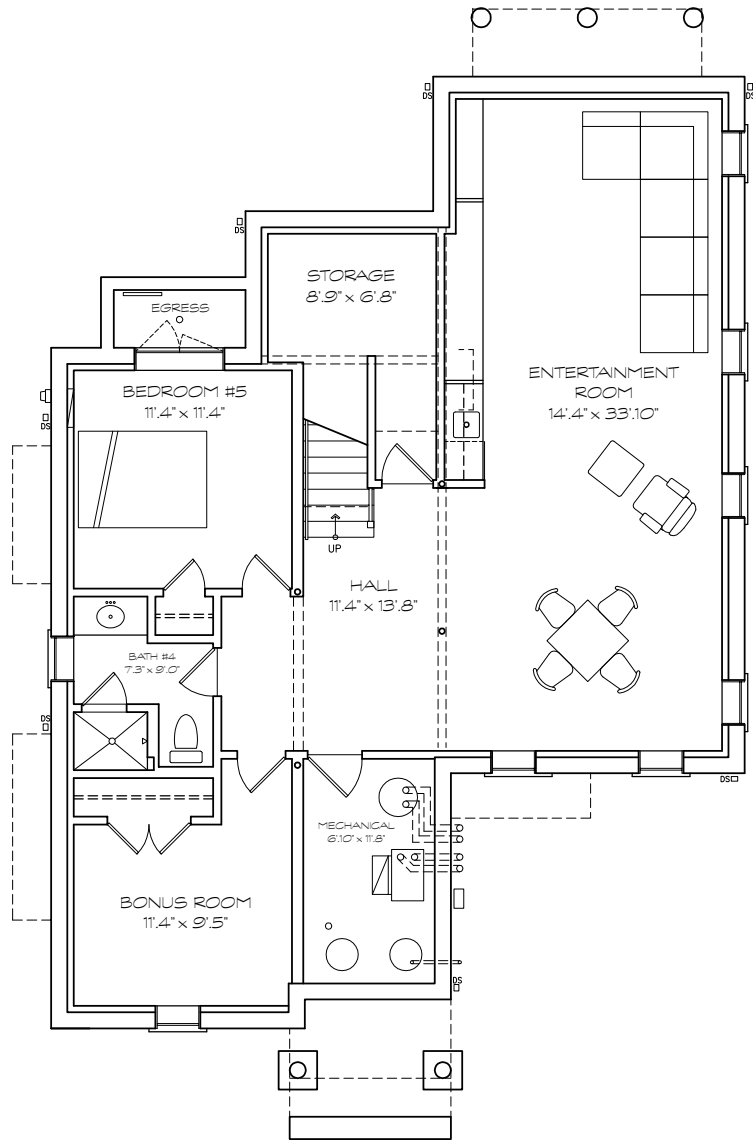
Upon entering, you immediately notice the superior craftsmanship which is synonymous with Forma Construction — a luxury home builder in Chicago and the North Shore. You'll find exceptional features: extra wide interiors, an abundance of custom windows and built-ins, every detail in the home carefully curated. Timeless, elegant, clean-lined with a resonance of the modern farm house. The main level features a separate living room with a gas fireplace and gracious dining room. The 'Heart of the Home' family room boasts a beautiful gas fireplace and built-ins adjoining the cook's kitchen --featuring an island and built-in eating area with Thermador stainless steel appliances -- and a sunken mudroom with custom built-ins. Easy access from the mudroom and family room leads to a deck and patio, garden and two-car garage with additional storage above. The second floor has four large bedrooms: a master with walk-in closet and steam shower in the luxury bathroom, one en-suite bedroom with bath, and two additional bedrooms and a third bath. Lower level features one additional bedroom, office, full bathroom, and large rec room with wet bar and custom built-ins. Within Willard school district and steps away from Bent Park, this is truly a dream home!



FIRST LEVEL



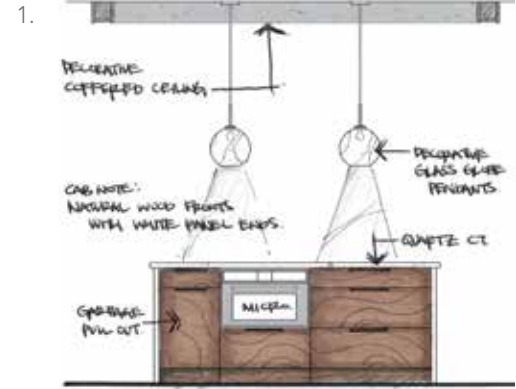
SECOND LEVEL



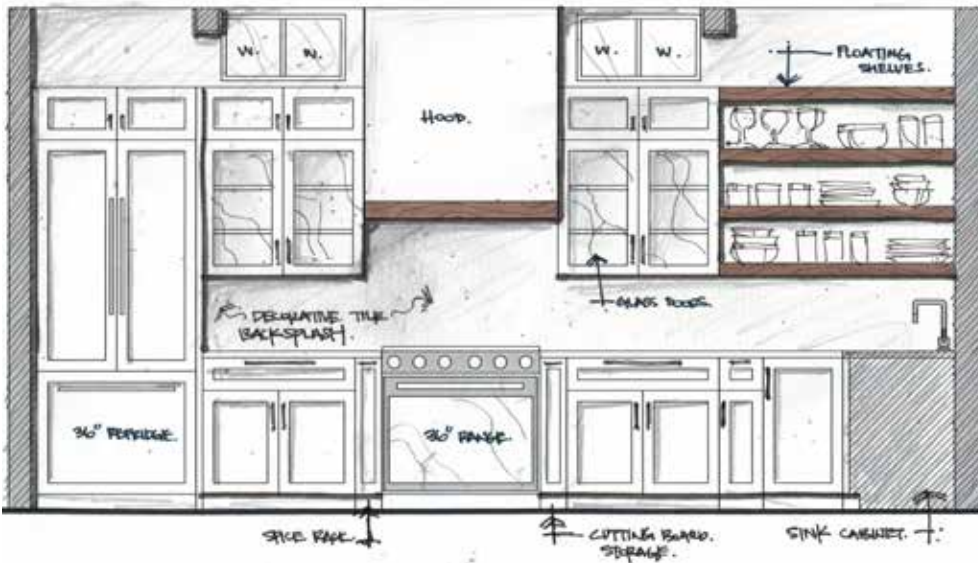
LOWER LEVEL

# KITCHEN

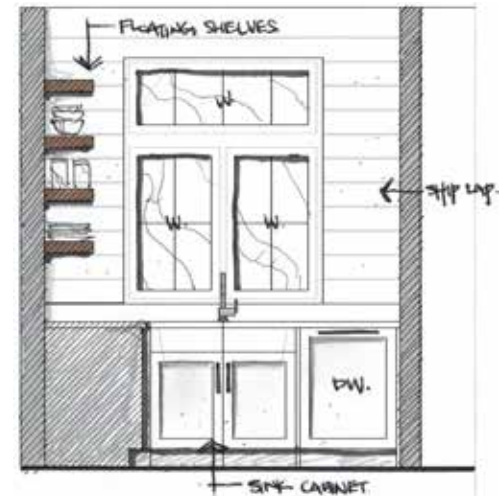
1. Custom cabinets in glass, natural and white wood, quartz countertops, decorative wood trim, coffered ceiling, built-in banquette booth, island with additional seating, floating wood shelves, and shiplap accents
2. Brizo and Kohler fixtures
3. Glass globe pendants
4. Decorative glass tile backsplash
5. Thermador appliances — built-in refrigerator, 36" gas range, built-in dishwasher, built-in speed oven (convection/microwave)



ISLAND ELEVATION



KITCHEN ELEVATION



SINK ELEVATION

2.



3.



4.

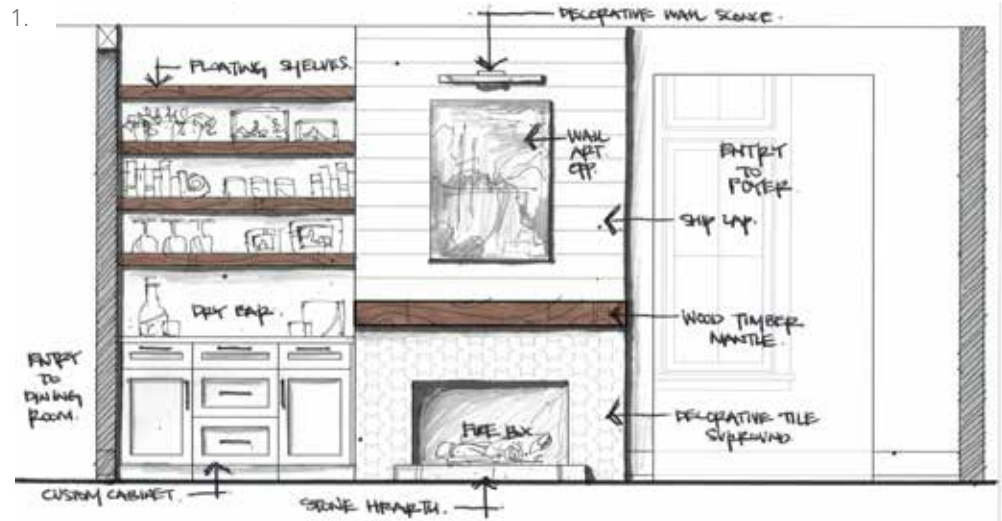


5.



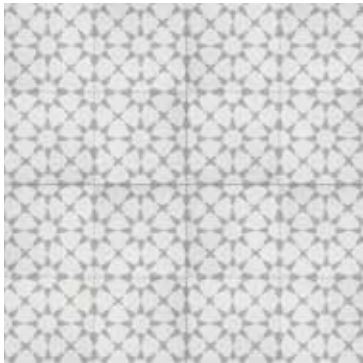
# LIVING ROOM

1. Dry bar with custom built-in shelving and cabinetry, timber mantle, shiplap accents, and stone hearth
2. Handmade encaustic cement surround tile
3. Decorative accent lighting



LIVING ROOM FIREPLACE

2.



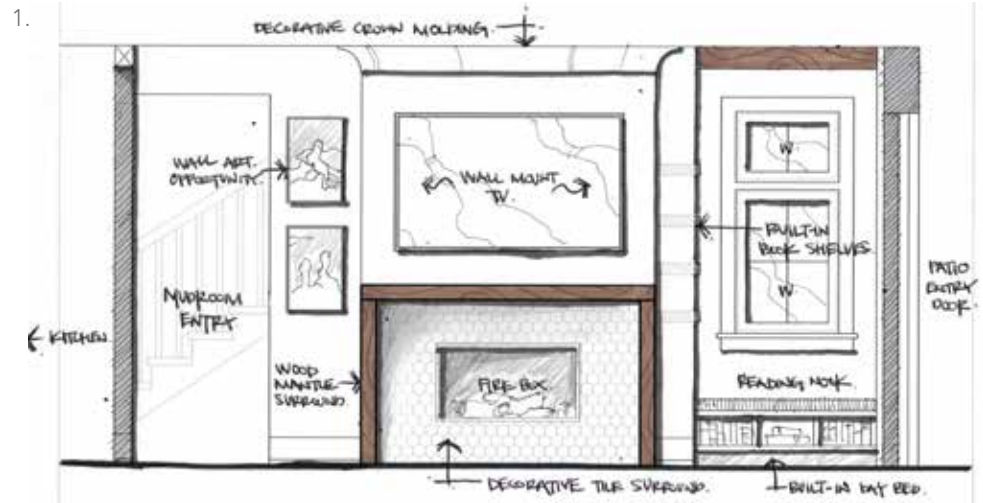
3.





## FAMILY ROOM

1. Custom built-in reading nook, shelving and cubbies, timber mantle surround, crown molding
2. Handmade encaustic cement surround tile
3. Inspiration



FAMILY ROOM FIREPLACE

2.

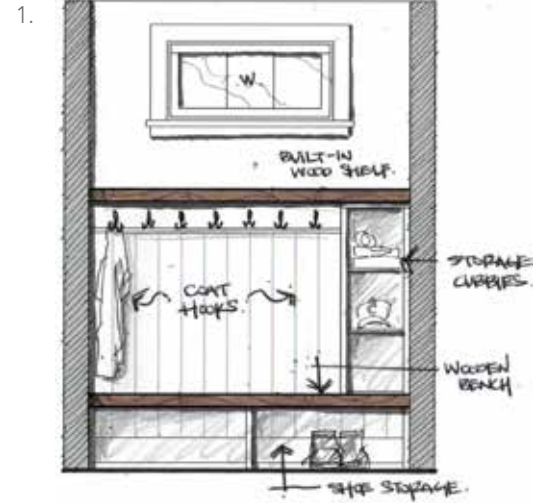


3.



# MUDROOM

1. Custom built-in shelving, bench, cubbies, and coat hooks
2. Decorative accent lighting
3. Ceramic floor tile
4. Inspiration



MUDROOM STORAGE

2.



3.

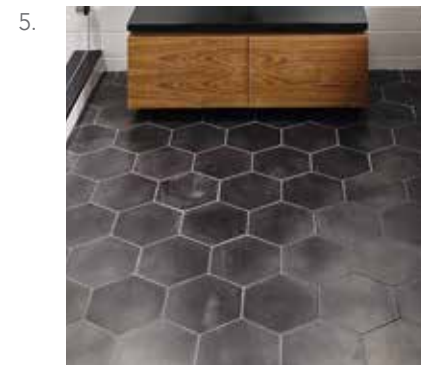


4.



## LAUNDRY ROOM

1. Brizo and Kohler fixtures
2. Whirlpool steam washer and steam gas dryer
3. Cedar and Moss light fixture
4. Hexagon porcelain floor tile
5. Inspiration



## POWDER ROOM

1. Inspiration
2. Brizo wall mount lavatory faucet
3. Kohler vessel sink
4. Decorative accent lighting
5. Circular brass mirror

1.



2.



3.



4.



5.



## BASEMENT BATH

1. Grohe fixtures
2. Inspiration
3. Porcelain floor tile
4. Recessed cabinet mirror
5. Decorative accent lighting

1.



2.



3.



4.

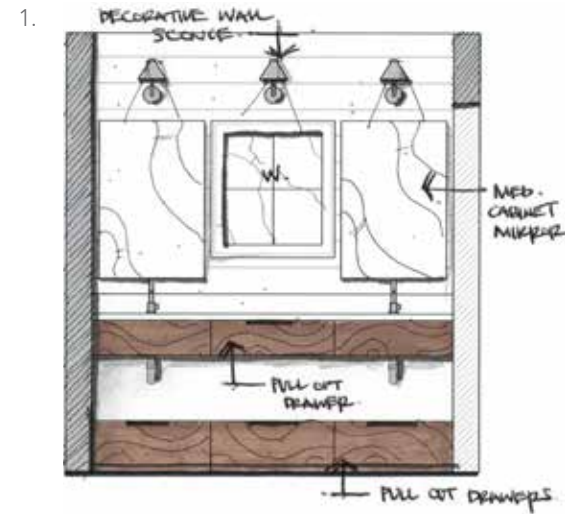


5.



## MASTER BATH

1. Custom double vanity cabinetry with storage and shiplap accents, and recessed cabinet mirrors
2. Heated handmade encaustic cement tile floor
3. Glass steam shower wall tile
4. Porcelain steam shower floor penny tile
5. Brizo stream shower fixtures
6. Decorative accent lighting
7. Brizo lavatory faucet



MASTER BATH VANITY

2.



3.



4.



5.



6.

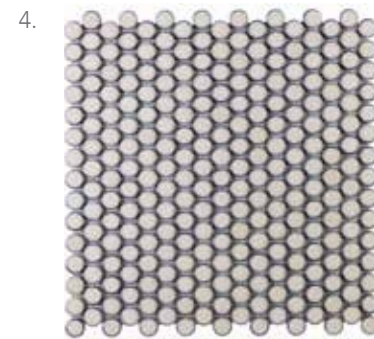


7.



## SECOND BATH

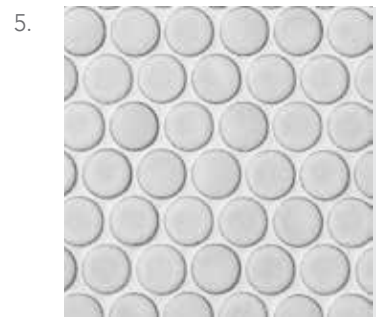
1. Shower wall tile
2. Rounded rectangle solid brass framed mirror in oiled broze finish
3. Decorative accent lighting
4. Bathroom floor tile
5. Grohe bath fixtures





## THIRD BATH

1. Inspiration - basketweave tile pattern
2. Black textured metal mirror and cabinet
3. Decorative accent lighting
4. Shower wall tile
5. Shower floor tile
6. Bathroom floor tile
7. Grohe bath fixtures



## BASEMENT BAR

1. Decorative lighting accent
2. Brizo basement bar faucet
3. U-Line beverage center for basement bar
4. Kohler bar sink



---

## ADDITIONAL LIGHTING

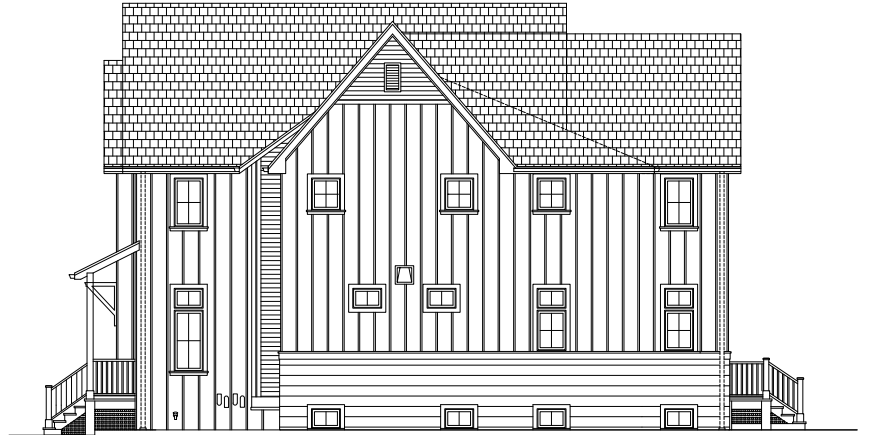
1. Foyer light fixture
2. Dining room chandelier
3. Stairwell landing pendant



# EXTERIOR ELEVATIONS



FRONT ELEVATIONS



SOUTH ELEVATIONS



REAR ELEVATIONS



NORTH ELEVATIONS

## EVANSTON

Located just north of Chicago, Evanston offers a beautiful natural setting on the shores of Lake Michigan. Its historic homes, tree-lined streets and sprawling beaches may be the first things that catch your eye, but there's a lot more to love here.

Home to world-class Northwestern University, Evanston residents have plenty to cheer about – from watching Big Ten sports and enjoying cultural events to exploring academic pursuits.

The thriving downtown district includes bookstores, boutiques, galleries, theaters and restaurants that attract city dwellers and suburbanites alike, while outdoor enthusiasts enjoy the many jogging trails, bicycle paths, parks and public beaches the community offers.

Evanston boasts a variety of homes in a wide range of styles and price points. You can find everything from stately historic mansions along the lakefront and well-maintained single-family homes on tree-lined streets, to contemporary townhomes and newer high-rises that are just a short walk to shops and restaurants.

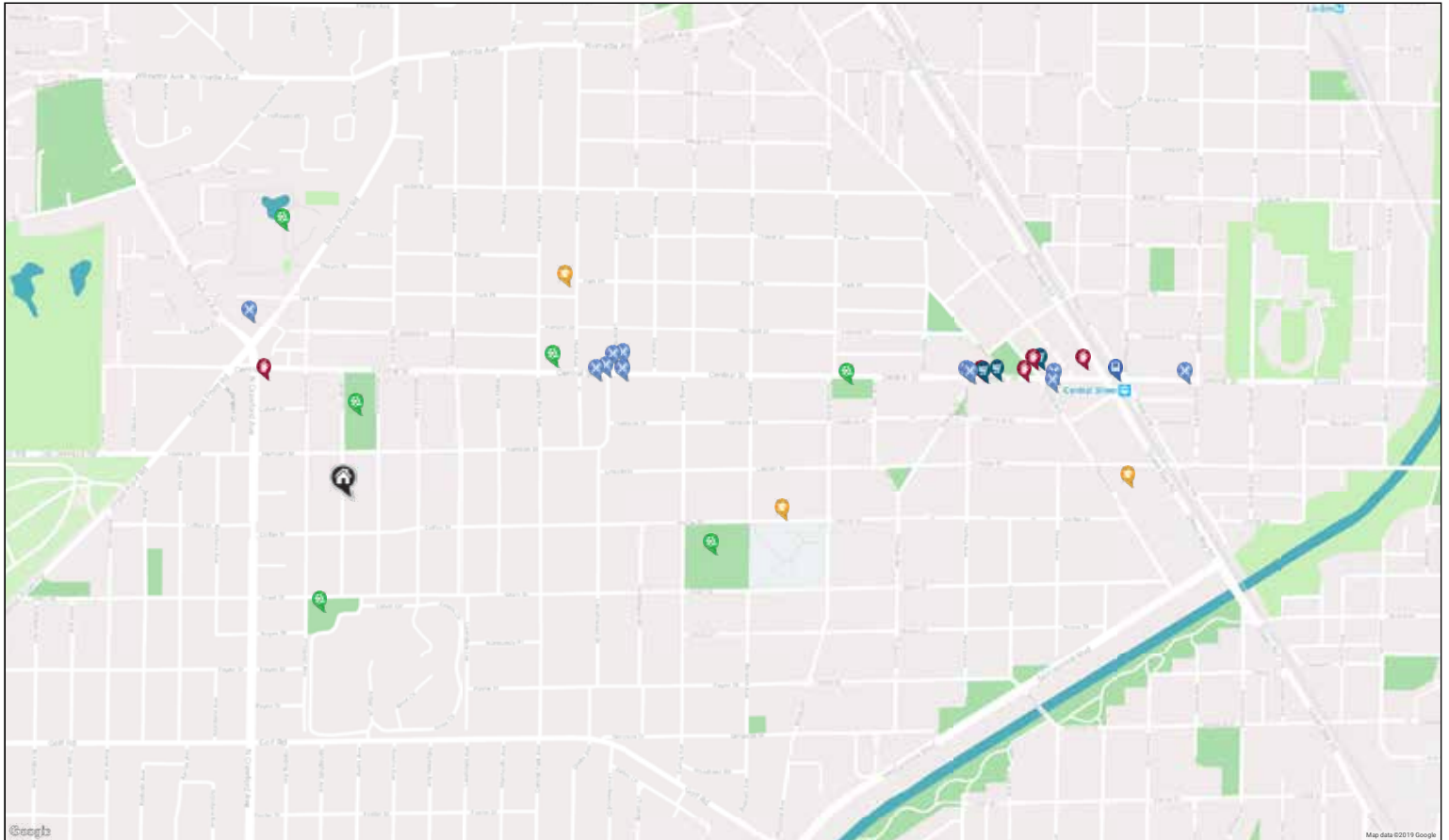
Residents have several convenient options to commute to downtown Chicago including the CTA's Purple Line and bus routes, as well as Pace buses and three Metra stations.







# NEIGHBORHOOD GUIDE



 RESTAURANTS .....

Sarkis Cafe  
2632 GROSS POINT ROAD, 0.3 MI

Curt's Café  
2922 CENTRAL STREET, 0.5 MI

Old Neighborhood Grill  
2902 CENTRAL STREET, 0.5 MI

Bonsai Cafe  
2916 CENTRAL STREET, 0.5 MI

Gotta B Crepes  
2901 CENTRAL STREET, 0.5 MI

Hartigan's Ice Cream Shoppe  
2909 CENTRAL ST, 0.5 MI

Great Harvest Bread Co.  
2126 CENTRAL ST, 1.1 MI

Bake HomeMade Pizza  
2122 CENTRAL ST, 1.1 MI

Bluestone  
1932 CENTRAL STREET, 1.2 MI

Coast Sushi & Sashimi  
2545 PRAIRIE AVE, 1.2 MI

Ten Mile House  
1700 CENTRAL ST, 1.5 MI

 COFFEE SHOPS .....

Starbucks  
3330 CENTRAL STREET #1, 0.3 MI

Starbucks  
2114 CENTRAL STREET, 1.1 MI

Backlot Coffee  
2006 CENTRAL STREET, 1.2 MI

Symphony's Cafe  
1945 CENTRAL STREET, 1.2 MI

Leonidas Cafe Chocolaterie  
1907 CENTRAL STREET, 1.3 MI

 SHOPPING .....

Paper Source  
2100 CENTRAL STREET, 1.1 MI

Notice  
2112 CENTRAL ST, 1.1 MI

The Spice House Evanston  
1941 CENTRAL STREET, 1.2 MI

 SCHOOLS .....

Willard Elementary School  
2700 HURD AVE, 0.5 MI

Lincolnwood Elementary  
School  
2600 COLFAX ST, 0.8 MI

Haven Middle School  
2417 PRAIRIE AVE, 1.3 MI

 ENTERTAINMENT .....

Bent Park  
2524 COWPER AVE, 0.1 MI

Cartwright Park  
3324 GRANT ST, 0.2 MI

The Central Park  
2951 CENTRAL ST, 0.4 MI

Lovelace Park  
GROSS POINT RD & THAYER ST, 0.5 MI

Perkins Woods  
2353 EWING AVE, 0.6 MI

Ackerman Park  
EVANSTON, 0.9 MI

 TRANSIT .....

Central St  
METRA - UNION PACIFIC NORTH, 1.3 MI



LAUREN LOCKWOOD CONSIGLIO

847.736.0200 PHONE

847.530.3933 DIRECT

laurenc@atproperties.com

thethomasteam.com

*The* **ThomasTeam** @properties®

