

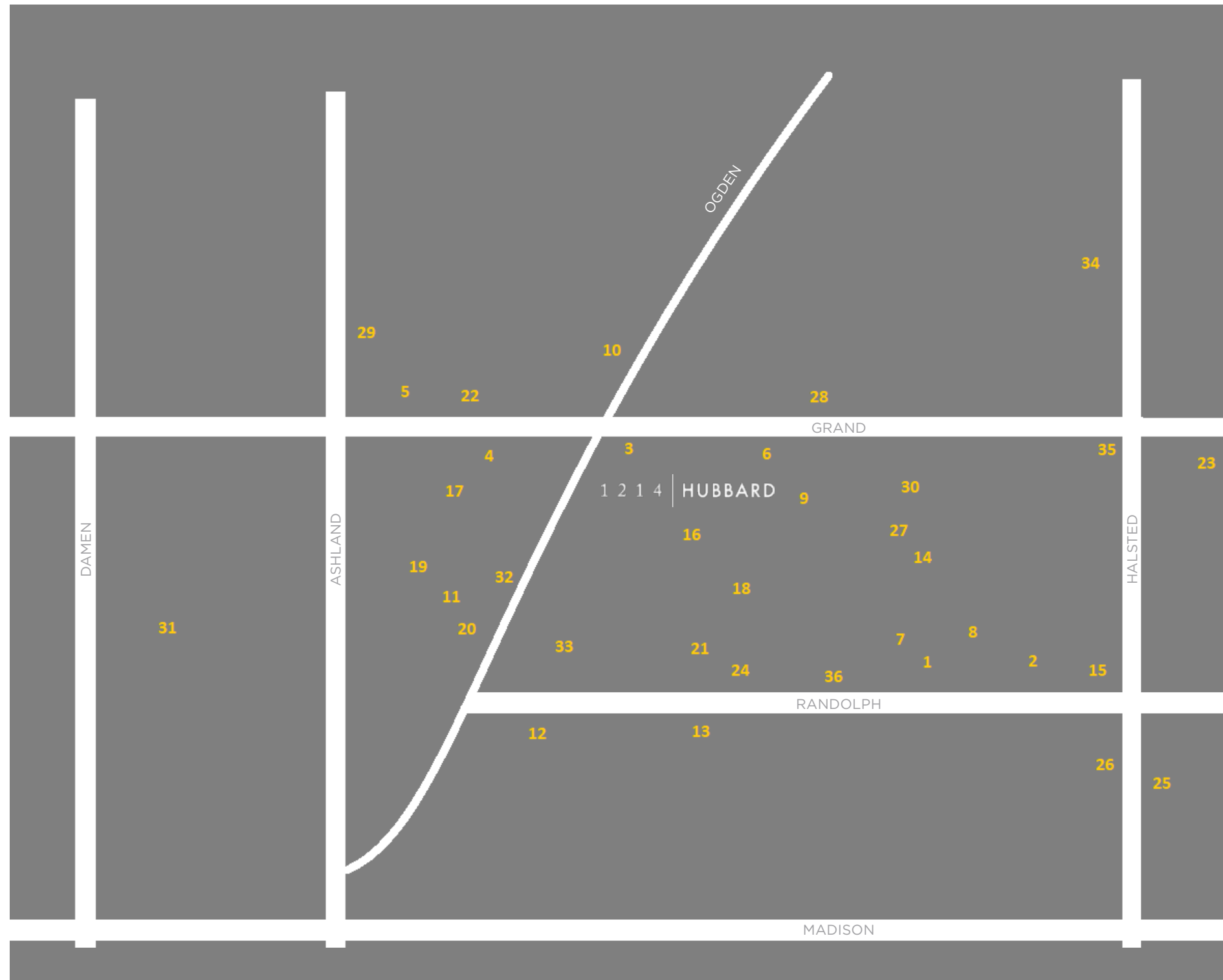
1 2 1 4 | HUBBARD

Welcome to 1214 Hubbard, two luxury residences in a boutique setting located in vibrant Fulton Market.

The design theory bridges styles striking balance between simplicity and complexity. Modern clean lines juxtaposed with lux materials define this livable luxury aesthetic. The combination of unexpected materials, high contrast hues and luxurious stones creates a distinct, refined and layered environment. Each element works in perfect harmony providing an equilibrium between modern and classic style, intricate and refined materials and fresh yet saturated palettes.

1 2 1 4 | HUBBARD

# LOCATION



## restaurants/bars

- 1 The Aviary
- 2 Publican
- 3 SIP Coffee House
- 4 Coalfire
- 5 Belle Notte Ristorante
- 6 Butterfly Sushi Bar
- 7 Swift & Sons
- 8 Fulton Market Kitchen
- 9 Aberdeen Tap
- 10 Starbucks

## shopping

- 11 Music Garage Chicago
- 12 Randolph Street Market
- 13 Goodwill
- 14 Fulton Shop
- 15 Box Shops by Related
- 16 Field Notes
- 17 Pearl Furniture
- 18 Morlen Sinoway Atelier

## entertainment

- 19 Moonlight Studios
- 20 Fun House Entertainment
- 21 PanIQ Escape Room Chicago

## groceries

- 22 Green Grocer Chicago
- 23 Jewel Osco
- 24 Peoria Packing Butcher Shop
- 25 Whole Foods
- 26 Marianos

## other

- 27 Google
- 28 Tesla
- 29 MGM Auto
- 30 Hubbard Street Murals
- 31 United Center

## health clubs

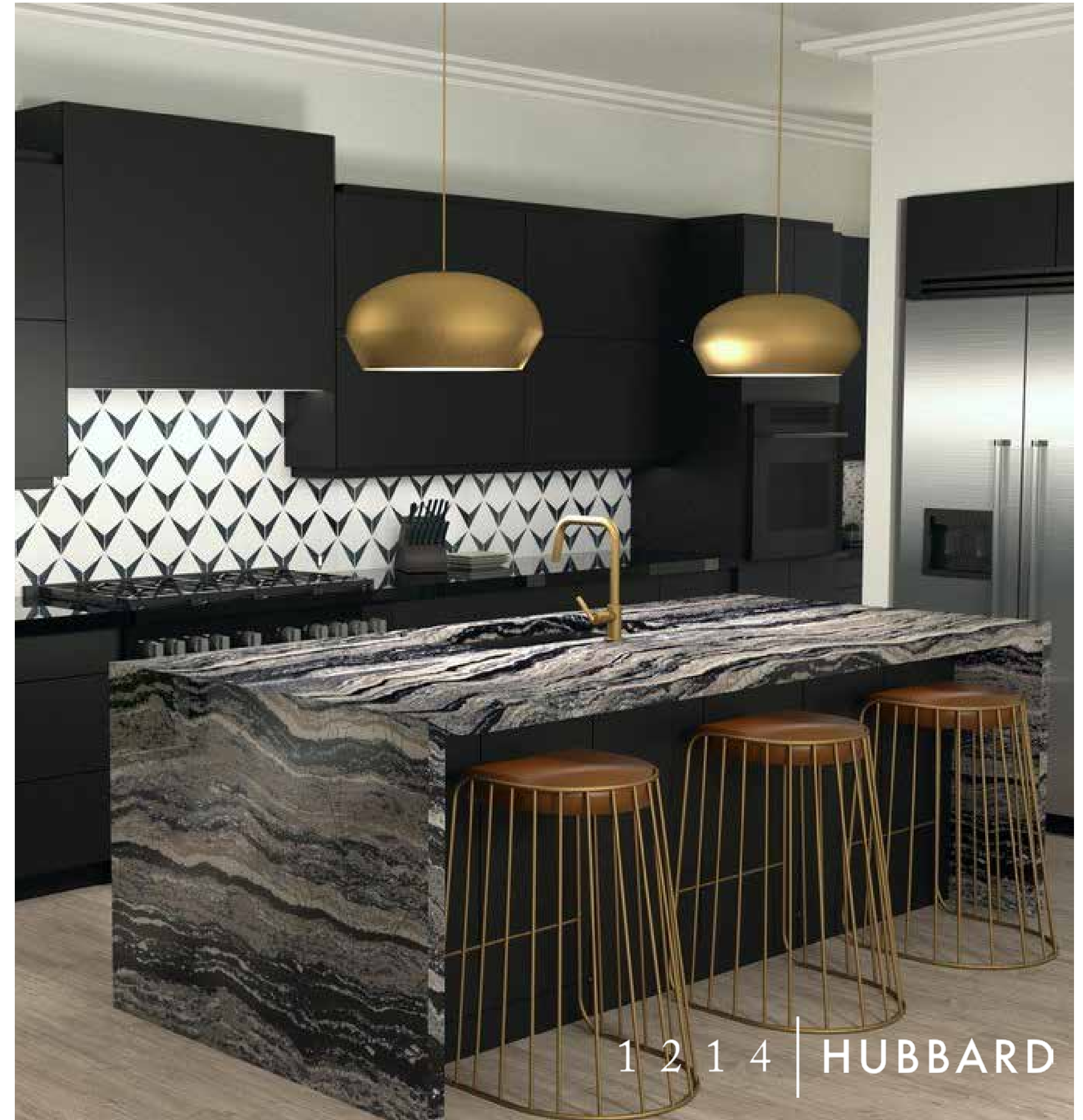
- 32 Fulton Fit House
- 33 Precision Human Performance
- 34 OTG Boot Camp

## transportation

- 35 Grand Blue Line
- 36 Morgan Pink/Green Line

# RENDERINGS

Kitchen & Butler Pantry



1 2 1 4 | HUBBARD

# RENDERINGS

First Floor



1 2 1 4 | HUBBARD

# RENDERINGS

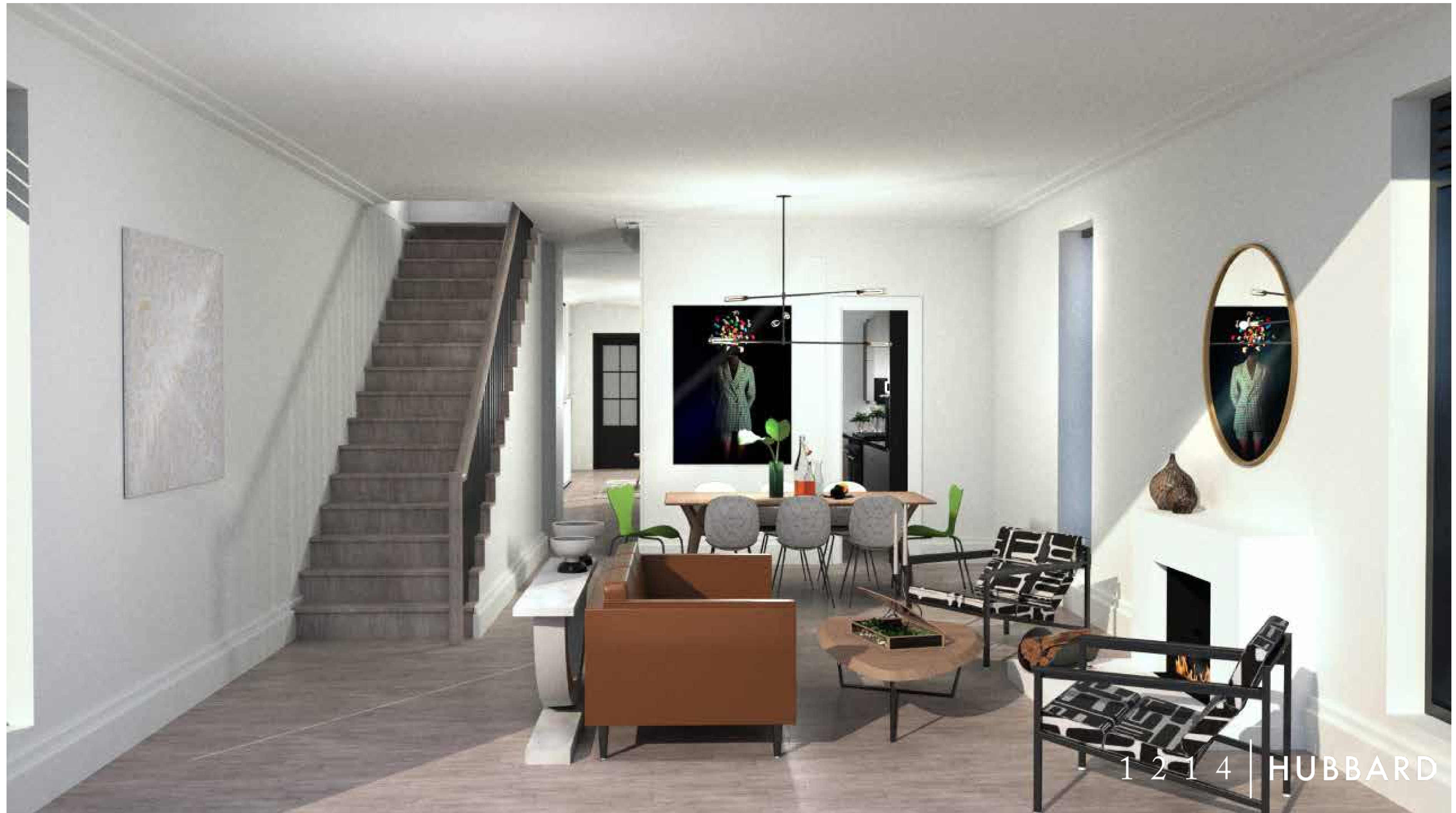
Family Room



1 2 1 4 | HUBBARD

# RENDERINGS

First Floor



# RENDERINGS

Master Bedroom





# RENDERINGS

Master Bathroom



# SPECIFICATIONS

## building features

2 duplex units  
Brick and limestone exterior  
1 extra wide garage space per unit

## interior finishes

5" wide engineered hardwood flooring  
Solid core 8ft door 3 panel Avalon doors  
Step down crown molding  
9 1/4" baseboards  
5" Recessed Juno can lighting  
10' ceiling heights

## interior features

2 fireplaces with custom mantels  
Family room build-ins  
Large closets customized throughout  
Energy efficient HVAC systems  
Smart home technology and pre-wired for surround sound  
Nest thermostat  
Radiant heated floors on lower level duplex down  
Data/CAT 6 ready

## kitchens & butler pantry

Custom designed Bedford kitchens  
Integrated modern cabinetry  
Solid quartz counter tops  
Double stacked quartz islands with waterfall  
Kohler black matt, undermounted sinks  
Brizo pull down faucet with square spout, brushed gold finish  
Undermount cabinet lighting

## appliances

Subzero 48" refrigerator  
Wolf 48" 6 burner griddle  
Wolf 30" microwave  
Bosh integrated dishwasher  
Damby wine cooler  
Whirlpool washer  
Whirlpool dryer

## bathrooms

Ann Sachs and Renaissance tiles  
Kohler & Brizo Fixtures  
Maidstone free standing tub  
Steam shower in master baths  
Heated floors in master baths  
Dual vanity in master baths  
Kohler Adair comfort toilet

## outdoor space

3 outdoor spaces per unit  
Duplex up has roof deck  
Duplex down has garage roof deck  
All outdoor spaces have pavers  
All spaces wired for speakers  
Custom wall lighting on both roof decks  
Both units have enclosed patio directly off entertainment area equipped with can lighting and outdoor fireplace  
Gas, electric, and water on both roof decks

## insulation

Concrete separation between floors  
Spray foam cellulous insulation

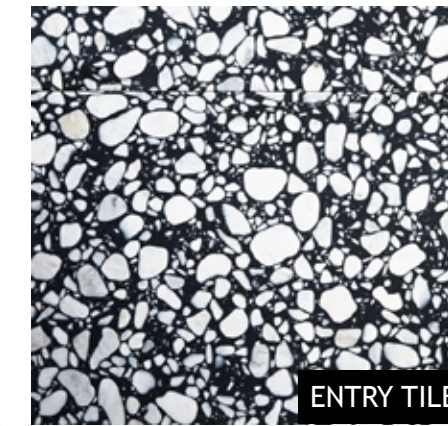
## security & data

Secured entry and video control system

# CONCEPT BOARD

General Selections

STAIR SCNCE



ENTRY TILE

FAMILY ROOM FIREPLACE INSPIRATION



FAMILY ROOM LIGHT FIXTURE



MASTER BEROOM LIGHT FIXURE



LIVING ROOM FIREPLACE INSPIRATION



FAMILY ROOM BUILT IN INSPIRATION



## GENERAL SELECTIONS

# CONCEPT BOARD

Kitchen and Butler's Pantry



CABINETS INSPIRATION



ISLAND COUNTERTOP



PERIMETER COUNTERTOP



PENDANTS

KITCHEN BACKSPLASH



KITCHEN FAUCET

BUTLER'S PANTRY FAUCET



BUTLER'S PANTRY BACKSPLASH

KITCHEN AND BUTLER'S PANTRY

# CONCEPT BOARD

Master Bathroom



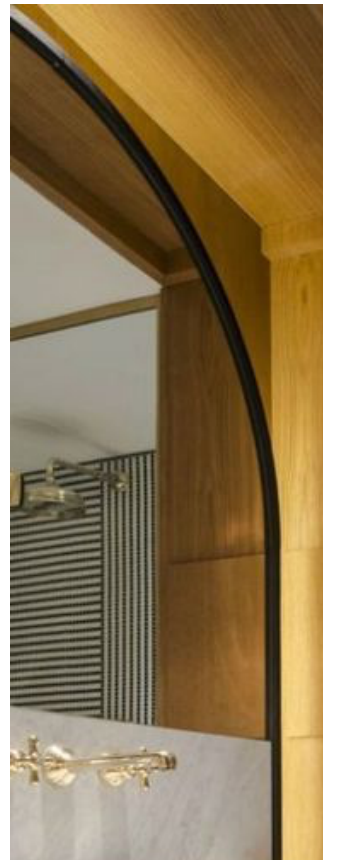
FLOOR TILE PATTERN



SHOWER FIXTURES



PENDANTS



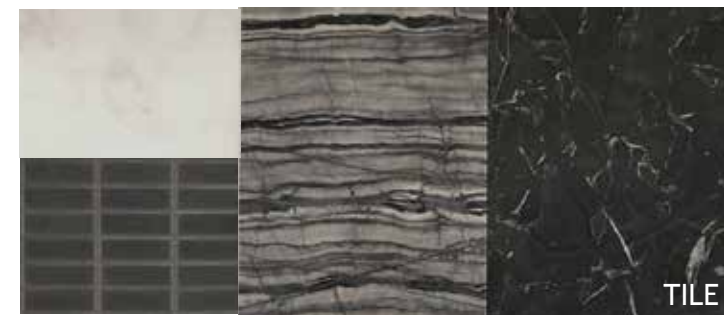
MIRROR INSPIRATION



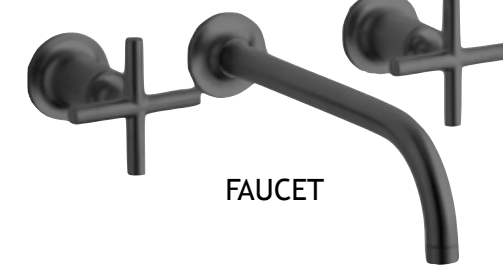
VANITY COLOR



COUNTERTOP



TILE



FAUCET



TUB

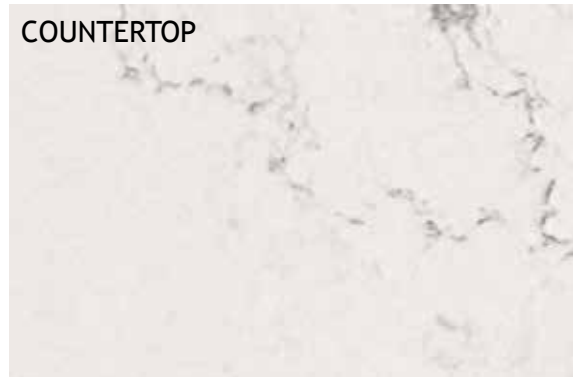
MASTER BATHROOM

# CONCEPT BOARD

Guest Bathroom



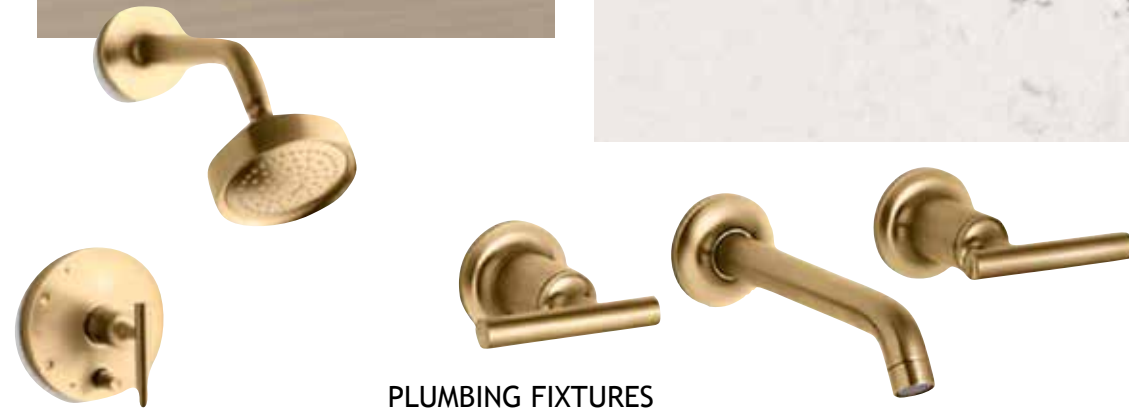
VANITY COLOR



COUNTERTOP



BACKSPLASH TILE



PLUMBING FIXTURES



LIGHT FIXTURE



FLOOR TILE



SHOWER WALL TILE



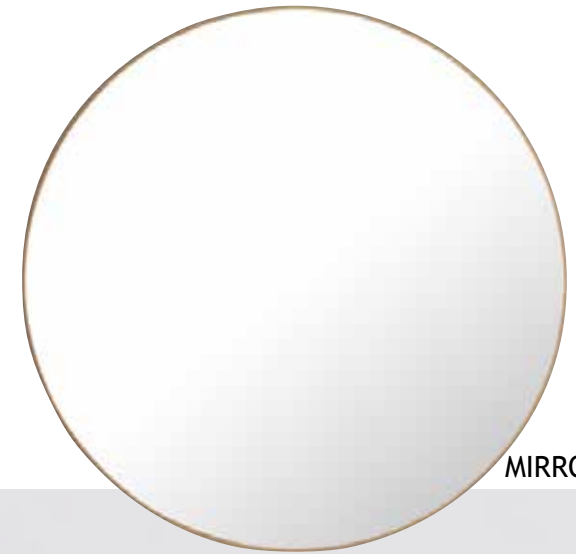
GUEST BATHROOM

# CONCEPT BOARD

Powder Room



SCONCE



MIRROR



VANITY COLOR



FAUCET

COUNTERTOP



FLOOR PATTERN



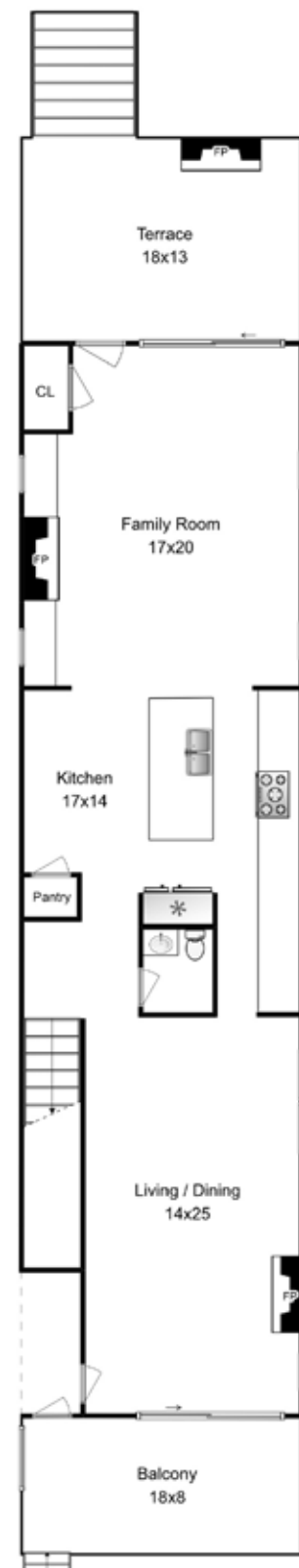
POWDER ROOM

# FLOOR PLAN

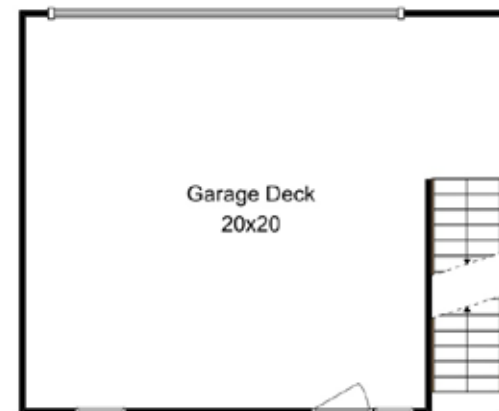
Unit 1



**Unit 1  
Lower Level**



**Unit 1  
Main Level**

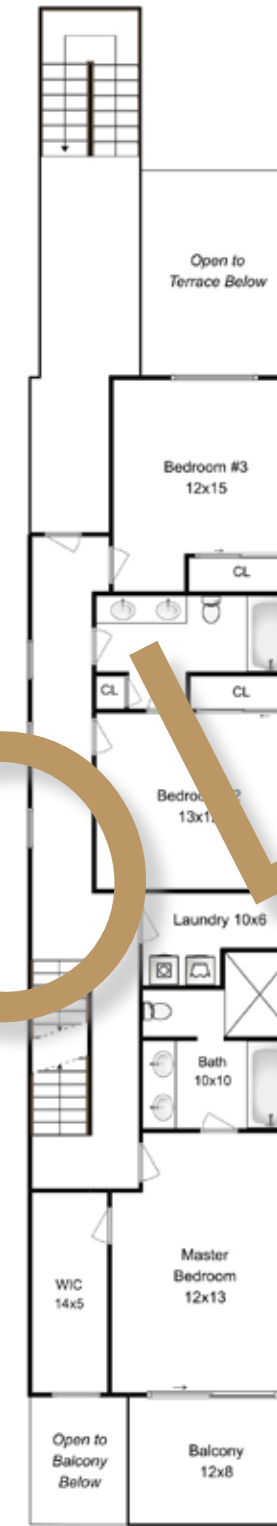


# FLOOR PLAN

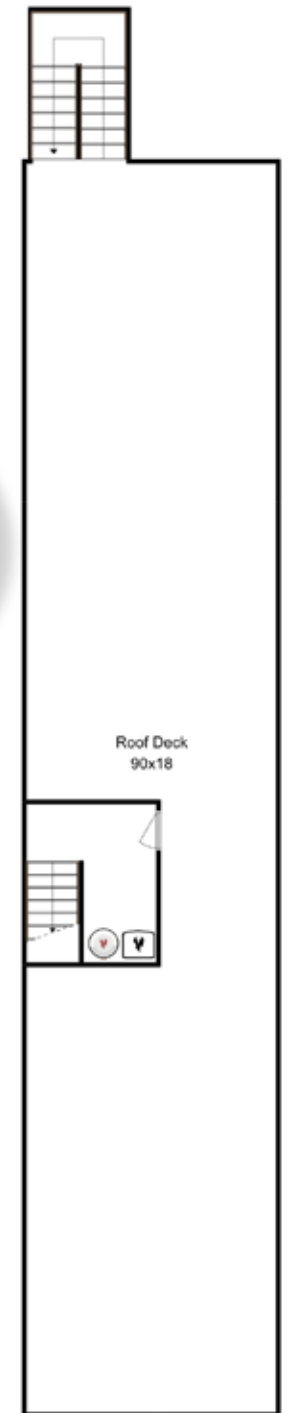
Unit 2



**Unit 2  
Main Level**



**Unit 2  
Second Floor**



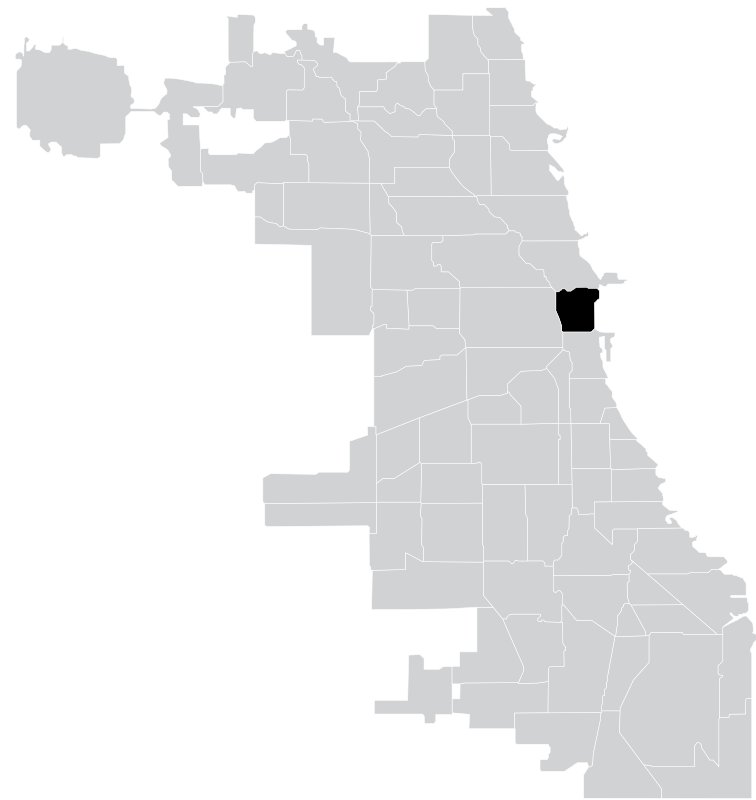
**Unit 2  
Roof Deck**

**SOLED**

Plans, materials and specifications are based on availability and subject to change without notice. Architectural, structural, mechanical, electrical and other assemblies may be revised, as deemed necessary by the developer, architect or as may be required by law. Floor plans are approximate and are for marketing purposes only. All information provided herein deemed reliable. 06.19.15

## FULTON MARKET

The Innovation District in the heart of the West Loop neighborhood. Home to unique brands in the former meat packing district and part of the fastest growing neighborhoods in the city. The residential possibilities were first discovered by artists who converted industrial lofts to living spaces and galleries. Now home to a wide mix of young professionals and other urbanites, the area retains its edgy feel co-existing with upscale restaurants to form the perfect setting for city life. Now home to corporate headquarters of McDonald's, Google, and Mondelez, Randolph Street's "Restaurant Row" is where you'll find the latest in cutting edge cuisine, while maintaining the historic contexts of the city's past. A perfect mix of urban, residential, art, and trade, Fulton Market is the place to be.



## THE DOWELL GROUP

The Dowell Group is one of Chicago's top-selling real estate teams. Based in the Berkshire Hathaway Home Services office in Lincoln Park, the team specializes in residential real estate, investment property purchases and sales, and new home and condominium development. They are highly skilled, design savvy, results driven, socially networked and long-term relationship grounded in their approach to selling some of the most desirable real estate in the Chicagoland area, while also being keenly focused on the needs and satisfaction of both their buyers and sellers. They have assisted their builders and developers in market analysis, zoning requirements, product development, marketing, pre-sales, sales and proper property close-out in small to large scale residential developments. The Dowell Group's cohesive team of 10 has earned a prominent position in its industry based on their exclusive range of brokerage and design service offerings, meticulous attention to detail and dedicated focus on maintaining an extensive network of professionals to meet their clients' needs.

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