



Capitanini Specialty Team Presents...



625 Park Avenue
Wilmette
\$1,275,000
www.625Park.com



Trish & Frank Capitanini
Coldwell Banker Residential Brokerage
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Wilmette, IL 60091
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**COLDWELL
BANKER** 

RESIDENTIAL BROKERAGE

Experience the Difference



Detached Single MLS #: **06892755** STAT: **NEW** AREA: **91**
 LDR: **05/12/2008** CTGF: LP: **\$1,275,000**
 LD: **05/12/2008** OMD: LISTING MRKT TIME: **5** OLP: **\$1,275,000**
 CONT DT: SELLING OFC: SP: FIN: PNT: SELLING AGT:
 CLSD DT: ADDRESS: **625 Park Ave**
 CITY: **Wilmette** ZIP: **60091**
 DIR: **Green Bay Rd. to Wilmette Ave, W. to Park, N. to home**
 BLT: **1878** B78: **Y** CT: LEASE XD:
 OWN: **Fee Simple** SUB: LEASED: TWN: **NEW TRIER**
 CRP: **WILMETTE** DIM: **50X200** CNY: **Cook**
 MODEL: RMS: **14** BR: **4** BTH: **3.1** MBB: **Y** FP: **1** BMT: **Y** BB: **Y** PKN: **G**
 CARS: **2** WF: **N** Tax: **\$13,943** TXY: **2006** TXC: ACR: **0.22**
 SAS: **N** PIN: **05341080120000** MPN: ASF: ACR: **0.22**

<< 1 of 9 >>

ASM: FREQ: **Not Applicable** WI: CI:
 HS: **NEW TRIER**
 GRS: **MCKENZIE** DIST#: **39** JH: **WILMETTE JUNIOR** DIST#: **39** TOWNSHIP DIST#: **203** OT: DIST#: **H S WINNETKA**
 COORDINATES: NORTH: **13** SOUTH: **0** EAST: **0** WEST: **4**

| ROOM NAME | SIZE | LEVEL | FLOORING | WIN TRMT | ROOM NAME | SIZE | LEVEL | FLOORING | WIN TRMT |
|-----------------|-------|------------|----------|----------|----------------|-------|------------|----------|----------|
| Living Room: | 22X14 | Main Level | Hardwood | Y | Bonus: | 9X8 | 2nd Level | Hardwood | N |
| Dining Room: | 14X11 | Main Level | Hardwood | Y | Breakfast Rm: | 14X10 | Main Level | Hardwood | N |
| Kitchen: | 12X12 | Main Level | Hardwood | N | Mud: | 10X5 | Main Level | Other | Y |
| Family Room: | 16X13 | Main Level | Hardwood | Y | Recreation Rm: | 32X15 | Lower | Vinyl | N |
| Master Bedroom: | 20X12 | 2nd Level | Carpet | Y | Bonus: | 20X14 | Lower | Carpet | N |
| 2nd Bedroom: | 14X13 | 2nd Level | Carpet | Y | Exercise Rm: | 15X14 | Lower | Carpet | N |
| 3rd Bedroom: | 14X9 | 2nd Level | Hardwood | Y | Laundry: | 10X8 | 2nd Level | Hardwood | Y |
| 4th Bedroom: | 13X12 | 2nd Level | Hardwood | Y | | | | | |
| Office: | 13X10 | Main Level | Hardwood | Y | | | | | |

NC/AGE: **N/100+ Years, Recent Rehab** OD:
 AIR: **Central Air** KIT: **Eating Area-Breakfast Bar, Eating Area-Table Space, Island, Pantry-Butler, Pantry-Closet**
 AMN: HEA: **Gas, Forced Air**
 APP: **Oven-Double, Microwave, Dishwasher, Refrigerator, Washer, Dryer, Disposal** IMPW: **Lake Michigan**
 ATC: **Pull Down Stair** IMPS: **Sewer-Storm**
 BAS: **Full, Finished, Exterior Access** IMPO:
 BAT: **MBR - Full, Separate Shower, Steam Shower, Double Sink** INF: **Home Warranty**
 DIN: **Separate (SEP)** LDS:
 DRV: **Asphalt** Lot Size: **Less Than .25 Acre**
 ELC: MAI: **None**
 EQP: **TV-Cable, Security System, Ceiling Fan, Sump Pump** NCO:
 EXT: **Frame (FR)** OTR: **Den/Office/Study, Exercise Room, Family Room (FAM), Recreation (REC), Utility/Laundry-2nd Floor**
 FEA: **Patio, Skylight/s, Porch** POS: **Closing**
 FND: ROF:
 FPL: **Location-Living Room, Wood Burning, Gas Starter** STY: **Farmhouse**
 GAR: **Detached, 2 Car Garage** TPE: **2 Stories**
 PAR: **Assigned Spaces-1** TRM:

Remarks: **Completely restored & expanded in 2003 by Morgante Wilson Architects on huge 50x200 lot w/featured 3 room coach house. Absolutely gorgeous throughout. Nothing left undone. Fantastic floor plan on all 3 levels include 4 bedrooms w/5th bedroom optional. Beautiful Chef's kitchen, breakfast room, large family room, first floor office, lovely master suite, 2nd flr. laundry, huge finished LL. Must see!**

Agent Remarks: **Home Warranty Included. **Exclude Dining Room Chandelier & LR sconces...Buyer pays Wilmette Transfer Taxes.**

INTERNET LISTING: **All** REMARKS INTERNET: **Y**
 ADI: **Y** HEM: **Y** LIST: **Exclusive Right To Sell**
 CC: **2.25 1STM; 1.75 BAL-\$150** SCI: **None** EMAIL: Frank.Capitanini@CBExchange.com
 SHO: **Call L.O.**
 OWNER: **00R** AON: **N** PHONE:
 BROKER: **Coldwell Banker Residential** ID #: **3320** PHONE: **(847) 256-7400**
 AGENT: **Frank Capitanini** ID #: **34732** PHONE: **(847) 652-2312**
 CO-LIST: AAN:

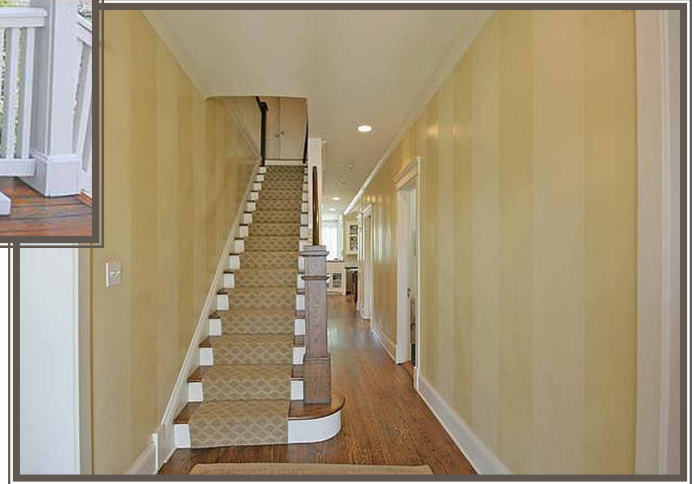


Welcome to 625 Park Avenue



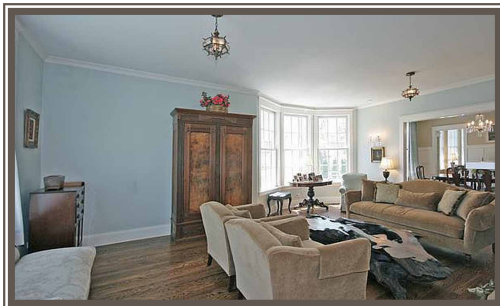
Front Porch

- ◆ Hardwood Flooring
- ◆ Bead Board Ceiling
- ◆ Large White Pillars
- ◆ Spacious



Formal Living Room

- ◆ 22' x 14'
- ◆ Hardwood Flooring
- ◆ Recessed Lighting
- ◆ 6 Foot Windows
- ◆ 12 Foot Ceilings
- ◆ Bay Window
- ◆ Wood Burning Fireplace with Marble Surround



Kitchen



- ◆ 12' x 12'
- ◆ Hardwood Flooring
- ◆ Recessed Lighting
- ◆ Lead Glass in Custom Cabinetry
- ◆ Center Island with Marble Counter Top and Prep Sink
- ◆ Farmhouse Sink
- ◆ Viking Refrigerator
- ◆ Double Oven

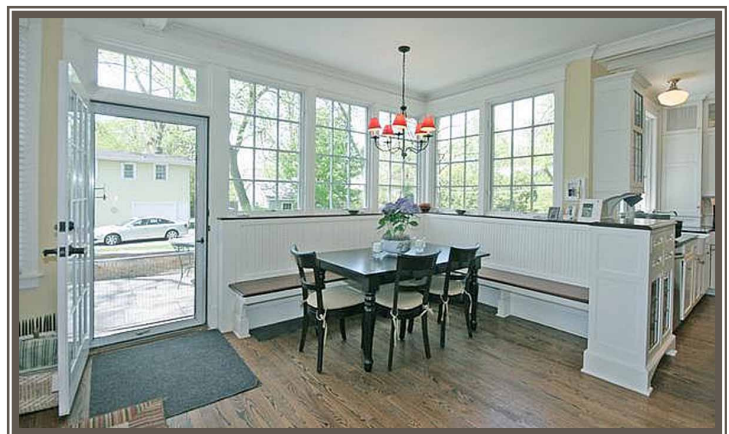
Butlers Pantry and Private Family Work Center

- ◆ Hardwood Flooring
- ◆ Lead Glass in Custom Cabinetry
- ◆ Granite Soap Stone Countertop
- ◆ Custom Built in Family Work Center
Wired for Phone and Computer
- ◆ Custom Doors

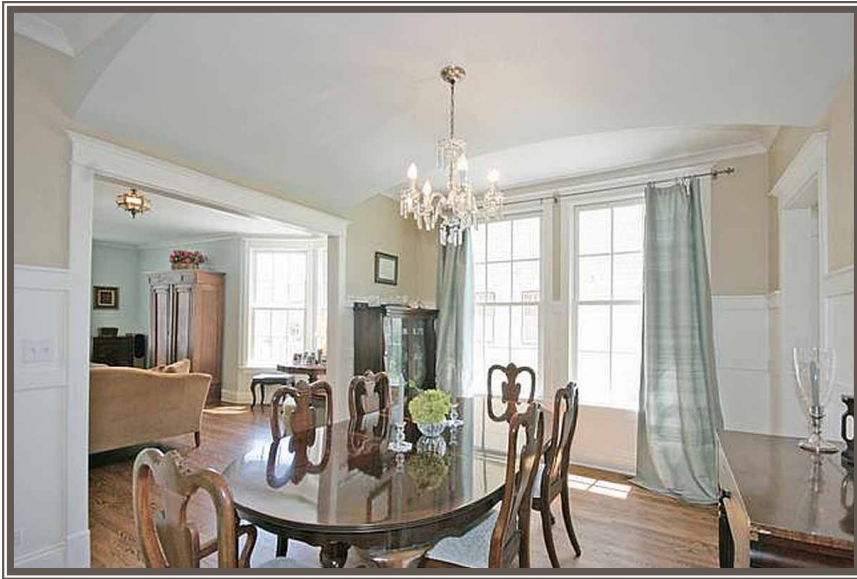


Eat-In Area

- ◆ 14' x 10'
- ◆ Hardwood Flooring
- ◆ Bead Board Surround
- ◆ Transom Windows
- ◆ Built-In Bookcase



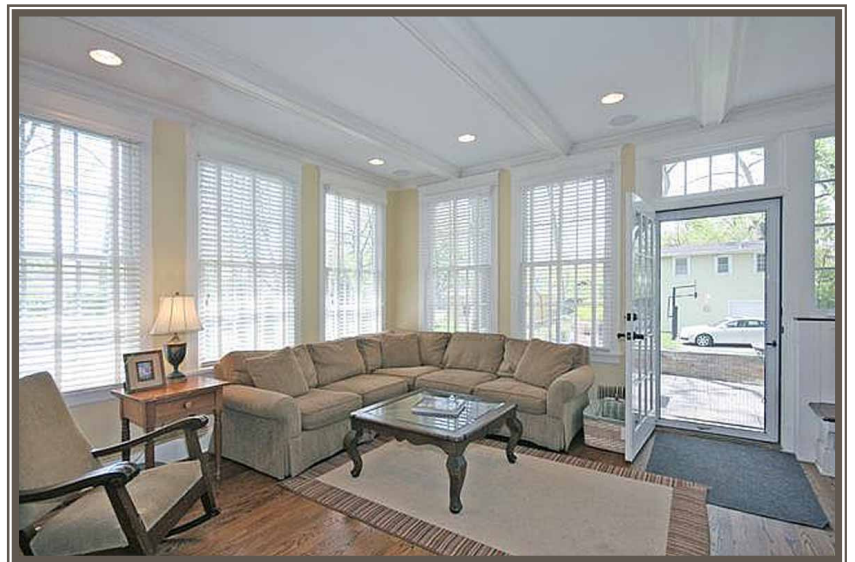
Formal Dining Room



- ◆ 14' x 11'
- ◆ Hardwood Flooring
- ◆ 6 Foot Windows

Family Room

- ◆ 16' x 13'
- ◆ Hardwood Flooring
- ◆ Beamed Ceiling
- ◆ Sun Filled & Overlooking Rear Yard
- ◆ Built-In Bookcases
- ◆ Sound System (Family Room, Kitchen, Living Room and Office Inferred Controlled)



First Floor Office



- ◆ 13' x 10'
- ◆ Hardwood Flooring
- ◆ Crown Molding
- ◆ Plantation Shutters
- ◆ Built-In Book Cases and Desk
- ◆ Optional 5th Bedroom or Guest Room

First Floor Bathroom

- ◆ Soaking Tub
- ◆ Window
- ◆ Pedestal Sink



Master Bedroom Suite



- ◆ 20' x 12'
- ◆ Carpeting
- ◆ Overlooking Rear Yard
- ◆ His and Her Walk-In Closet
- ◆ Additional Storage Closet

- ◆ Oversized Soaking Tub
- ◆ Travertine Flooring, Countertop, and Bath Surround
- ◆ Skylight
- ◆ Oversized Steam Shower
- ◆ Double Vanity
- ◆ Speakers



Second Floor

- ◆ 4 Second Floor Bedrooms Plus Tandem Sitting Room
- ◆ Second Floor Separate Laundry Room
- ◆ Double Door Linen Closet in Hallway



Lower Level



- ◆ Rec Room - 32' x 15'
- ◆ Bonus Room - 20' x 14'
- ◆ Exercise Room - 15' x 14'
- ◆ Three Large Recreation Areas
- ◆ Optional 5th Bedroom or Guest Room
- ◆ Plentiful Storage
- ◆ Great Light
- ◆ Half Bathroom
- ◆ Walkout to Rear Yard



Exterior



- ◆ Custom Designed Rear Brick Terrace
- ◆ Huge Rear Yard
- ◆ Brick Paved Walkway
- ◆ 2 Car Detached Garage
- ◆ Large Turn Around Parking Area

- ◆ **Coach House**

- ◆ Three Room Coach House
- ◆ Updated Appliances
- ◆ Updated Electric and Water Heater
- ◆ Carpeting
- ◆ Spacious

- ◆ **Mechanics**

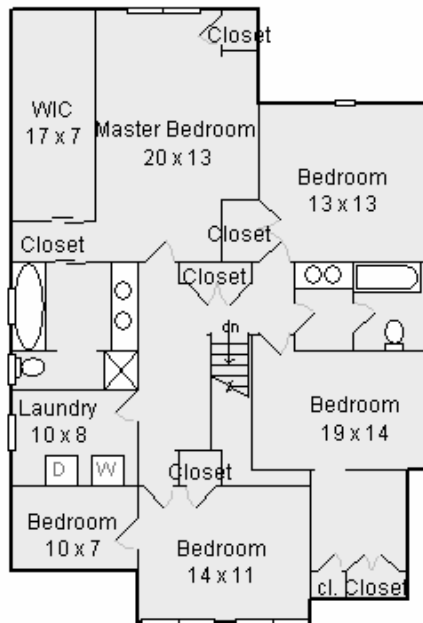
- ◆ All New 2003
- ◆ Roof New in 2003
- ◆ Electrical New in 2003
- ◆ Plumbing New in 2003
- ◆ Sump Pump with Battery Back Up



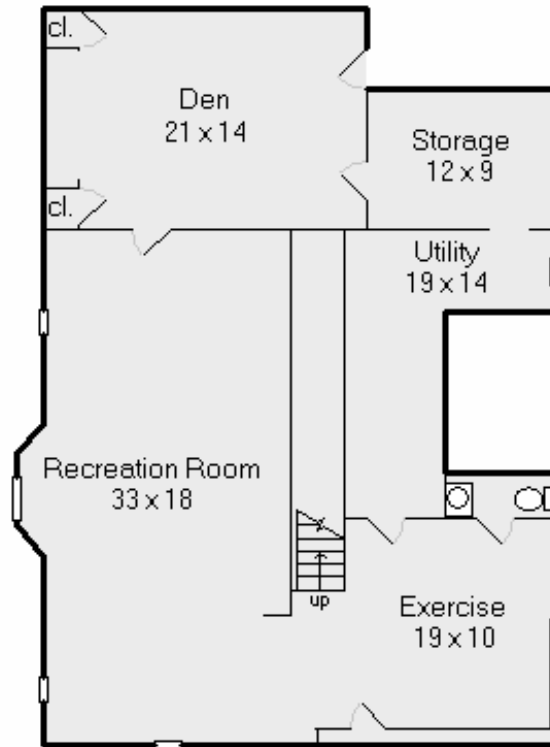
Main Floor



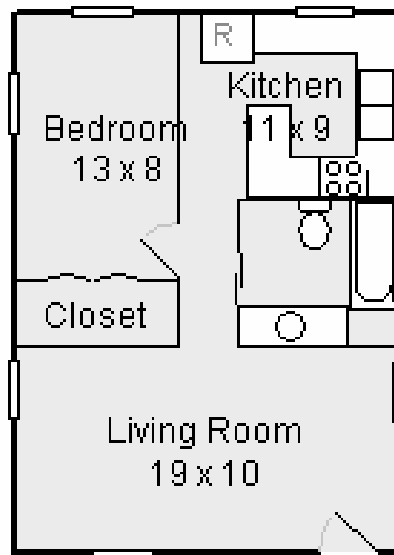
Second Floor



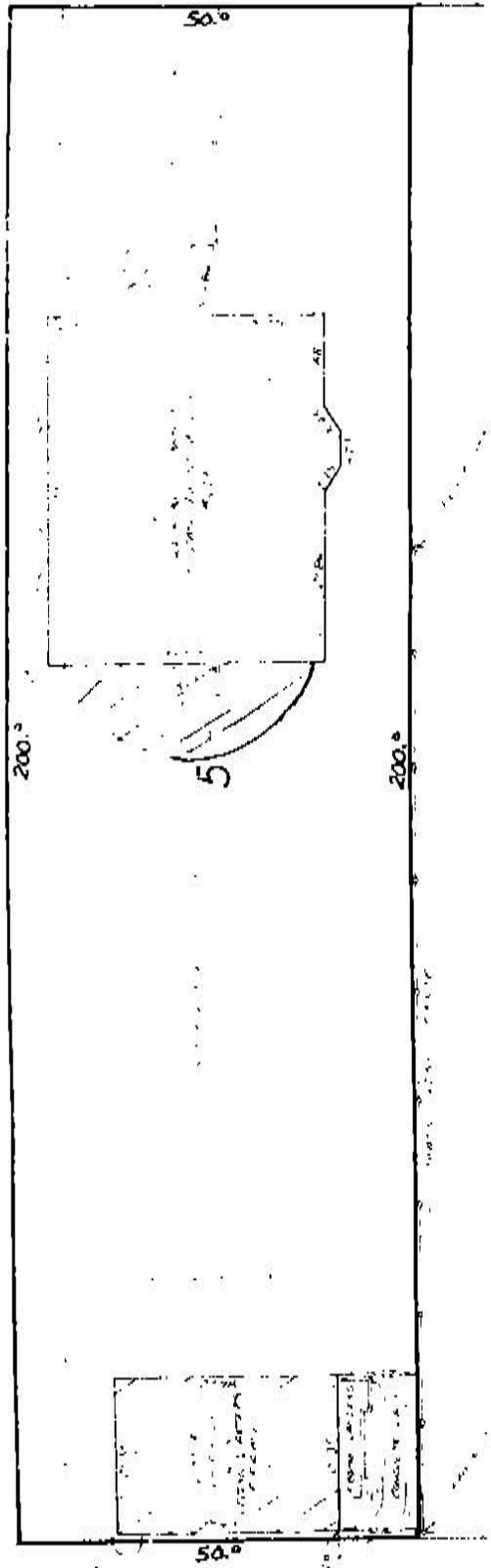
Lower Level



Coach House



Plat of Survey





New Listing From The Capitanini Specialty Team

625 Park Avenue, Wilmette



- ◆ Brick Paved Walkway

Front Porch

- ◆ Hardwood Flooring
- ◆ Bead Board Ceiling
- ◆ Large White Pillars
- ◆ Spacious

Formal Living Room

- ◆ Hardwood Flooring
- ◆ Recessed Lighting
- ◆ 6 Foot Windows
- ◆ 12 Foot Ceilings
- ◆ Bay Window
- ◆ Wood Burning Fireplace with Marble Surround

Formal Dining Room

- ◆ Hardwood Flooring
- ◆ 6 Foot Windows

Family Room

- ◆ Hardwood Flooring
- ◆ Beamed Ceiling
- ◆ Sun Filled & Overlooking Rear Yard
- ◆ Built-In Bookcases
- ◆ Sound System (Family Room, Kitchen, Living Room and Office Inferred Controlled)



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Eat In Area

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- ◆ Custom Doors

First Floor Office

- ◆ Hardwood Flooring
- ◆ Crown Molding
- ◆ Plantation Shutters
- ◆ Built-In Book Cases and Desk
- ◆ Optional 5th Bedroom or Guest Room

First Floor Full Bathroom

- ◆ Soaking Tub

Mudroom and Side Entry

- ◆ Beautifully Designed
- ◆ Large Closet
- ◆ Stone Floor
- ◆ 3 Individual Custom Lockers
- ◆ Sliding Glass Door



New Listing From The Capitanini Specialty Team

Second Floor

- ◆ 4 Second Floor Bedrooms Plus Tandem Sitting Room
- ◆ Second Floor Separate Laundry Room
- ◆ Double Door Linen Closet in Hallway

Master Bedroom Suite

- ◆ Carpeting
- ◆ Overlooking Rear Yard
- ◆ His and Her Walk-In Closet
- ◆ Additional Storage Closet

Luxury Master Bath

- ◆ Oversized Soaking Tub
- ◆ Travertine Flooring, Countertop, and Bath Surround
- ◆ Skylight
- ◆ Oversized Steam Shower
- ◆ Double Vanity
- ◆ Speakers

Lower Level

- ◆ Three Large Recreation Areas
- ◆ Optional 5th Bedroom or Guest Room
- ◆ Exercise Room
- ◆ Plentiful Storage
- ◆ Great Light
- ◆ Half Bathroom
- ◆ Walkout to Rear Yard

Rear Yard

- ◆ Custom Designed Rear Brick Terrace
- ◆ Huge Rear Yard
- ◆ Brick Paved Walkway
- ◆ 2 Car Detached Garage
- ◆ Large Turn Around Parking Area



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- ◆ Carpeting
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