

**1426 Hinman Ave
Evanston, IL**

Home Features

Most updates were made between 2003 and 2005. The restoration and renovation activities were managed and/ or conducted by Columbia Interiors.

Whole House

- New 25 year architectural style shingle roof.
- Exterior tuck pointing at all brick and stone locations.
- Refurbished wood windows with double pane glass.
- New concrete walks and patio at side and rear yards.
- Re-furbished decks at side yard and rear yard.
- New water lines throughout basement, kitchen, and bathrooms.
- Whole house electric fan was installed in the third floor attic.
- Restored hardware through out.
- Restored and reinforced plaster walls and ceilings through out.
- Custom paint techniques through out all floors.
- Whole house cable TV and Internet distribution.
- Whole house audio distribution.

Basement Mechanical Room

- New 400 Amp service with new distribution through out.
- New Weil McLain Furnace with electronic thermostat.
- New water heater.
- New "Keyth" security and phone systems with off site management.
- New cable TV and Internet distribution hub with wireless router.
- New sump pump and pump with new basement drainage system.

Basement

- New concrete floor throughout with floor drain.
- Tuck pointing through out.
- New custom doors and drywall through out.
- Can lighting system.
- New windows.
- New Whirlpool laundry suite with two sets of washer and dryers, jetted, laundry sink, personal valet dry cleaning unit, electric iron cabinet, air dry system.
- Built in cabinets, with hair wash station.
- Solid surface counter tops New concrete floor throughout with floor drain.
- Refurbished laundry chute from third floor to basement.

Dance Studio/Workout room

- Custom fitness flooring.
- Can lighting system.
- New windows.
- Whole house sound system.
- Wall mounted TV and speaker system.
- Phone jack.
- Private bathroom with Steam shower and custom tile throughout.
- Dance ballet bar and mirrored wall.
- Extra electrical outlets for workout equipment.
- Separate access to back porch.

Porch

- Three season porch with screened windows.
- Fireplace.
- Custom painted concrete floors and walls.
- Access to rear yard.

Kitchen

- Viking kitchen with built in microwave, 2 ovens, 6 burner gas range.
- Wall mounted pot filler at range.
- Built in Monogram refrigerator.
- Custom cabinets.
- Double sink with garbage disposal.
- New garden window.
- Built in trash compactor.
- Small built in beverage refrigerator.
- Built in wine bottle storage.
- Walk-in pantry storage.
- Custom radiator covers.
- Eating nook with separate thermostat for heat.
- New Pella Bay Window with bench seat and privacy shades.
- Wall mounted flat screen TV.
- Whole house audio controls with two in-ceiling speakers.
- Large kitchen island w/internet connection.
- Two antique chandeliers and custom pendant lights.
- Custom kitchen table with bench seats.

Butlers Pantry/office

- Fire Place.
- Custom paint.
- Custom lighting and chandeliers.
- Fireplace.
- Storage pantry.

Dining Room

- Custom paint.
- Wainscot.
- Custom radiator covers.
- Custom window treatments.
- Built in butler pantry.
- Refurbished oak trim and floors
- Custom chandelier.
- Whole house music system controls with two speakers.

Living Room

- Fireplace with stone mantel.
- Wainscot.
- Refurbished oak trim and floors.
- Custom window treatment.
- Custom radiator covers with bench seat.
- Music system with two in ceiling speakers.
- Sitting nook.

Study

- Refurbished oak trim and floors.
- Custom radiator covers with bench seat.
- Built-in TV with five built-in speakers' w/surround sound system.
- Built-in storage and office filing system.
- Custom paint.
- Chandelier.

Foyer

- Refurbished oak trim and floors.
- Wainscot.
- Custom radiator covers with bench seat.
- Architecturally detailed oak stairs to second floor.

- Custom wainscot detail.
- Upholstered upper walls.

Powder Room

- Refurbished oak trim and floors.
- Custom window treatment.
- Mirrored walls.
- French styled vanity and cabinets.
- Custom tiled mural wainscot.
- Antique light fixture, towel holders.

Second Floor Landing

- Refurbished oak trim and floors.
- Custom paint and wainscot.
- Custom radiator covers with bench seat.
- Architecturally detailed oak stairs and railings.

Master Bedroom

- Custom luxurious wool carpet.
- Upholstered walls and ceilings.
- Antique chandelier.
- Custom radiator cover w/bench.
- Custom window treatment.
- Two closets w/custom closet system

Master Bathroom

- Steam Showers.
- Heated tile floors.
- Built-in cabinets.
- Large pedestal sink.
- Heat lamp.
- Wall Sconce.

2nd Floor Bedrooms (2-3)

- Custom radiator cover.
- Walk -in closets with built-in closet systems.
- Wall paper and updated paint.
- Re-furbished plaster and chandeliers.

2nd Floor Bedroom (4)

- Custom radiator cover.

- Walk -in closets with built-in closet systems.
- Private powder room.
- Access to large private deck.

2nd floor Bathroom

- Dual vanities.
- Custom tile floor and walls.
- New tub with tile enclosure.
- Built-in storage cabinets with storage bench.

3rd Floor Kitchen

- Granite counter tops.
- Oven/stove/microwave.
- Built-in TV.
- Refrigerator.
- New hardwood flooring.
- Custom paint.
- New cabinets.

3rd floor Bedroom (6)

- Custom radiator cover.
- Custom Window treatment.
- Walk -in closets with built-in closet systems.

3rd Floor Bedroom (7)

- Custom radiator cover.
- Walk -in closets with built-in closet systems.
- Built-in lighted storage closets through out with glass doors.
- Custom window treatment.
- Built-in wall mounted TV.

3rd Floor Bathroom

- Large soaking tub.
- Custom Shower w/glass enclosure.
- Custom tile on walls and floor.
- Granite counter top.
- Built-in set-up for wall mounted TV.

3rd Floor Corridor and back stairs

- Custom paint.
- Access to first floor exit.
- Carpet throughout.

- Laundry chute to basement laundry room.
- Whole house cooling fan.

3rd Floor Den

- Custom window treatment.
- Surround sound music and TV system with gaming outlets in floor and, in-ceiling speakers.
- Custom carpet and two carpeted storage rooms.