



ADAMS ON THE PARK

1259 WEST ADAMS - WEST LOOP

3 BEDROOM + DEN / 2.5 BATH - 2200ASF RESIDENCES

EXCLUSIVE ONE-UNIT-PER-FLOOR LIVING

SUB-ZERO, WOLF, JADO & EXTRAORDINARY FINISHES

2 OUTDOOR SPACES + PRIVATE 300ASF ROOFDECKS

ELEVATOR ENTRY DIRECTLY INTO UNIT

STEPS TO BEAUTIFUL SKINNER PARK

HEATED GARAGE PARKING

IMMEDIATE DELIVERY

ONLY 2 UNITS LEFT

UNIT 3.....\$775,000

UNIT 4.....\$790,000



SCOTT SASSE

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QUEST
REALTY GROUP
WWW.QUESTCHICAGO.COM

ADAMS ON THE PARK 1259 WEST ADAMS - WEST LOOP



GOURMET KITCHENS

- » TOP-OF-THE-LINE STAINLESS STEEL APPLIANCE PACKAGE:
 - SUB-ZERO 36" REFRIGERATOR
 - WOLF 36" RANGETOP WITH OUTSIDE-VENTING HOOD
 - WOLF WALL OVEN AND MICROWAVE
 - FISHER & PAYKEL 2-DRAWER DISHWASHER
 - BUILT-IN WINE REFRIGERATOR
- » 1¼" GRANITE COUNTERTOPS WITH CUSTOM TILE BACKSPLASH
- » 42" CUSTOM CABINetry
- » UNDERMOUNT BLANCO BASIN SINK
- » DESIGNER PENDANT LIGHTING OVER ISLAND
- » SELF-CLOSING DRAWERS



LUXURIOUS BATHROOMS

- » SPA-LIKE MASTER BATHS:
 - 3/4" NATURAL STONE COUNTERTOPS
 - DUAL UNDERMOUNT SINKS BY DURAVIT
 - JASON HYDROTHERAPY 6FT JETTED TUB WITH NATURAL STONE DECK
 - HUGE WALK-IN SHOWER WITH FLOOR-TO-CEILING GLASS DOOR AND TILE
 - RAIN HEAD, HANDHELD, BODY SPRAYS, & STEAMER IN SHOWER
 - HEATED STONE FLOORS
- » GUEST BATHS:
 - NATURAL STONE FLOORS, COUNTERTOPS, & SHOWER SURROUNDS
- » POWDER ROOMS:
 - WALL MOUNTED VANITIES & FAUCETRY
 - CUSTOM FLOOR & WALL TILE
- » JADO FAUCETRY THROUGHOUT
- » TOTO TOILETS

KITCHEN AND BATHS

ADAMS ON THE PARK 1259 WEST ADAMS - WEST LOOP



GENEROUS LIVING SPACE & AMENITIES

- » EXTRA-WIDE LIVING ROOMS WITH SEPARATE DINING AREA
- » WIDE-PLANK OAK HARDWOOD FLOORS
- » GAS FIREPLACE WITH STONE SURROUND
- » CUSTOM BUILT-IN ENTERTAINMENT CABINET ABOVE FIREPLACE
- » RECESSED LIGHTING
- » FUNCTIONAL DEN / OFFICE NOOK
- » LARGE PRIVATE TERRACE
- » ELEVATOR ENTRY DIRECTLY INTO UNIT
- » FOYER WITH COAT CLOSET
- » LARGE LAUNDRY ROOM WITH UTILITY SINK
- » HUGE 300SQFT PRIVATE ROOFDECKS



TECH & MECHANICAL

- » FLEXICORE CONCRETE CONSTRUCTION BETWEEN FLOORS
- » RECESSED LIGHTING THROUGHOUT
- » PRIVATE SECURITY SYSTEM
- » PRE-WIRED SPEAKER TERMINALS IN LIVING ROOM & MASTER BEDROOM
- » SECURE KEY-FOB ELEVATOR ENTRY
- » PERSONAL DISTRESS ALARMS FOR GARAGE
- » ELECTRONIC FRONT DOOR DIRECTORY
- » RHEEM TANKLESS HOT WATER HEATER
- » SIDE-BY-SIDE WASHER/DRYER
- » 200 AMP ELECTRICAL SERVICE
- » PRE-WIRED FOR CABLE/SATELLITE AND TELEPHONE (CAT5 CABLING)
- » INDIVIDUALLY CONTROLLED HIGH EFFICIENCY RHEEM HVAC UNITS

LIVING AND AMENITIES

ADAMS ON THE PARK 1259 WEST ADAMS - WEST LOOP



EXPANSIVE MASTER SUITES

- » WIDE PLANK OAK HARDWOOD FLOORS
- » HIS & HERS SEPARATE WALK-IN CLOSETS
- » CUSTOM BUILT CLOSET ORGANIZERS
- » PRE-WIRED FOR SOUND AND TV MOUNT
- » RECESSED LIGHTING
- » LARGE BALCONY
- » SPA-LIKE MASTER BATH
- » LINEN CLOSET

2ND & 3RD BEDROOMS

- » WIDE PLANK OAK HARDWOOD FLOORS
- » RECESSED LIGHTING
- » GEREROUS CLOSET SPACE
- » PARTIAL SKYLINE EXPOSURE
- » BOTH CONNECT TO GUEST BATHROOM

BEDROOMS

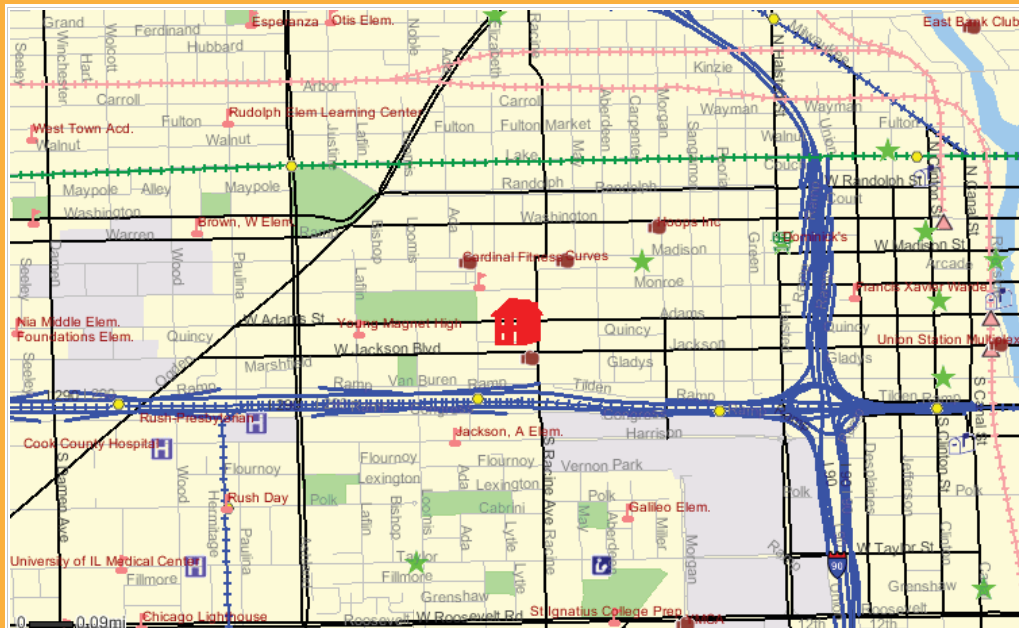
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FLOORPLAN

ADAMS ON THE PARK 1259 WEST ADAMS - WEST LOOP



City Ward#: 27
 Alderman: Walter Burnett Jr.
 1463 W Chicago Ave, 60622, 312-432-1995

Nearest Public High Schools:
 Best Practice High, 2040 W Adams St, 1.0mi.
 Simpson Acad HS, 1321 S Paulina St, 1.2mi.

Nearest Private High Schools:
 St Ignatius College Prep, 1076 W Roosevelt Rd, .8mi.
 West Town Acad., 2021 West Fulton Ave, 1.1mi.
 Chicago Acad. For The Arts, 1010 W Chicago, 1.2mi.

Nearest Public Elementary Schools:
 Skinner Elem., 111 S Throop St, .1mi.
 Young Magnet High, 211 S Laflin St, .3mi.

Nearest Private Elementary Schools:
 Francis Xavier Warde, 120 S Desplaines, .7mi.
 Rush Day, 1720 W Polk St, .8mi.

Nearest Daycare Centers:
 Teddy Bear Day Care, 150 S Wacker Dr, 1.1mi.
 Bright Horizons, 40 N Dearborn St, 1.5mi.
 El Hogar Del Nino Cuidar, 1854 S Racine Ave, 1.5mi.

Nearest Public Library:
 Theodore Roosevelt, 1101 W Taylor St, 312-746-5656, .7mi.

Nearest Hospital:
 Rush-Presbyterian, 1653 W Congress Pkwy, .6mi.

Nearest Major Grocery Stores:
 Dominick's, 1 S Halsted St, .6mi.
 Jewel, 1220 S Ashland Ave, 1.0mi.
 Dominick's, 1340 S Canal St, 1.4mi.

Nearest Movie Theaters:
 Gene Siskel Film Center, 164 S State St, 312-846-2800, 1.6mi.
 Burnham Plaza, 826 S Wabash Ave, 312-554-9100, 1.7mi.

Nearest Health Clubs:
 Pilates Studio Of Midwest, 1151 W Jackson Blvd, .1mi.
 Cardinal Fitness, 1301 W Madison St, .2mi.

Nearest Starbucks:
 1001 W Madison St, .3mi.

Nearest CTA Station:
 Racine, Blue Line, .2mi.

Nearest Metra Station:
 Northwest Station, .9mi.

Nearest Fire Station:
 .4mi.

- ★ Starbucks
- 🏠 Health Club
- 🐕 Dog Park
- 🏠 Day Care
- 🛒 Major Grocery
- 📖 Library
- 🏥 Hospital
- 📮 Post Office
- 🎭 Theater
- 🚒 Fire Station
- 🎓 School
- 🚏 CTA Station
- 🚉 Metra Station
- 🌳 City Park



Skinner Park
www.skinnerpark.org



NEW - Mark T. Skinner Elementary School - 2009 This three story 100,000 SF school for Pre-K through 8th grade students will include 23 classrooms, Dining Room, Gymnasium with a stage platform, Science Classroom, Music Room and Library. The structure will be steel frame with masonry/metal panel exterior finish. The site will include a parking lot with 28 parking spaces. Estimated to open Fall 2009.



LEED Features: A historic water tower will be reused to store roof runoff water for irrigation of the landscape. This project will achieve the PBC goal of LEED "Silver" Certification.

LOCATION