

Local News

Building With a Fine-tooth Comb. Developers find the little things add to the big picture

Often, the smallest details make the biggest impact. That sentiment especially holds true in the home's architecture, where the slightest features can make a world of difference in the home's appeal and value. Here's a look at three select Chicago-area developers who build and design with the details in mind, whether it's a condominium, townhome or single-family home.

In the South Loop, Winthrop Properties makes it a point to not lose sight of the little touches in its new 17-story high rise, Printers Corner. For instance, crown molding is found in each home, including areas like the living room, dining room, hallways and bedrooms.

"The care we put into something like the crown molding at Printers Corner is indicative of the care we put into the entire home. With each cut and each nail, we work to make sure our craftsmanship is held to the highest standard," said Bob Horner, co-principal of Winthrop Properties. "No detail gets overlooked."

Located on the northwest corner of Polk and Wells streets, Printers Corner (www.PrintersCorner.com) includes 88 condominium residences, all of which are corner units. Floor plans measure 769 to 1,168 square feet and include one to two bedrooms with one to two baths. Prices range from \$285,000 to \$487,000, and deeded parking is \$36,000.

All homes also include 1 1/4-inch granite kitchen countertops; imported Italian kitchen cabinetry; G.E. stainless steel appliances; hardwood flooring; floor-to-ceiling windows; a washer and dryer; a tech center; Grohe bath faucets; marble baths; and a Whirlpool tub.

For buyers at Kimball Hill Homes' Edgewater community in Shorewood, it is the details that make the first impression, as each of the single-family homes at the community features brick or stone as part of the exterior elevation.

"Our buyers see the attention we give to the exteriors right away, and are surprised to learn such detailing is part of the standard elevations. It's a small point that really adds to the curb appeal and

tailored feeling of the neighborhood,” said Jack Wexelberg, regional president of Rolling Meadows-based Kimball Hill Homes (www.KimballHillHomes.com).

Wexelberg noted that additional details like European-inspired streetlights and landscaped pocket parks also add to the charm of the community.

Located near the intersection of River and Black roads, Edgewater is a community of 320 homes offering one ranch and 10 two-story designs. Homes range from 1,806 to 3,380 square feet and include three or four bedrooms, 2 or 2½ baths, partial basements and attached two-car garages. Base prices range from \$233,990 to \$302,990.

At Willow Place, a community of 58 townhomes in Wheeling, developer Lexington Homes has pulled out all the stops with its included details to bring architectural interest and maximum efficiency throughout its homes.

For example, in the Chestnut floor plan, the living room is adorned with a built-in window seat for additional seating while multiple arched entryways and brushed nickel lighting fixtures are used throughout the home to create an upscale ambiance. The builder even went the extra mile with the home’s rear balcony and lower level windows. Not only is the balcony almost twice the size as most townhomes, which makes outdoor entertaining easier, but the windows in the home’s finished lower level are also oversized to bring more light into the space and make it more multifunctional.

“We’ve received a lot of interest from younger homebuyers who are extremely educated about the buying process and understand how these finer touches add value to their home,” said Jeff Benach, executive vice president of sales and marketing for Lexington Homes (www.LexingtonChicago.com). “They are always so appreciative that they don’t have to sacrifice price for such high-level workmanship.”

Willow Place features two three-level floor plans with three bedrooms and 2½ baths. All homes include a rear-loading two-car garage, private balcony and GE stainless steel appliances. Homes are base-priced from \$349,900 to \$399,900 and measure 1,789 to 2,012 square feet.

For more information on Printers Corner call (312) 880-1800; for Edgewater call (815) 577-0951; and for Willow Place call (847) 818-0800.

[« Return to Local News index](#)

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