

HOT PROPERTY®

RESIDENTIAL BROKERAGE

FEATURED AGENT



Born and raised in Chicago, Don Prazuch has a unique and insightful perspective on the Chicago market. He is a graduate of Loyola University and is pursuing his MBA (Real Estate Concentration) at Roosevelt University.

Don Prazuch 773-936-8888
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1726 N DAYTON \$2,899,000

Awesome new construction Brick and limestone single family. Built by Melrose Partners. Over 5100 Sqft - this home is truly a piece of art. 6 bedrooms and 4.5 baths, attached garage and tons of features included.

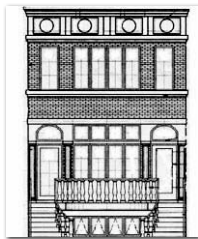
Chaz Walters 773-868-3080



63 W SCHILLER \$2,699,990

4200 sq ft 4 br, 4.5 ba European row home. New brick/limestone facade, floor-to-ceiling French windows, marble flrs thruout w/radiant heat. Granite kitchen w/SS appls. Master w/deck & sitting rm. Room for 3 cars. Garden.

Chaz Walters 773-868-3080



1647 W WRIGHTWOOD \$1,870,000

Handcarved Italian marble mantles, Brazilian cherry floors, custom Italian cherry kit/SS. Gran flrs/counters. Stunning onyx baths. Mstr: FP/onyx mantle, jacuzzi, wetbar/kitchenette w/Italian cabinetry, lg game rm/movie theater.

Tatiana Perry 773-320-1421



1342 W MELROSE \$1,639,900

Newer Brick/Limestone SF on alley-adjacent lot. Hi ceil, HDWD floors, Stellar chef's kit-De Gulio cab, SS 48" Thermador Range/Subzero Refrigerator. Tons of space, drama galore. Garage breezeway, 4 decks! Come and see!

Chaz Walters 773-868-3080



39 E SCHILLER \$1,595,000

Stately Gold Coast PH in small quaint bldg steps from lake. Cherry flrs, drs, trim, high cust cove ceil, crown moldings, gourmet gran kit w/chef-quality SS appliances/imported custom cab. Master suite to die for w/real wbf.

Chaz Walters 773-868-3080



1323 W HENDERSON \$1,299,900

Awesome vintage red stone 2flat converted to single family 3 years ago. Cherry flrs/drs/oversized custom trim w/crown moldings, gourmet gran kit w/sep formal dining w/butlers pantry. Mstr suite has 1.5 bath/sunroom.

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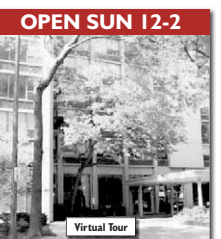
FEATURED PROPERTY



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1255 N CLARK 2912 \$749,900

Renovated 3 br, 2.5 ba end PH unit. Granite kit, huge formal liv/din rm. Panoramic views. 2 balconies. Master bath. Laundry in unit. Pkg avail.

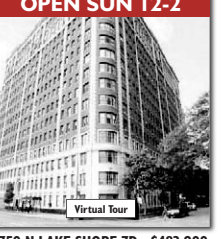
Chaz Walters 773-868-3080



57 E DELAWARE 1205 \$709,780

Corner unit/panoramic views. Floor-ceil wndws w/exceptional treatments. Mpl floors, cust closets, pkg incl. Sundek, pool, spa & add'l storage.

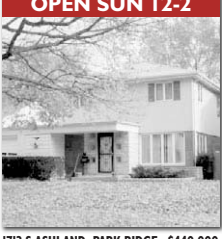
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3750 N LAKE SHORE 7D \$483,900

Deco-inspired Coop. Forever views of lake/park. Diagonally flr inserts, crn mldngs. Den/ofc. Cntral A/C, 24HR drman, lavish indr pool/wkout rm.

Chaz Walters 773-868-3080



1713 S ASHLAND, PARK RIDGE \$440,000

Completely renovated and absolutely beautiful SF home near great schools in Park Ridge. Sale or rental-Ready to move in. Come and see it!

Tatiana Perry 773-868-3082



330 W DIVERSEY 2102 \$379,900

Hurry! Rarely available corner 3BD-2BTH in Mies Van Der Rohe building! Views, new kitchen & baths, HDWD floors! Check photos on web!

Sherrie V. Saratore 773-472-9841



910 S MICHIGAN \$359,900

2 bed/2 bath plus den. Hardwood Floors, high ceilings, fireplace, balcony, in-unit w/d, 24 hour doorman, exercise room. Parking available.

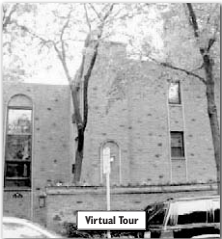
Chaz Walters 773-868-3080



1475 N LARRABEE B \$295,000

Old Town 2BR, 1 1/2 bath, kit w/tons of maple cabinetry/wine refrigerator, huge breakfast bar open to LR/DR. Private deck, W/D, sec sys, pkg incl!

Jeff Parise 773-868-3088



455 W GRANT 4 \$292,500

Newer maple kit, hdwd, lg mstr bed w/exp brick, wbf, dining area, 2nd bed w/exp brick, updated bth w/marble floor. Deeded pkg, large private patio!

Chaz Walters/Todd Whitman 773-868-3080



5250 N PAULINA I \$252,900

Only 4 units left! Great vintage conversion. All 2 bedrooms. Granite, SS, in-unit w/d. 30 day delivery-Choose finishes now. \$229,900-259,900

Andrea Geller 773-868-3090



945 W AGATITE G \$249,900

Space & finishes! Gran Kit/Mpl cabinets & SS appl, stone baths & HDWD floors. Formal liv/din room. Sep fam rm, in-unit w/d, on site pkg options.

Chaz Walters 773-868-3080



40 E 9TH 413 \$152,500

1 bed condo in heart of S. Loop. 24HR drman, Rf Deck, hot tub, fitness, conv store, deli, cleaners. Heat, A/C, cable incl in assessmnts. Pkg avail.

Deborah Hutchinson 773-576-4437



604 W PATTERSON \$139,900

Vintage studio, new windows, wood-burning fireplace. Pkg 1 blk away. Updated kit/baths. Front/back doors. Dressing rm. Storage, lots of closets.

Chaz Walters 773-868-3080



3447 N HALSTED \$1,199,900

Thriving Bed and Breakfast in Hot Halsted Corridor. Includes Furniture and all -- see www.thevillasofscana.com for more pictures!

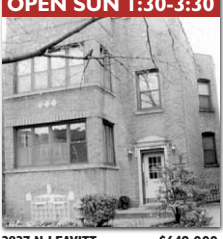
Chaz Walters 773-868-3080



7752 N SHERIDAN \$799,000

Luxurious Penthouse, steps to lake front. 3 bd, 3 full bath, huge LR+DR+FR, 5 outdr spaces. Wide views incl lake. Pvt elev into unit. Incl 2 car gar.

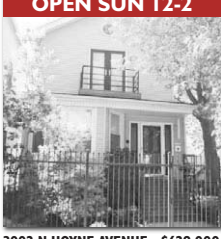
Jeff Parise 773-868-3088



3837 N LEAVITT \$649,000

St. Ben's, Bell School Dist Beauty! Spacious Brick 2Flat & extra basement apt. Natural woodwrk, HDWD floors, stained glass. Pristine condition.

Paula Rosenfeld 773-868-3084



3002 N HOYNE AVENUE \$629,000

West Lakeview Single Family at Condominium price! 3 bed, 2.5 bath, 2 car garage. Granite/SS kitchen, fireplace, HDWD floors. Large deck/yard.

Jeff Parise 773-868-3088



945 W HURON 4W \$399,500

Penthouse w/huge windows, 12ft ceil. Gran/cherry/SS kit. Luxurious baths w/marbl&jacuzzi. Terrace + deck + roof rights! Incredible views. Elevator&pkg.

Jeff Parise 773-868-3088



608 W ARMITAGE A2 \$385,000

Oz Park Gardens-Townhome living at condo price. 3 bed, 1-1/2 bath, priv patio and pkg incl. New carpet, freshly painted. Lincoln School dist.

Andrea Geller 773-868-3090



2611 W HIRSCH \$329,900

Hot West Bucktown w/even hotter finishes. 2BD/2.1BA. European cabinetry, granite integral sink, SS, full slab stone & it goes on. Gar pkg.

Andrea Geller 773-868-3090



3151 N LINCOLN AVENUE 310 \$329,000

HDWD thruout, cust gran dining tbl/bt in wine rack. Cherry cab. Gas wbf, side-by-side w/d. Sec systm. Rldk/skyline views. Lg balc, heatd pkg incl!

Deborah Hutchinson 773-576-4437



435 W ERIE 1505 \$284,900

Riv North 1BR-amazing skyline views. Gran/impl kit-lg brkfst bar-in-unit w/d, deeded gar pkg, 24hr drman, x-tra stor, wkout room, party rm, rfdck.

Scott Delevitt 773-868-3083



5254 N PAULINA I \$259,900

Beautiful Developers Model at Paulina Place. 2 bedroom/1 bath. HDWD floors, granite/SS/cherry kitchen, stone bath, in-unit laundry & more.

Andrea Geller 773-868-3090



5256 N PAULINA G \$229,900

Only 4 units left! Great vintage conversion. All 2 bedrooms. Granite, SS, in-unit w/d. 60 day delivery-Choose finishes now. \$229,900-259,900

Andrea Geller 773-868-3090



3933 W 60TH STREET \$209,900

Motivated seller/Westlawn 4+BR, HDWD on main level, large pool. Garage 7yrs new. Toilet in basement-can be second bath with a little work.

Donald Prazuch 773-936-8888

Thank you to all of our clients for your business in 2004. Wishing everyone a happy and healthy New Year.

Cheri Davis, Managing Broker

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THE MOVE TO MAKE