

## Country in the City

## Homes Overlooking Woods, Water and Parks in City Neighborhoods

CHICAGO—There's a little bit of country to be found amid Chicago's big city congestion. City home hunters can find residences with plenty of nearby green space on the Far Northwest Side, where the Edgebrook and Forest Glen communities are considered "suburbs-in-the-city" due to their close proximity to forest preserves.

At Edgebrook Glen, a development of 64 luxury single-family homes at 5200 W. Armstrong Ave. in the Edgebrook/Forest Glen neighborhood, the secluded 11-acre site adjoins the western border of the Indian Woods Forest Preserve at the edge of the Edgebrook and Forest Glen neighborhoods, said developer Paul Bertsche of C.A. Development.

Another leafy Northwest Side alternative is Cornelia Court, a 63-unit townhome development in West Roscoe Village that has its own 10,650 square foot private park nestled within the 2.4-acre development at Cornelia and Sacramento avenues on the Northwest Side.

The entire perimeter of the property is dotted with mature trees and lushly landscaped private front yards. And, Anchor General, the developer is planting additional maple and oak trees in an adjoining 1-acre wooded preserve that surrounds the eastern and southern borders of development and is pure heaven for dog-walking.

And, the Windy City's tough edge can soften quickly if you are lucky enough to live near Lake Michigan, city's big, blue front yard, and Grant Park, where Buckingham Fountain provides a refreshing splash and acres and acres of landscaped gardens grow.

One of the best vantage points for the lake and park vistas is from a penthouse at One Museum Park, an elegant 62-story high-rise now nearing completion overlooking Grant Park at Roosevelt Road and Columbus Drive in the South Loop's Central Station neighborhood.

"The miraculous views of Grant Park, Lake Michigan, Burnham Harbor, Navy Pier, the Museum Campus, Soldier Field and the Chicago skyline from this ideal setting are guaranteed to never be obstructed," said developer Ron Shipka, Sr., a principal of The Enterprise Companies. Condominium shoppers seeking a quiet, green corner of the South Loop should go a few blocks south to Prairie Avenue and 18th Street, where X/O Condominiums is soon to rise.

X/O not only will overlook the Women's Park to the south, it also features a 10,000 square-foot park along Prairie Avenue on the 2-acre site, said developer Keith Giles of Kargil Development, LLC.

"X/O's refreshing architectural design along with lifestyle amenities such as a spa, an aqua grotto, and a green building nestled in a green park has created a buzz among prospective condominium buyers in Chicago who are seeking something different in an in-city home," said Giles.

There's also green space and a little bit of country at The Lofts at The Roosevelt Collection, a \$900-million mixed-use residential and retail enclave now under construction at 150 W. Roosevelt Rd. in the South Loop.

A 2-acre public park is planned, along with a pedestrian mall and plaza. Landscaped lawns, seasonal floral displays and interactive water features animate this space. The landscaped parkway will contain cozy outdoor eating areas, retail kiosks and places for quiet relaxation.

The parkway adjoins a large circular plaza at the north end of The Roosevelt Collection, which flows into a grand staircase leading down to the new public park, where public events such as art fairs, farmers markets and possibly concerts would be hosted in tandem with the park district, according to developer John McLinden, partner in Centrum Properties.

And, the Lofts at Roosevelt Collection overlooks 62-acre tract of undeveloped land which runs along the south branch of the Chicago River south of Roosevelt Road to 16th Street and east to Clark Street. This virgin slice of prairie in the city is said to be inhabited by beaver and rabbits.

If you are shopping for a "countrified" single-family home, townhome or condominium in the city, here are details on residences now available the developments outlined above:

**Edgebrook Glen.** C.A. Development is offering a once-in-a-lifetime deal on six new immediate occupancy homes available now at Edgebrook. The six homes, previously priced as high as \$1.15 million, are guaranteed to be sold at the "final sealed bid sales event" on Sunday, August 24th subject to minimum bids as low as \$595,000, said developer Paul Bertsche of C.A. Development.

However, buyers who don't want to lose a home in a bidding contest may purchase any home prior to the sealed bid sale at a "buy-now" price which is significantly discounted from previous pricing, Bertsche said.

Open houses are scheduled from 1 p.m. to 3 p.m. on Sunday, August 10th and Sunday, August 17th to give buyer and opportunity to view the residences. "We plan to offer special terms on homes sold prior to the August 24th event," Bertsche said.

C.A. Development also is holding final sales events for six additional homes at its Residences of Old Irvin Park and Mayfair Crossing developments, Bertsche said.

The Edgebrook Glen homes have 4 to 6 bedrooms, 3.5 to 4.5 baths and feature premiere luxury finishes throughout. The homes include many custom upgrades ranging from upgraded kitchen cabinetry and Brazilian cherry floors to a fireplace in the master bedroom, he said.

The Chestnut III furnished model, a 5-bedroom, 3.5-bath home, is on display at Edgebrook Glen. The sales center and model at 5200 W. Armstrong Ave. is open Saturday through Wednesday from 11 a.m. to 6 p.m., or by appointment. For more information please call 773-631-9225 or visit [www.caddevelopment.com](http://www.caddevelopment.com).

**Cornelia Court.** For buyers who need immediate delivery, Cornelia Court has four townhomes that can be classified as move-in now residences—with delivery available in 30 days to 60 days, said Gale Goldstick of Coldwell Banker Residential Brokerage, the exclusive sales and marketing agent for Anchor General.

The available Phase II townhomes, priced from \$490,900 to \$629,900, are scheduled for completion in early 2008, and there still is time for buyers to add custom touches. The 2-bedroom, 3-bedroom and 4-bedroom townhomes with 2.5 to 3.5 baths have 2,242 to 2,904 square feet of living area.

The spacious interiors have a multitude of standard high-end detailing ranging from Low-E energy-efficient windows, stainless-steel appliances and surfaces such as granite, marble, limestone and premium hardwood.

A professionally decorated and furnished 3-story model townhome is on display at Cornelia Court. The sales center, located at 3009 W. Cornelia, is open Tuesdays from 1 p.m. to 4 p.m. and on Saturday and Sunday from noon to 5 p.m.

For more information on Cornelia Court, or to reserve a townhome, please call Gale Goldstick of Coldwell Banker Residential Brokerage at 773-477-3030, or take a virtual tour at [www.corneliacourt.com](http://www.corneliacourt.com).

**One Museum Park.** Open space views of water and green space are guaranteed at this landmark high-rise which overlooks Grant Park and Lake Michigan.

Of the 298 residences at One Museum Park, nearly 90 percent are sold, 120 units have been closed and only 35 units are available, according to Ralph Oliva of Coldwell Banker Residential, the exclusive sales and marketing agent.

Prices for the available 2-bedroom-plus-den, 2-bath units with 1,485 to 1,550 square feet of space range from \$825,500 to \$955,500.

Three-bedroom, 3-bath condominiums with 1,840 to 2,210 square feet range from \$1,110,500 to \$1,540,500. Three-bedroom, 3-bath penthouse residences with 2,375 to 2,910 square feet range from \$1,910,500 to \$2,650,500.

The Museum Park sales center is located just south of Roosevelt Road at 1259 South Indiana Ave. The sales center is open from noon to 5 p.m. daily, or by appointment. For more information on One Museum Park, call the sales center at

312-362-0200, or visit the website: [www.onemuseumpark.com](http://www.onemuseumpark.com).

**X/O Condominiums.** This innovative "lifestyle" condominium development planned at 18th Street and Prairie Avenue is one of the largest planned developments ever proposed in the South Loop. The \$300-million X/O will showcase 272 units in the 46-story north tower and 215 units in the 34-story south tower along with a row of 10 townhomes, according to co-developer Jerry Karlik of Kargil Development LLC.

Pre-construction sales have surpassed \$105 million with more than 210 units under contract. Residences at X/O Condominiums range in price from the \$300,000s to more than \$2 million, according to Frankel & Giles Real Estate, the exclusive sales and marketing agent.

The X/O sales center and model is on the fifth floor at 1712 S. Prairie Avenue. The center is open Monday, Thursday and Friday from noon to 5 p.m. and Saturday and Sunday 11 a.m. to 6 p.m. or by appointment. The center is closed Tuesday and Wednesday. For more information, please call 312-986-0008 or view the website: [www.XOcondominiums.com](http://www.XOcondominiums.com).

**Lofts at The Roosevelt Collection.** A promising mix of open space and retail shops has gotten loft condominium sales off to a fast start at The Roosevelt Collection, where more than half of the 342-unit first phase is already sold, according to Centrum Properties.

The 1-bedroom, 1-bedroom-plus-den, 2 bedrooms, 2-bedrooms-plus-den floor plans range in size from 759 to 1,497 square feet of living space. All residences feature outdoor/balcony space. Third-floor residences have spacious terraces ranging from 224 to 548 square feet. Prices start in the low-\$300,000s and range through the high-\$600,000 bracket. Parking within the development's underground structure is also available.

The Roosevelt Collection's grand retail boulevard—the width of Michigan Avenue—will be flanked on each side by two floors of nationally recognized retailers, McLinden said.

Six floors of loft-style condominiums will be built above the retail space located at 150 W. Roosevelt Road.

The sales center for The Roosevelt Collection at 709 S. Clark Street between Polk and Harrison is open 10 a.m. to 6 p.m. weekdays and 11 a.m. to 5 p.m. on Saturday and Sunday. Please call 866-606-0267, or visit the website, <http://loftsrc.com/>.