



1547 Knollwood Lane | Highland Park

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WG WEXLER GAULT GROUP  
HOME EXPERTS

## ABOUT HIGHLAND PARK

Located 23 miles north of downtown Chicago, Highland Park is known for its vibrant downtown business district, abundant recreational facilities and world-class cultural amenities including Ravinia Festival, a one-of-a-kind outdoor concert venue.

Highland Park is home to several landmarks, including homes designed by Frank Lloyd Wright. Highland Park also created the first community land trust in Illinois to develop and preserve high-quality affordable housing for residents.

High-end homes in Highland Park include custom lakefront mansions, multi-million-dollar contemporary estates. Mid-century moderns and in-town bungalows are plentiful at more modest price points. There also are a number of luxury condominiums. All within walking distance to downtown shops, restaurants and commuter train stations.

Residents enjoy two public beaches and the North Shore Yacht Club, a not-for-profit membership organization for sailors, kayakers, power boaters and stand-up paddle boarders. Downtown Highland Park thrives year-round thanks to an eclectic mix of businesses including local restaurants, national retailers and upscale boutiques.

While the locals enjoy Highland Park living year-round, it shines brightest in the summertime when the sprawling outdoor Ravinia Festival welcomes the Chicago Symphony Orchestra and a diverse lineup of popular musicians. Ravinia attracts audiences from near and far, including city-dwellers who can pack a picnic and hop on the Metra train that conveniently stops at Festival gates.

Majestic ravine views abound from this custom home on one of the most coveted East Highland Park streets. This 4 bedroom, 4 bath home by Cohen/Hacker architects on a 1/2 acre is tastefully designed with only the most sublime finishes. First floor features large living room with custom mosaic fireplace and built-ins along with picturesque bay window. Formal dining room with French doors and built-ins is filled with natural light that captures amazing views. Cook's kitchen complete with custom inset white cabinetry, slate flooring, honed granite counters, custom backsplash, farmhouse sink, professional stainless-steel appliances (Sub-Zero, Viking, Miele), large eating area plus French doors open to a deck. Family room has access to the incredible outdoor deck as well. Mudroom with storage located off 3 car tandem garage. First floor full bathroom and private office nook. Second floor features primary suite with large sitting room and 2 walk-in organized closets. Serene white marble bath with double vanities, built-in medicine cabinets, whirlpool tub, shower with steam/multiple body sprays and commode closet. 3 additional large bedrooms utilize 2 hall updated baths. Large second floor laundry room. Lower level complete with huge recreation room and storage. House has been freshly painted. Professionally landscaped property with unbelievable ravine views plus nice sized side yard. This home is a dream!





LIVING ROOM



LIVING ROOM





DINING ROOM



DINING ROOM





KITCHEN





EATING AREA



FAMILY ROOM





OFFICE



FULL BATHROOM





MUD ROOM



SECOND LEVEL LOFT/HALLWAY





PRIMARY SUITE SITTING ROOM



PRIMARY BEDROOM



PRIMARY BATHROOM





PRIMARY BATHROOM



PRIMARY BATHROOM



SECOND BEDROOM





HALL BATHROOM (BEDROOM 2)



THIRD BEDROOM



FOURTH BEDROOM





HALL BATHROOM (BEDROOM 3 & 4)



SECOND LEVEL LAUNDRY ROOM



LOWER LEVEL RECREATION ROOM





DECK





REAR VIEW





AERIAL VIEW





AERIAL FRONT

# FEATURES

## EXTERIOR

- Custom home designed by Stuart Cohen & Julie Hacker Architects in prime East Highland Park location (1999)
- .52 acres
- Brick exterior
- Limestone sills and thresholds
- Cedar shake shingles roof (maintained biannually)
- High-end energy efficient Marvin Clad Double Hung windows
- Marvin Clad Ultimate Inswing exterior French doors out to deck
- Solid white painted wood paneled front entry door with 6 glass window inlays on upper portion and Baldwin polished nickel hardware
- Baldwin brushed chrome mail slot
- Bluestone front walkway, front entry steps and covered porch
- Asphalt paved side driveway with brick paver ribbon
- Asphalt paved parking pad for 2 cars in front of home
- Stone paver walkways along the side and back of home
- 3 car attached garage (2 tandem + 1 standard)
- New insulated garage door (9/2015)
- Large cedar wood deck extending full length of home (2015)
- Alarm system
- Professionally designed and maintained landscaping
- Architectural landscape lighting
- Underground sprinkler system
- Private side and backyard with mature trees
- Magnificent ravine views

## INTERIORS

- Professionally designed and decorated interior with high-end finishes
- Newly painted interior (4/2021)
- 4 bedrooms and 4 full baths
- 4,389 sq ft above grade plus partially finished lower level (1,611 sq ft)
- 3 car attached garage (529 sq ft)
- Solid plain sawn Select Grade red oak hardwood floors throughout 1st

- and 2nd floors (except kitchen, eating area, mud room, bathrooms and laundry room)
- 7 ½" baseboards throughout
- 10 ft ceilings
- Decorative thick crown molding throughout most of home
- Decorative hardwood door and window trims
- Solid core 2-paneled 8 ft interior doors with Baldwin polished nickel hardware
- Built-in wired speaker system (mostly ceiling speakers) with volume controllers in living room, dining room, kitchen, family room & office
- Custom millwork and cabinetry throughout
- Recessed lighting and custom fixtures throughout
- Professionally designed and organized closets with custom built-ins
- Custom window treatments

## MECHANICALS

- Security system monitored by Custom Residential Systems, Inc.
- 2 zone HVAC: 1st floor/basement and 2nd floor
- 2 high-efficiency Trane gas furnaces (2nd floor- new 2020)
- 2 high-efficiency Trane A/C units (2nd floor- new 2020)
- 2 A.O. Smith 50-gallon hot water heaters (both new 11/2015)
- General Filters humidifier attached to furnace for 1st floor
- Honeywell Media Electronic Air Cleaners, each next to a furnace
- Emerson programmable thermostats
- iON Technologies StormPro WC33 sump pump with PHCC Pro Series 2400 battery back-up sump pump system (2017, with new battery 10/2020)
- Radon Reduction System (11/2018)
- 400+ AMP electrical
- Panasonic Advanced Hybrid Phone Intercom system
- Generac Guardian Series 17 kW GenX generator (2009)
- Maytag Maxima large capacity high-efficiency steam front loader washer and dryer with Sensor Drying (5/2013)

## FIRST LEVEL

### FOYER

- Solid white painted wood 4-paneled front entry door with 6 glass window inlays on upper portion of door and Hunter Douglas wood blinds
- Baldwin polished nickel hardware
- Solid red oak hardwood flooring
- Solid hardwood staircase with dark stained treads, white painted risers, white painted wood balusters and dark stained wood railing
- Custom flush mount ceiling oil rubbed bronze and white glass globe light fixture
- Entry-hall guest closet

### LIVING ROOM

- Bright open room off foyer overlooking front walkway and yard
- Large glass-paned floor-to-ceiling bay windows allow for abundance of natural light
- Gas starter fireplace with Ann Sacks custom mosaic tile surround and floor hearth, attached screen and decorative architectural white painted wood mantle
- Built-in white painted wood bookshelf with adjustable shelving flanking the fireplace with white wood fireplace mantle extending above
- Hunter Douglas dark wood blinds

### DINING ROOM

- Formal spacious room for entertaining
- Glass-paned sliding French door entry from living room
- Baldwin Images polished nickel cylinder latch sets on French doors
- Large wall of windows overlooks back yard and ravines
- 4 floor-to-ceiling custom built-in white painted wood corner bookshelves
- Brand new Sputnik suspended black modern light fixture
- Hunter Douglas dark wood blinds
- Opens to kitchen through 2nd set of glass-paned sliding French doors

### KITCHEN

- Professional Grade Stainless Steel Appliances:
  - » Sub-Zero oversized side-by-side refrigerator/freezer
  - » Viking Professional 48" gas range with double ovens, 4 burners with cast iron grates, a griddle and a grill
  - » Best by Broan professional 48" built-in range hood
  - » Panasonic built-in microwave oven
  - » Thermador warming drawer built-in below microwave
  - » Miele Futura Classic Plus dishwasher (2018)
  - » 2 Kitchen Aid garbage disposals: main sink & prep sink (5/2013)
- Custom seamless inset floor-to-ceiling wood cabinetry by Acorn with white spray enamel finish
- Upper cabinets all with tempered transparent glass front inlays for display
- Polished nickel hardware on cabinetry
- Mountain Green honed granite perimeter counters
- Blue Green honed slate subway tile backsplash
- Custom oversized apron front single-bowl deep stainless steel farmhouse sink
- Chicago Faucets polished chrome faucet with white porcelain handles
- Slate 12" x 12" tile flooring
- Pull out organized cabinet drawers
- Franke stainless steel round undermount prep/bar sink with Chicago Faucets "Renaissance" polished chrome single-hole faucet with white porcelain handles
- Breakfast bar seating
- Separate large sunlit eating area with wall of glass-paned Marvin exterior French doors with 1 inswing door that opens to rear deck, custom Nanik wood blinds, brand new 3-arm suspended chandelier light fixture with brushed brass arms and matte black shades and glass-paned sliding door access to foyer
- Walk-in organized pantry closet

### FAMILY ROOM

- Sun-drenched room with exceptional views
- Sliding door entry from kitchen
- Wall of sizable windows overlooks side yard and ravines



- 4 glass-paned Marvin exterior French doors with 1 inswing door leading out to rear deck
- Hunter Douglas “Country Wood Classics” dark wood blinds

#### OFFICE

- Private nook with high window for some natural light
- Tempered laminated frosted glass-paned sliding door entry from foyer
- Baldwin brushed chrome mail slot
- Hunter Douglas dark wood blinds

#### FULL BATHROOM

- Custom satin nickel washstand sink with granite counter
- Waterworks hammered satin nickel round sink
- Herbeau Lille France satin nickel single-hole faucet with white porcelain handles
- Custom satin nickel mirror flanked by oil rubbed bronze/glass sconces
- European step-down shower with slate tile surround and floor and Dornbracht satin nickel mixer and handheld shower sprayer
- Slate 12”x 12” tile flooring with custom Ann Sacks decorative inset leaf tiles
- Kohler commode

#### MUD ROOM

- Sliding door entry from kitchen and from foyer
- Slate 12”x 12” tile flooring
- Row of built-in coat hooks
- 3 large French door organized coat closets
- Separate French door organized storage closet with custom built-ins
- Glass inlaid side door with Nanik wood blinds leading out to driveway
- Direct access from 3 car garage

#### GARAGE

- 3 car attached garage (2 tandem and 1 standard parking spaces)
- New insulated garage door (9/2015)
- Built-in storage
- Located directly off mud room

## SECOND LEVEL

- Spacious loft area overlooking foyer below with high ceiling, red oak hardwood flooring, large window for natural light, wall of custom built-in white painted wood cabinetry, shelving and drawers with satin nickel hardware, custom Holly Hunt chandelier light fixture with decorative golden leaves and Hunter Douglas dark wood blinds
- Oil rubbed bronze/globular glass wall sconces in hallway
- Primary suite plus 3 additional generous-sized bright bedrooms all with flush mount ceiling satin nickel and white glass globe light fixtures, custom wood blinds and either a walk-in organized closet (Bed #2) or 2 French door organized closets with built-ins
- Large upstairs laundry room
- Professionally organized hall linen closet

#### PRIMARY SUITE SITTING ROOM

- Private cozy room overlooking ravines
- Glass inlaid entry door from hallway
- Generous light from 2 sizable windows
- Hunter Douglas dark wood blinds

#### PRIMARY BEDROOM

- Tempered frosted glass-paned sliding French door entry from sitting room
- Large sunlit private bedroom with exquisite views of ravines
- Linen and satin nickel wall sconces
- Custom Hunter Douglas dark wood blinds
- 2 professionally organized walk-in closets with custom built-ins and separate dressing area

#### PRIMARY BATHROOM

- Dual entries from primary bedroom through tempered frosted glass-paned doors
- Custom built-in white wood cabinetry by Acorn with crystal knobs
- Double vanities with Calacatta white marble slab counters and backsplash
- Kohler white oval set-in sinks
- Harrington Brass “Victorian” widespread polished chrome faucets
- 3 custom built-in white wood mirrored medicine cabinets with crystal knobs

- 4 satin nickel and glass wall sconces
- Tumbled Carrara marble 4" x 4" flooring
- Kohler Whirlpool tub with Calacatta white marble slab tub decking, Daltile glossy white subway tile wall surround, brand new Victorian style polished chrome deck tub faucet set with white porcelain handles and chrome hand sprayer and cut-out niche in wall with Calacatta marble ledge
- Oversized custom Mr. Steam shower with tumbled Carrara marble flooring, Daltile glossy white subway tile surround, built-in bench with Calacatta white marble slab top, large cut-out wall niche for storage, upper glass see-through window to commode closet for some natural light, Dornbracht polished chrome faucet, shower head, rain shower head, 3 body sprays and clear glass shower door
- Separate thoughtfully designed Kohler commode closet with custom built-in white wood cabinetry with crystal knobs for linens/storage behind commode, Daltile glossy white subway tile accent wall below, upper glass see-through window to shower, glass-paned windows with Hunter Douglas white wood blinds, and tempered frosted glass-paned sliding door entry

#### HALL BATHROOM (BEDROOM 2)

- Chevoit Classic white porcelain pedestal sink
- Porcher polished chrome with white porcelain accent faucet and fittings
- Custom recessed Waterworks white mirrored medicine cabinet with polished chrome hardware
- Satin nickel/glass double wall sconce above
- Daltile white hexagonal flooring
- Kohler tub/shower area with Daltile glossy white subway tile surround, decorative inset accent tile trim, cut-out wall niche for storage, Chicago Faucets polished chrome faucet and Hopopro polished chrome extended arm rain shower head
- Toto commode

#### HALL BATHROOM (BEDROOMS 3 & 4)

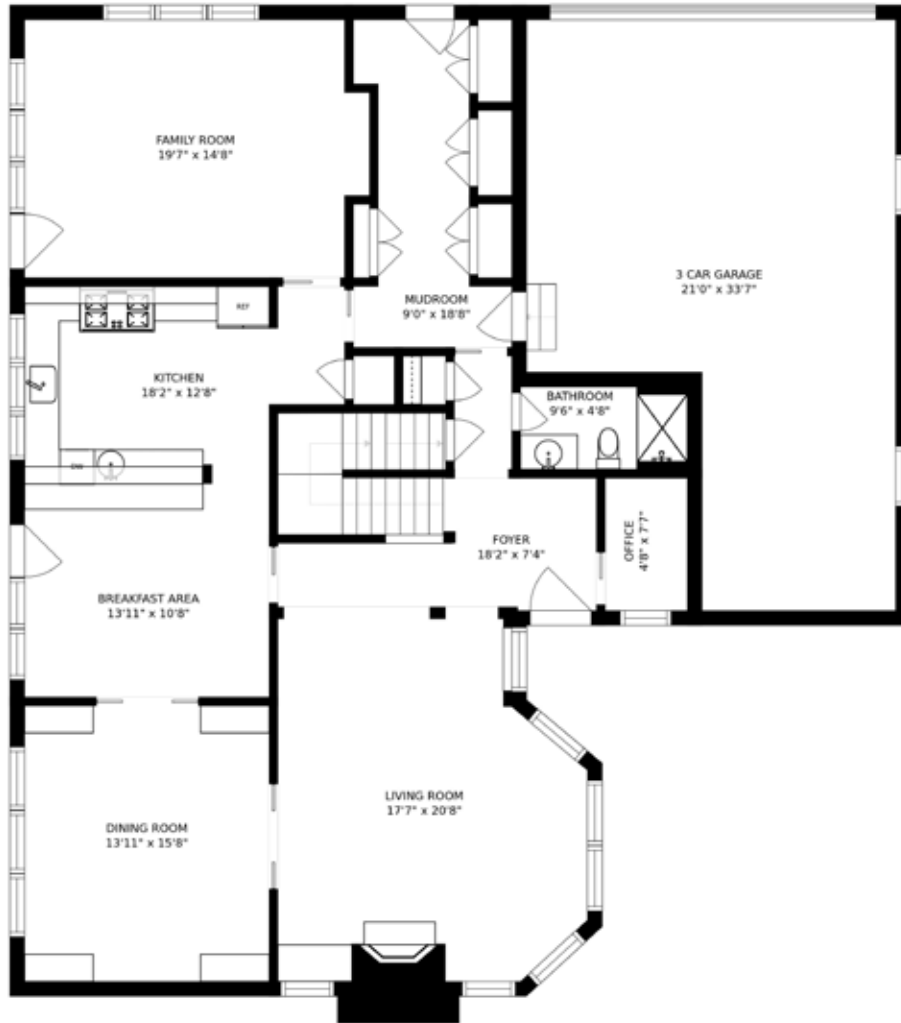
- Custom built-in white wood cabinetry with polished nickel hardware
- Double vanities with white Corian counters and backsplash
- Kohler white oval set-in sinks
- Chicago Faucets polished chrome with white porcelain accent faucets and fittings
- 3 custom built-in white wood mirrored medicine cabinets with polished nickel hardware
- 2 polished chrome/glass wall sconces between medicine cabinets
- Daltile white square flooring
- Bead-board wainscoting accent wall
- Separate shower area with Daltile glossy white square tile surround and floor, decorative mosaic tile inset and trim, built-in bench, cut-out wall niche, Chicago Faucets polished chrome faucet, Gemini Universal arm shower head, glass-paned window with Hunter Douglas white wood blinds and clear glass shower door
- Porcher commode

#### LAUNDRY ROOM

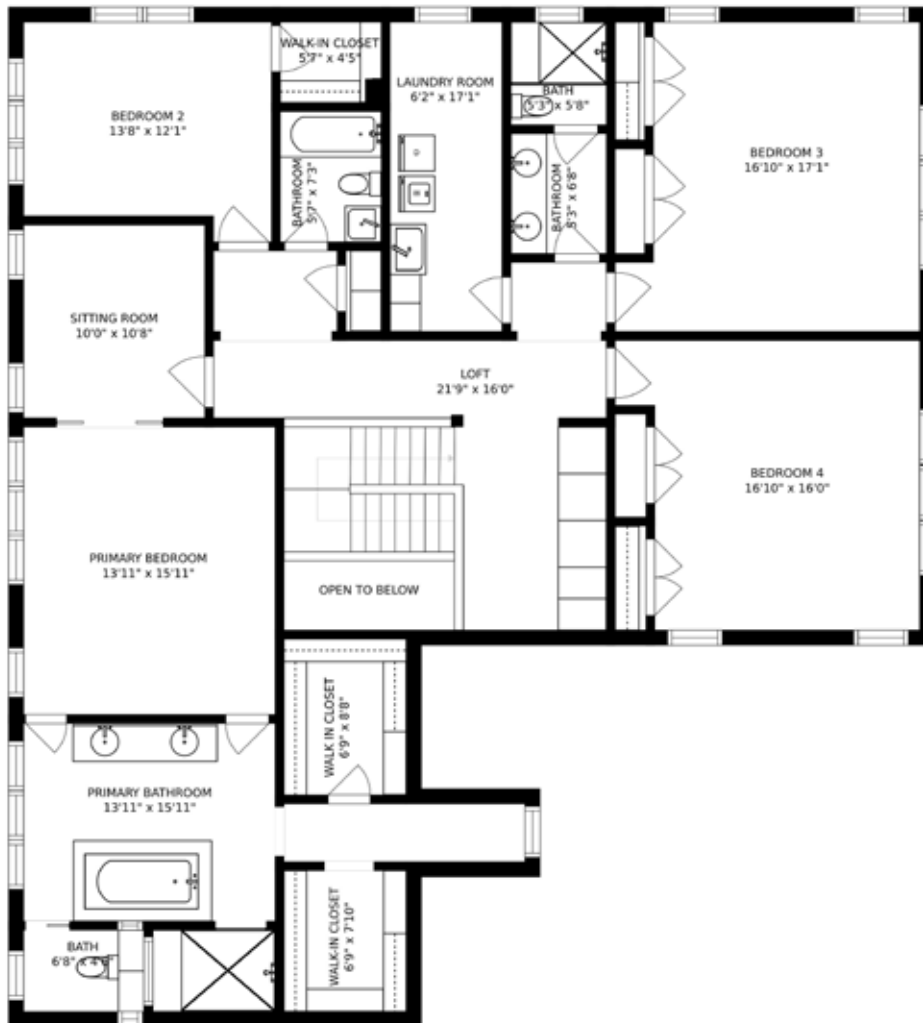
- Custom built-in white wood cabinetry with decorative satin nickel hardware
- White Corian counter and backsplash
- Elkay deep single-bowl stainless steel sink
- Chicago Faucets polished chrome faucet set with attached soap dish
- Daltile white small square flooring
- Maytag Maxima large capacity high-efficiency steam front loader washer and sensor dryer
- Tons of hanging/drying space
- Custom white wood blinds

#### LOWER LEVEL

- Expansive carpeted recreation room with storage closet, windows and white wood blinds
- Separate storage room with rough-in plumbing for additional lower-level bathroom
- Tons of additional storage space

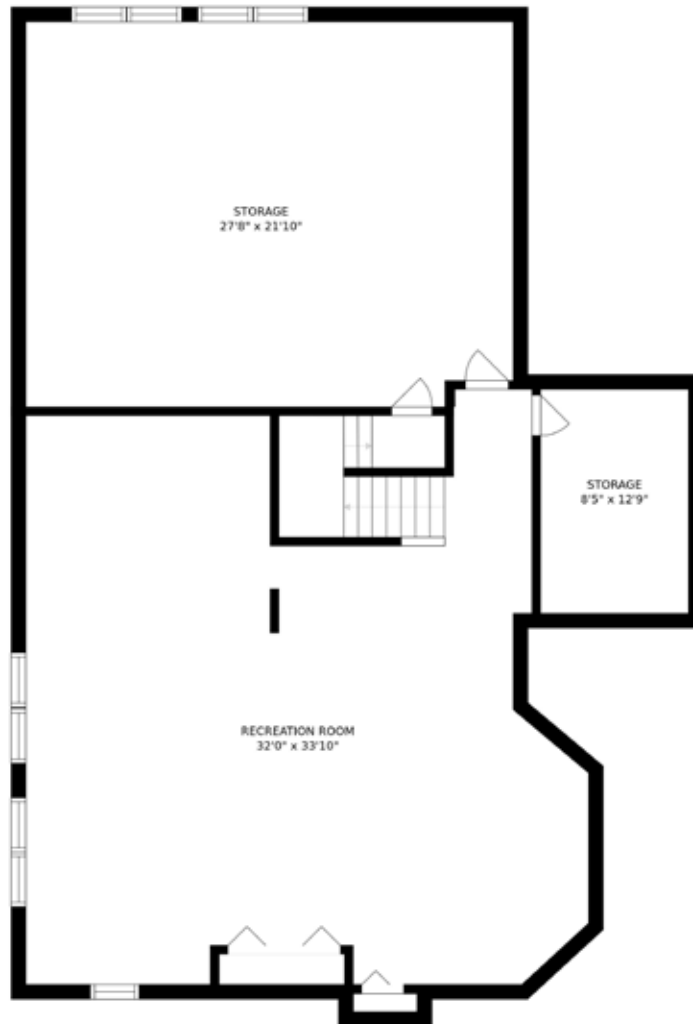


FIRST LEVEL



SECOND LEVEL





LOWER LEVEL



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HOME EXPERTS

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