

LYNDALE RESIDENCE

2527 W. Lyndale

LOGAN SQUARE · CHICAGO

PROPERTY TYPE
Single Family

BEDROOMS
6

BATHROOMS
4.5

STATUS
New Construction

PROJECT SPECIFICATIONS

A complete reference of finishes, fixtures, and materials.

PRESENTED BY BEN LALEZ

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
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Specifications

01	General	10 items
02	Kitchen	14 items
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SECTION 01

General

	CEILINGS Height	10' main / 9' upper & basement	—
	FLOORING Main/Upper	European engineered hardwood flooring - White Oak First Grade Hardwood <i>refinishable up to five times</i>	VIEW →
	FLOORING Lower Level Main Area	High End LVP Lifeproof · SKU 1006712135	VIEW →
	FLOORING Lower Level Bedrooms	Lifeproof Carpet with Petproof Technology Lifeproof · SKU 1009814721	VIEW →
	DOORS Interior Doors	Solid core, 1-panel shaker Standard Lumber	VIEW →
	DOORS Bed/Bath Door Hardware	Black Kwikset · SKU 730HFLSQT5144PK	VIEW →
	DOORS Closet/Hall Door Hardware	Black Kwikset · SKU 720HFLSQT5144PK	VIEW →
	TRIM Base/Casing	Flat stock (5" base, 3.5" casing) Standard Lumber	—
	PAINT Walls	Blank Canvas DC-003 Behr · SKU DC-003	VIEW →



PAINT
Trim/Ceilings

Ultra Pure White
Behr · SKU UPW

VIEW →

SECTION 02

Kitchen



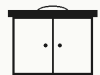
CABINERY
Perimeter

Slim shaker, warm white

T2 Cabinets

Custom

—



CABINERY
Island

Slim shaker, muted blue-gray

T2 Cabinets

—



COUNTERTOPS
Material

Quartz (Calacatta style)

MSI

I have two options for this

VIEW →
OPTION 2 →



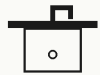
BACKSPLASH
Tile

Vertical stacked, warm white

Floor & Decor · SKU 101457950

I have two options for this

VIEW →
OPTION 2 →



SINK
Type

White undermount

Elkay · SKU 205858741

VIEW →



FAUCET
Finish

Champagne Bronze

Delta · SKU 329006081

VIEW →



APPLIANCES
Range

36" Wolf

—



APPLIANCES
Double Oven

30" Wolf wall oven

—



APPLIANCES
Refrigerator

Panel-ready

—



APPLIANCES
Dishwasher

Panel-ready

—



APPLIANCES
Microwave

Drawer

—



HOOD
Material

white hood

*Custom white oak hood surround, tapered profile, matte finish,
integrated vent insert.*

—



HARDWARE
Finish

Brushed brass

Home Depot · SKU 319257786

[VIEW →](#)



LIGHTING

Selection in progress

[VIEW →](#)
[OPTION 2 →](#)

SECTION 03

Pantry



PAINT
Walls

Midnight Blue
Behr · SKU N480-7

[VIEW →](#)



SHELVING
Material

White oak floating

Home Setup

Custom floating white oak shelving, matte finish, concealed steel bracket support.



COUNTERTOP
Material

Quartz
MSI

[VIEW →](#)



LIGHTING
Type

LED recessed

Halo · SKU 314896475

[VIEW →](#)

SECTION 04

Fireplace



TYPE
Fireplace

Gas direct vent
Napoleon

VIEW →



SURROUND
Material

Quartz slab
MSI

VIEW →
OPTION 2 →

SECTION 05

Primary Bath



VANITY
Material

White oak

T2 Cabinets

Custom rift white oak floating vanity, matte finish, integrated or minimal hardware.



COUNTERTOP
Material

Quartz

MSI

[VIEW →](#)
[OPTION 2 →](#)



SINK FIXTURES
Finish

Champagne Bronze

Delta · SKU 204198490

[VIEW →](#)



SHOWER FIXTURES
Finish

Champagne Bronze

Delta · SKU 329237750

[VIEW →](#)



SHOWER
Type

Frameless



TUB
Type

Freestanding

Woodbridge · SKU 314668217

[VIEW →](#)



TUB FIXTURES
Finish

Champagne Bronze

Delta · SKU 204488787

[VIEW →](#)



FLOORING
Material

Porcelain tile

Floor & Decor

[VIEW →](#)







SHOWER TILE

Selection in progress

Floor & Decor

[VIEW →](#)

	HEATED FLOOR Yes/No	Optional <i>Is this needed for the area?</i>	—
	TOWEL HOOK Finish	Champagne Bronze Delta · SKU 204304656	VIEW →
	TOILET Type	One Piece Kohler · SKU 320020341	VIEW →
	MIRROR	<i>Selection in progress</i> niveal · SKU 325451582 <i>Home Depot exclusive</i>	—
	LIGHTING	<i>Selection in progress</i> <i>Home Depot exclusive</i>	—

SECTION 06

Bath 2



TUB/SHOWER
Type

Alcove tub
Kohler · SKU 311699619

[VIEW →](#)



TILE
Wall Tile

Vertical stacked, warm white
Bedrosians · SKU 326361251
Two options

[VIEW →](#)
[OPTION 2 →](#)



VANITY
Color

Black

[VIEW →](#)



COUNTERTOP
Material

Quartz

—

FIXTURES
Finish

Black shower

[VIEW →](#)

FIXTURES
Finish

Champagne Bronze sink

[VIEW →](#)



MIRROR
Type

Rectangular
Home Depot exclusive

—



LIGHTING
Type

Vanity fixture
Home Depot exclusive

—



FLOORING
Material

Porcelain tile
MSI · SKU 315406084

[VIEW →](#)



TOILET
Type

One Piece
Kohler · SKU 320020341

[VIEW →](#)

SECTION 07

Bath 3



SHOWER
Type

Glass door

—



TILE
Wall Tile

Soft blue (Portmore Sky), vertical stack

—



VANITY
Material

White oak

—



COUNTERTOP
Material

Quartz

—

FIXTURES
Finish

Brushed brass

—



MIRROR
Type

Arched/pill brass frame

—



LIGHTING
Type

Brass sconces

—



FLOORING
Material

Porcelain tile

—



TOILET
Type

One Piece
Kohler · SKU 320020341

[VIEW →](#)

SECTION 08

Powder



PAINT
Walls

SW Naval or SW Hale Navy



VANITY
Material

White oak



COUNTERTOP
Material

Quartz



FAUCET
Type

Wall-mounted, brass



MIRROR
Type

Pill-shaped brass



LIGHTING
Type

Brass sconces



TOILET
Type

One Piece
Kohler · SKU 320020341

[VIEW →](#)

SECTION 09

Bath 4



VANITY
Color

Muted blue-gray

—



COUNTERTOP
Material

Quartz

—



TILE
Wall Tile

Vertical stacked, neutral

—

FIXTURES
Finish

Brushed brass

—



MIRROR
Type

Round brass

—



LIGHTING
Type

Sconces + recessed

—



FLOORING
Material

Porcelain tile

—



SHOWER
Type

Steam

—



TILE
Wall Tile

Selection in progress

—



TOILET
Type

One Piece
Kohler · SKU 320020341

[VIEW →](#)

SECTION 10

Laundry



CABINETRY
Color

Muted blue-gray
T2



COUNTERTOP
Material

Quartz
MSI

VIEW →



SINK
Type

White undermount



FAUCET
Finish

Brushed brass



SHELVING
Material

White oak + brass rod



FLOORING
Material

Porcelain tile



SECTION 11

Mudroom



CABINERY
Color

Warm white

—



BUILT-INS
Type

Bench + cubbies

—



HARDWARE
Hooks

Brushed brass

—



FLOORING
Material

Porcelain tile

—

SECTION 12

Wet Bar



PAINT
Walls

Midnight Blue
Behr · SKU N480-7

[VIEW →](#)



CABINERY
Color

Muted blue-gray

—



COUNTERTOP
Material

Quartz

[VIEW →](#)



BACKSPLASH
Tile

Light neutral tile

—



SINK
Type

Bar sink

—



FAUCET
Finish

Brushed brass

—



APPLIANCES
Refrigerator

Full size

—



LIGHTING
Type

LED strip + accent

—

SECTION 13

Windows



FRAME
Exterior

Black

—



FRAME
Interior

Black

—



WINDOWS
Type

REHAU high-performance windows
20 year warranty

—

SECTION 14

Mechanical

HVAC
System

Dual zone

Honeywell smart thermostats

WATER HEATER
Type

Tankless

Victory pumps with 5-year warranty

SECTION 15

Exterior

SIDING Material	James Hardie siding in pearl grey <i>Exterior materials backed by 10-year labor / 30-year material warranty</i>	—
FRONT DOOR Material	Solid wood door	—
RAILINGS Material	Black metal	—
DECK Material	Pressure treated	—
PARKING Type	Two car garage	—

SECTION 16

Insulation

ROOF Material	R-30 open-cell spray foam	—
EXTERIOR WALLS Material	R-21 spray foam	—
INTERIOR WALLS Material	R-11 sound insulation	—

SECTION 17

Electrical

ELECTRICAL
Type

400-amp electrical service

SECTION 18

Framing

Type	Open-web 14" floor trusses	—
Type	2x6 SPF exterior wall construction	—

INTERESTED?

Schedule a private showing.

Every finish in this home was selected with intention. To walk the space and see the materials in person, contact:

BEN LALEZ

Compass Chicago

[BENLALEZ.COM/LYNDALE](https://www.benlalez.com/lyndale)