

321 Forest, Hinsdale, IL



# 321 Forest Hinsdale, IL



## Property

- Beautiful 62.5' x 187' interior lot located walking distance to town, train, and schools
- Professionally landscaped yard with significant plantings, new sod, stone patio and front walk, and fully irrigated lawn
- New asphalt driveway
- Underground storm water management piping from all downspouts and sump pump discharge

## Exterior

- Architecturally significant French Eclectic style home, with limestone entry and large oversized windows
- Exterior cladding is traditional masonry stucco with custom texture and color, extensive limestone accents and clad-ding, and wrought iron railings
- Two chimneys with custom limestone caps and decorative chimney pot flues
- Half-round copper gutters and round downspouts
- Premium simulated slate shingles with decorative copper accents and standing seam roofs
- Premium aluminum clad wood windows throughout
- Custom wood stained entry door with leaded glass panel
- Fully insulated composite garage doors with windows
- Custom light fixtures around perimeter of home

## Interior

- 6,232 well-appointed finished square feet on four levels plus an oversized two-car detached garage.
- First floor contains a large mudroom with custom built-in cabinetry, powder room, formal living room/private den, large dining room, butler's pantry, walk-in pantry, gourmet kitchen opening to a separate dinette area and large family room with fireplace and coffered ceilings
- Second floor includes four generously sized bedrooms, including a master bedroom suite with oversized walk-in closet and beautifully appointed bath with separate vanities, soaking tub and large shower. Bedrooms two through four each have spacious walk-in closets and private baths.
- Spacious laundry room located on the second floor with sink area and abundant cabinet and counter space
- Third floor has a generous loft space or 6<sup>th</sup> bedroom with full bath and great light from 4 dormers, all accessed by fully milled custom stairs from second floor
- Fully-finished basement features high ceilings, large open entertaining areas with wet bar, wine cellar, exercise room, bedroom, and full bath



## Millwork

- Extensive architecturally consistent millwork throughout home
- Custom profile 4 1/2" wide casing and 7 1/4" tall baseboards on all levels
- Crown moulding in foyer and first floor halls, living room, powder room, dining room, basement media room, game room, and master bedroom
- Family room has coffered ceiling with custom wood beams and masonry fireplace with natural stone and wood surround
- Kitchen to have custom wood beams and recessed bead board ceiling detail
- Custom curved oversized plaster crown detail in Dining room
- Solid core 1 3/4" thick interior doors, 8' tall on 1<sup>st</sup> floor, 7' tall 2<sup>nd</sup> floor, 3<sup>rd</sup> floor, and basement, all with raised panel design and upgraded hardware

## Kitchen and Baths

- Kitchen and baths feature custom cabinetry with solid wood and plywood construction extensive trim details and custom hardware
- Solid 1 1/4" thick marble and granite tops in kitchen, mudroom, laundry, all baths and basement bar
- Professional grade Thermador stainless steel appliances for kitchen, wine and beverage center for butler pantry and basement, and high efficiency washer and dryer in laundry room.
- Beautiful and durable plumbing fixtures from Kohler, Moen, and Toto throughout
- Full frameless 3/8" thick glass shower doors for master, attic, bath 3, and basement bath showers, and mirrors in each bathroom

## Flooring and Tile

- Flooring on entire first floor (except mudroom) and second floor hall is 3 1/4" wide white oak hardwood with custom color stain and durable multi-coat finish
- Upgraded custom designed porcelain, natural stone, and marble tile in mudroom, basement bar area, and all bathrooms
- Premium grade carpet and padding installed in all bedrooms, third floor loft, and basement entertaining areas
- Durable painted floor finish for basement mechanical room and garage floors

## Electrical and Low Voltage

- New 400 amp underground electrical service with room for future expansion and generator hookup
- Juno 6" recessed can lights with upgraded LED bulbs and trim
- Generous decorative light fixture allowance for all wall and ceiling lighting
- Decora style toggle type light switches with matching outlet trims
- Well planned and future-proofed low voltage wiring for data, phone, media, and audio

## HVAC and Mechanicals

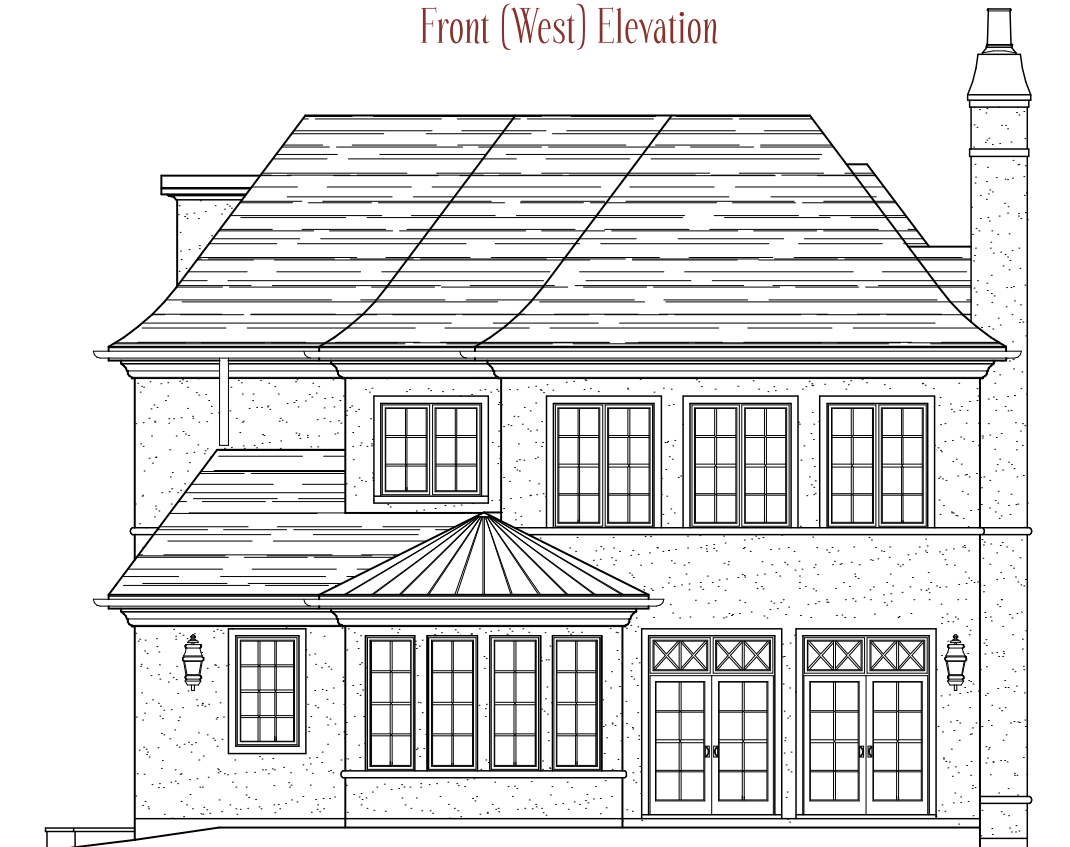
- Design-built heating and cooling system using energy efficient equipment with proper zoning to ensure consistent heating and cooling throughout home
- Furnace units feature high-powered humidifiers with upgraded media type air filters
- 75 gallon high-efficiency water heater with recirculation line to deliver hot water quickly at each fixture
- Wi-Fi enabled fully programmable thermostat units with digital displays



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Front (West) Elevation



Rear (East) Elevation



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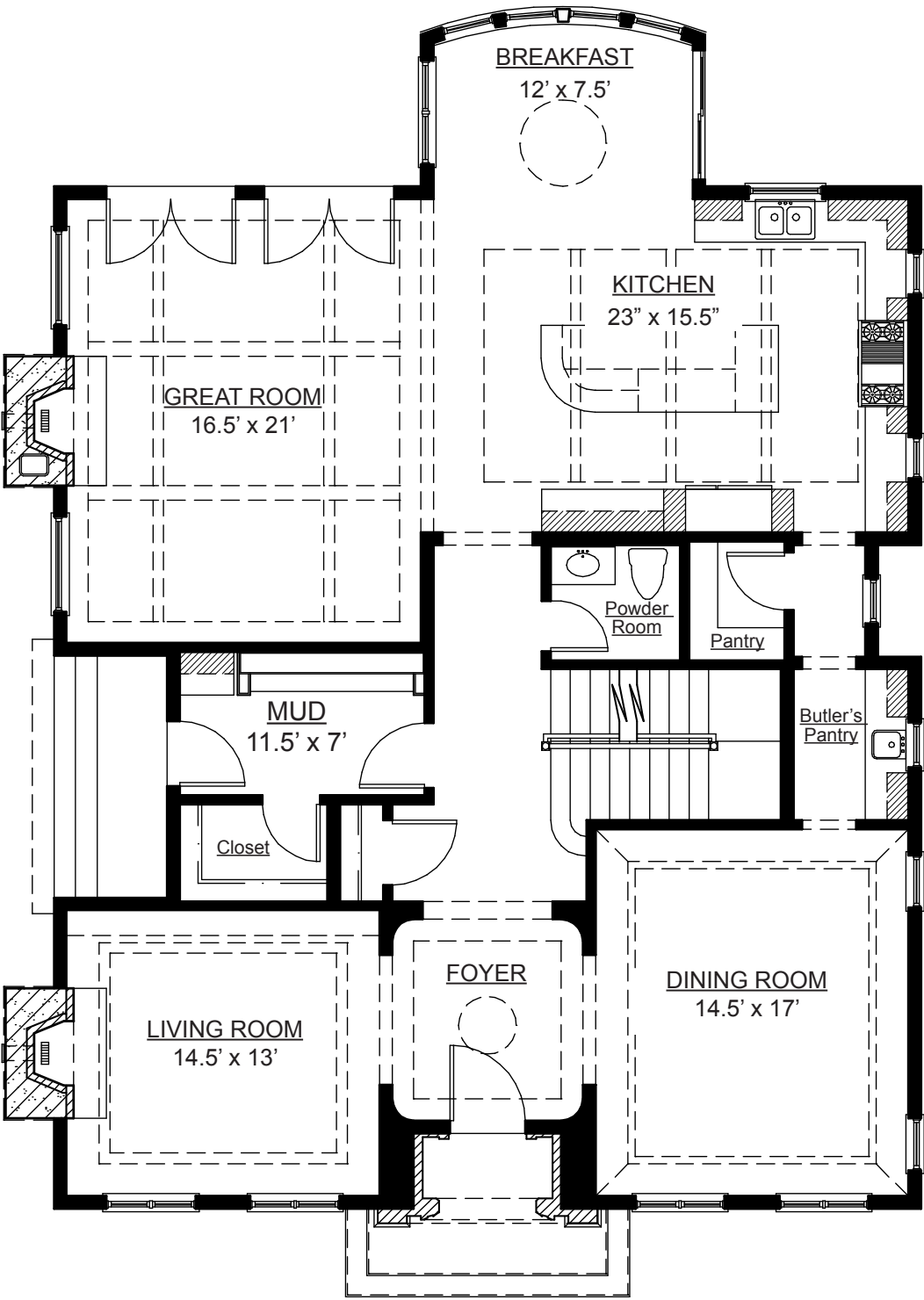
Left Side (North) Elevation



Right Side (South) Elevation

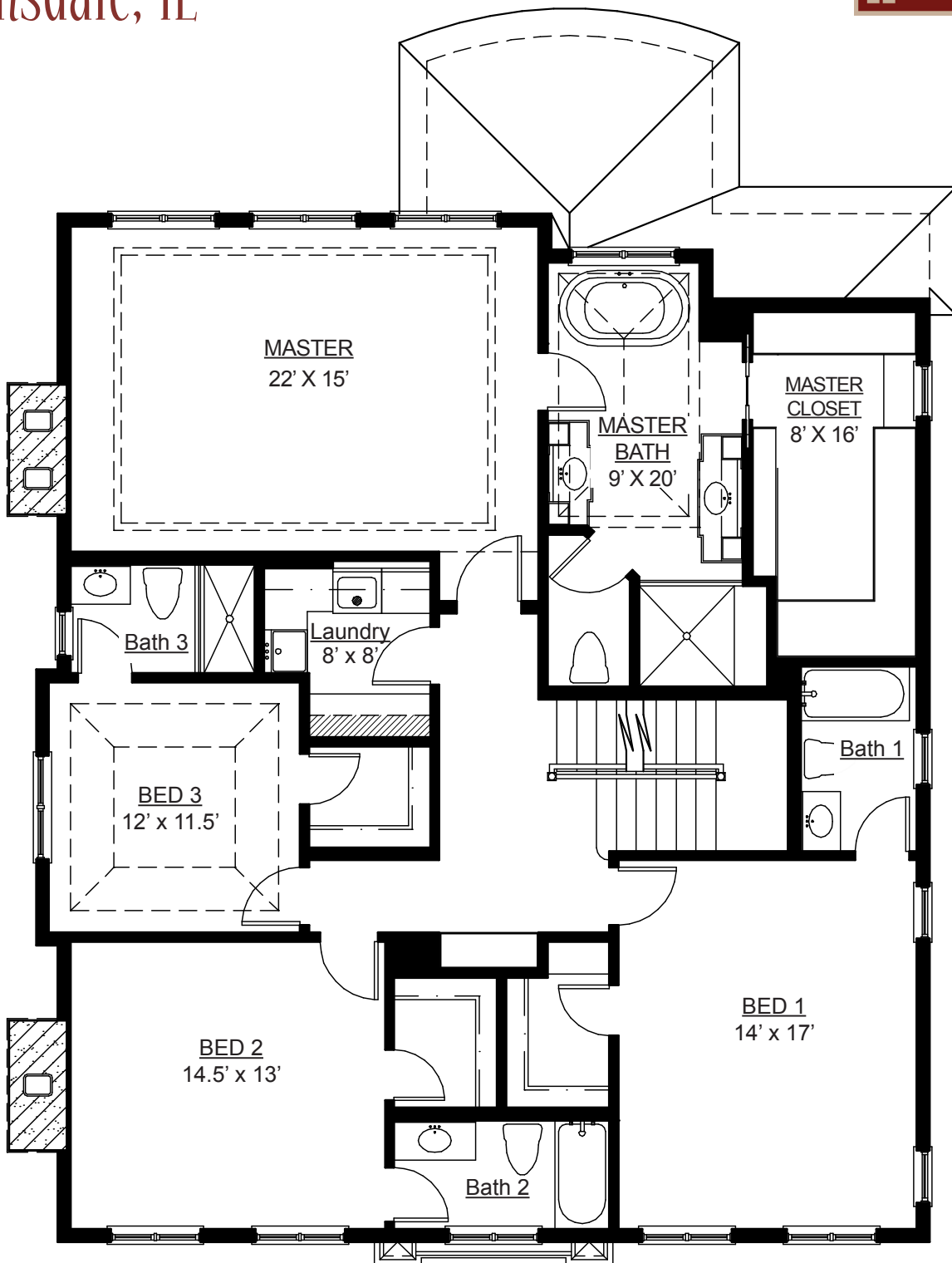


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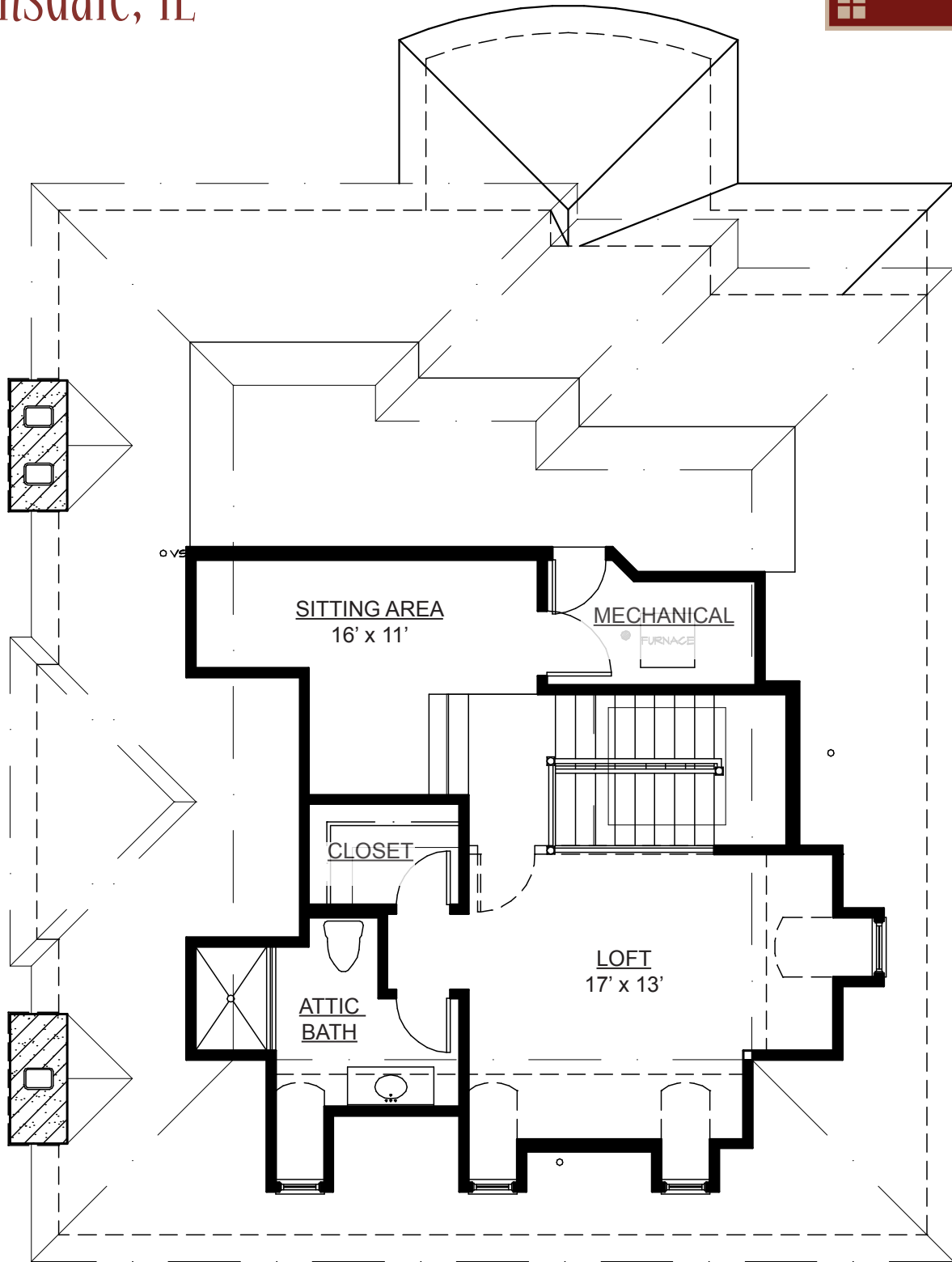
FIRST FLOOR PLAN  
(1918 Square feet)

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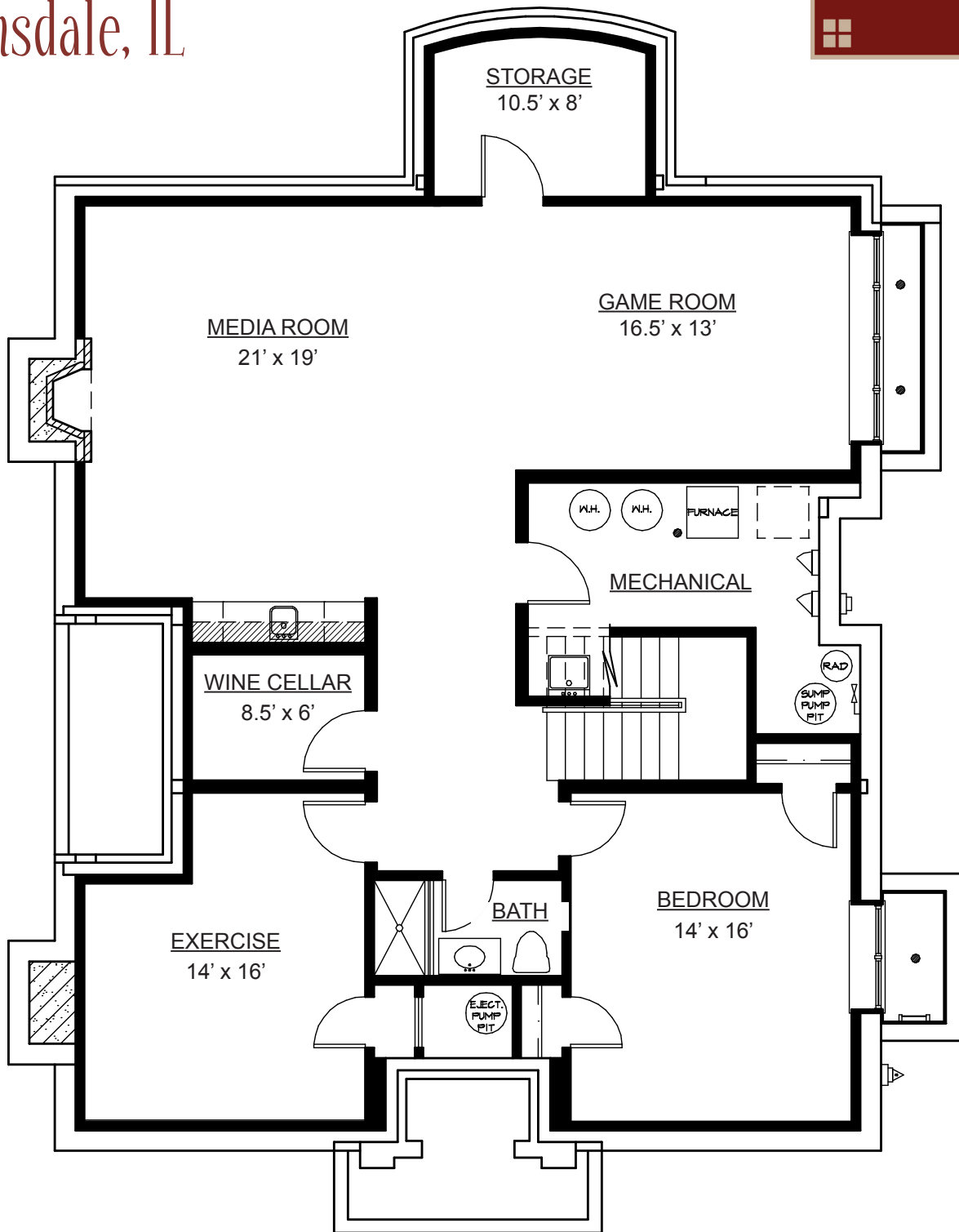
SECOND FLOOR PLAN  
(1864 Square feet)

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ATTIC FLOOR PLAN  
(720 Square feet)

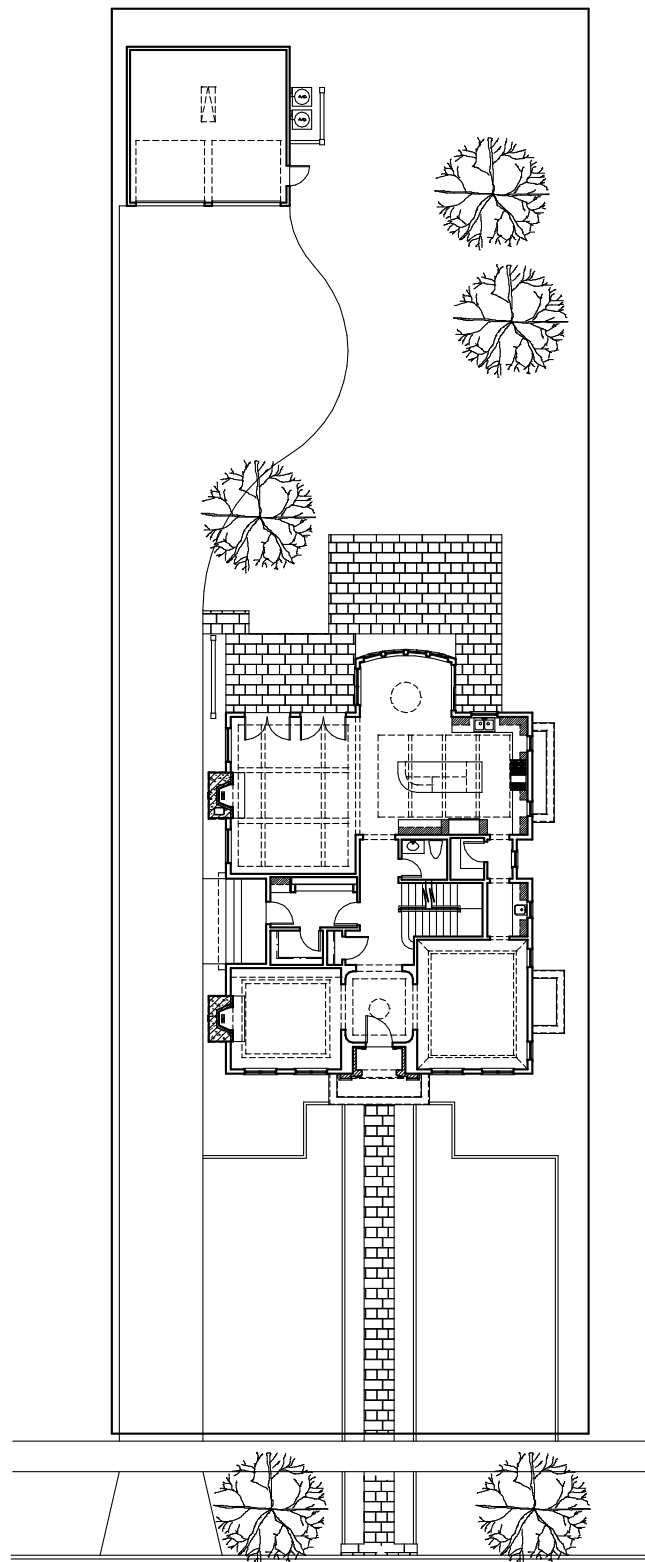
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**BASEMENT FLOOR PLAN**  
(1730 Square feet)



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SITE PLAN

