



CHICAGO

4 ♦ 5 ♦ 2



DOWNTOWN LIVING

ONLY 2 UNITS AVAILABLE  
LOCATED AT 452 CHICAGO STREET IN  
VALPARAISO, INDIANA



**COOLMAN**  
BUILDERS

**MJF** DEVELOPMENT

**\$759,000**  
**OWNED FEE SIMPLE, SINGLE FAMILY HOME**

**Downtown Living Highlights**

Easily walkable or bike-able access to all that Downtown Valparaiso has to offer like...

- Dozens of fine dining and shopping options
- Central Park Plaza which includes the seasonal farmer's market, outdoor family movies, concerts, splash pad and winter ice skating rink
- Memorial Opera House plays and concerts
- Numerous yearly festivals, parades and special events hosted by the City of Valparaiso

**Exterior/Building finishes**

- Exteriors are clad with durable full masonry brick, LP Board & Batten SmartSide® siding and intricate detailing
- Private entrance through an 8ft tall Therma-Tru® front entry door
- Pella® Lifestyle Series windows with black jambs and casings
- Cozy covered patio with gas fireplace, perfect for entertaining family and friends outdoors
- Courtyards with privacy fencing, including irrigation and uplighting
- Beautifully landscaped
- Dusk-to-dawn photo-eye lighting at garage and landscape uplighting
- 2-car garage, insulated and painted interior with ample storage space
- Additional parking for family and guests
- NIPSCO gas and electric-individually metered

### **Interior finishes**

- 10ft ceilings throughout the main level with 8ft solid/painted doors
- 9ft ceilings on upper level with 6'8" solid/painted doors
- Engineered Wood floors throughout create unique, flowing elegance and natural beauty
- Schlage® Matte Black Latitude door hardware
- Sherwin Williams interior paint package; Eggshell and Lo-Sheen Satin finishes
- SimpliFire® Allusion Platinum 60" Linear Electric Fireplace with brick surround to ceiling and elegant custom-made painted mantle
- Closet shelving – Free-Slide hanging system with Tight-Mesh Storage/Linen in pantries and linen closets
- Ceiling fans provided in select rooms.
- Primary suite laundry with cabinetry and quartz top and hamper space below, clothing rod above

### **Kitchens**

- Elegant two-tiered maple cabinets with Shaker style doors, crown molding and under cabinet lighting with light rails
- Full extension, soft-close, dovetailed cabinet doors and drawers
- Built-in Coffee Bar in dining/kitchen
- Choice of stain or painted style cabinets and choice of cabinetry door & drawer hardware
- Countertops-Quartz w/choice of color & edge profile
- Ceramic backsplashes included
- Delta® Venta faucet w/ finish choice
- Standard Appliance Package in Stainless includes Zephyr® Retractable Rangehood, Bosch® 36" Counter-Depth Refrigerator, Dishwasher, Slide-In Gas Range, Sharp® 30" Built-in Microdrawer and ½ hp. Incinerator

## **Bathrooms**

- Master Bath has a beautiful walk-around ceramic shower with full glass panel, ceramic floors, Hansgrohe® faucets in black or brushed bronze finish w/handheld on adjustable slide-bar
- Guest Bath includes a 60" x 36" soaker tub with Intuitions® Kayra Series tub/shower showerhead and stunning ceramic walls and floors
- Maple Vanity Cabinetry, full extension soft-close drawers and soft-close doors
- Black or brushed bronze accessories; towel bars, paper holder, towel rings and shower rods
- Raised Vanity Height (34")
- Vanity tops are Quartz in the primary and cultured marble elsewhere - choice of colors and styles
- Toto® Toilets – White elongated, comfort height
- Bring your personally chosen mirrors to be hung to your specification

**Contact: Carol Mazzaro Call (219)464-7510 or Text (219)789-8691**  
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Main Floor

Upper Floors

2,321 sq.ft. of living space plus 240 sq.ft.  
of outdoor living space with your covered porch





# Upper Floors



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