

1917 *North* Honore

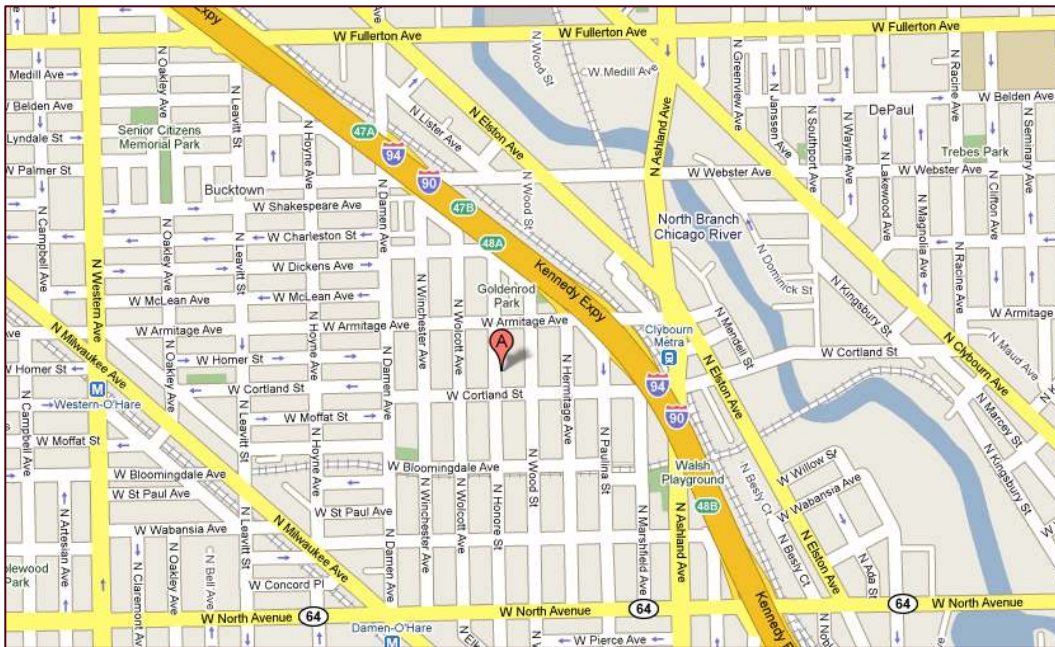


THE
LOWE
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LUCAS

 **Prudential**
Preferred Properties

1917 *North* Honore



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LUCAS



Prudential
Preferred Properties

Lucas Properties



LUCAS

Lucas Properties began creating extraordinary single family homes in 1984, uniting uncompromising commitment, talent and quality to realize well-designed homes that nurture your well-being and safeguard your investment for generations to come.

Lucas homes set the standard for exceptional living, with their ability to transcend time and their flowing, intelligently creative spaces....Lucas homes are truly "built for your life". Some of the signature elements are breathtaking kitchens, luxurious baths, and calming transition from indoors to outdoor gardens. Lucas homes are welcoming and elegant with an abundance of natural light. They lend themselves to any décor, and are particularly suited to showcase your prized possessions. Most importantly, Lucas homes adapt to your constantly changing lifestyles and needs.

Jim Lucas and his family have resided in Bucktown for over 20 years. Jim has played an integral role in the flourishing neighborhood by embracing the residents, along with the concerns associated with a rapidly growing and changing community, while building over 40 quality homes in the area. Jim's strong dedication to his employees, many of whom have been with him more than 20 years, and his clients, some of whom are in their second Lucas home, has afforded him the unique ability to live harmoniously as a neighbor among the homes he has built.

The homes Lucas Properties builds are environmentally friendly, stately, and unique with an heirloom quality. Their timeless facades and flourishing gardens weave into the fabric of the neighborhood, giving Bucktown its sense of enduring style and vitality.

Introducing...



1917 *North* Honore

This intelligently creative, sun-filled, 2 ½ -story home with its distinctive brick and limestone façade occupies a 33 x 125 lot that was designed for living. The 5 bedrooms, 4 ½ baths and 3 ½ car heated garage are nestled in this centrally located, premier low-density, Bucktown neighborhood. Additionally, this home is within walking distance of trains, excellent restaurants and wonderful shopping and is just minutes away from the lakefront and downtown.

After walking through the pillared gate and upon passing the generous flower boxes on either side of the blue stone steps, the home becomes alive and the stage is set for an inspirational experience.

As you enter the welcoming foyer on the main level, you are introduced to the stunning 2.5 story light well and main stairwell, which is the central hub for the living room. A beautifully carved limestone mantle adorning the fireplace and the formal dining room follow, all flanked by the evening sun through a wall of windows.

From here one passes the powder room through a hall to the expansive family room and kitchen: the "heart and soul" of the home. An east facing wall of windows over a built-in breakfast nook welcomes the rising sun and looks on to the generous, sheltered interior garden adorned with trees, wonderful plantings and bluestone pavers. In an extraordinary kitchen boasting custom cabinetry, discriminating appliances, a massive island, and a walk-in pantry facing the family room fireplace and windows to the garden, one is inspired to create remarkable meals and spend precious time with family and friends. For a more intimate gathering, the formal dining room is serviced through a galley butler's pantry, providing a memorable occasion.



The main stairwell flows into the second floor hall where you are greeted by an open library /den , which can easily be converted into the 4th bedroom of the level. The light filled hall provides access to the two front bedrooms, two baths, a laundry room, and a fabulous master suite. The enormous master bedroom opens to a private deck overlooking the garden, a phenomenal bathroom spa full of natural light from windows and a large skylight, along with a large closet - all insulated from the sleeping quarters to flawlessly accommodate our busy lifestyles as well as grant a well deserved retreat.

An expansive roof top deck with incredible views of the Chicago skyline is accessed from the main stairwell and a penthouse, which is home to a convenient built- in granite wet bar with a Subzero refrigerator.

You may enter the lower level from the main stairwell as it gently spills into a bright family room that occupies the front of the house. French doors lead into a study/office, a hall providing a second laundry/utility room, a storage room , and a fifth bedroom that leads through the middle of the floor to a large recreation room.

The windows of the recreation room look out to the garden while the rear stairwell creatively connects this all- purpose room to the garden and the kitchen/ family room, filling the lower level with sunlight. A wet bar, wine cellar and bath with a steam room complete the home and provide generations of options.

Having a garden as large as this in a city home is a rare find and an incredible opportunity. Additionally, the 3.5 car heated garage provides ample space for whatever life brings your way.

The room sizes, placement and flow of this home reflect decades of experience and knowledge earned by successfully designing homes for a wide range of needs of individuals and families, some of whom are living in their second Lucas home and still enjoying the quality and integrity that Lucas Properties has provided over the many years. A magnificent home truly "built for your life".

Specifications



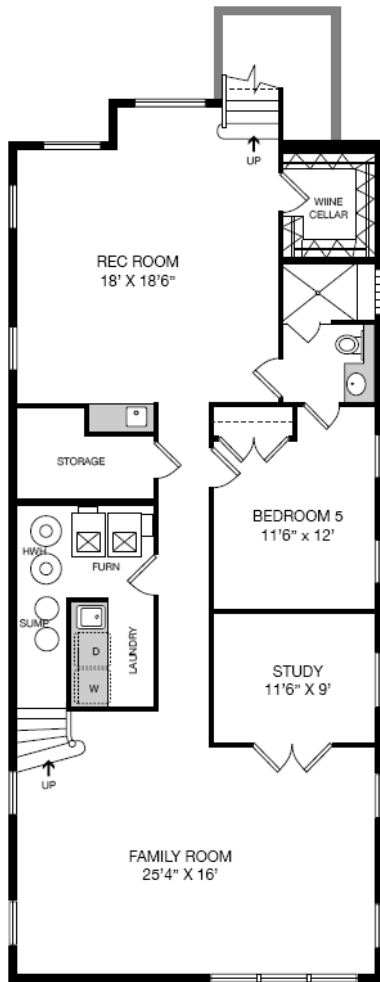
- × 33.5' x 125' lot
- × Over 5000 square feet of living space
- × 5 bedrooms 4.5 baths
- × 3.5 car heated garage
- × Oversized yard
- × Intelligently creative and functional floor plan
- × Abundant natural light and connection to outdoors throughout
- × Kitchen with sitting area, walk-in pantry, butler's pantry and breakfast nook facing an interior garden
- × Penthouse with rooftop deck
- × 1200 bottle temperature controlled wine cellar
- × Solid masonry construction
- × Aluminum clad insulated windows and doors, Velux skylights
- × Fiberglass batt insulation throughout, R-30 at roofs, full-depth framing with
- × R-11 at exterior walls, R-11 sound attenuation at all interior walls and ceilings
- × Three Carrier ultra-high efficiency furnaces and air conditioning units with humidifiers and programmable thermostats
- × Wood-burning fireplaces with gas log lighter at living room and family room
- × Washer/dryer hookups at both 2nd level and basement level
- × Separate sump pump for interior field drains and ejector pump for lower level plumbing
- × Two tandem 75 gallon high efficiency water heaters with hot water return lines

Specifications

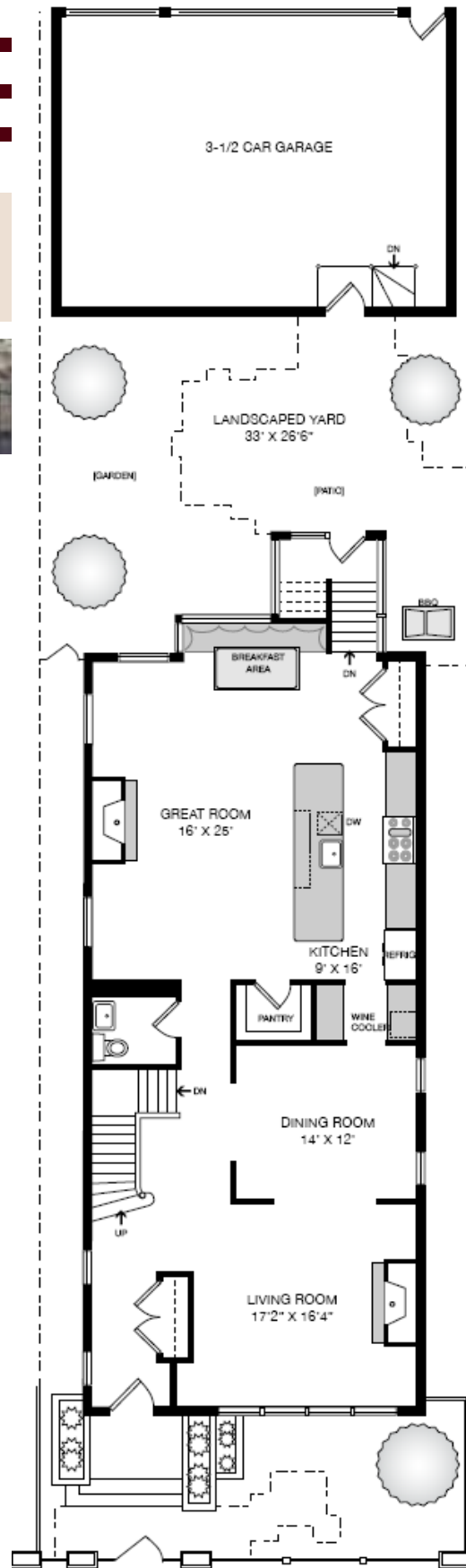


- × Isolated hose bibb piping system
- × Programmable underground outdoor sprinkler system
- × 200 amp electrical service with two 40 circuit breaker panels
- × Lutron "Diva" dimmers throughout
- × Telephone and tv piped throughout with CAT-5 wiring and RG-6 cable at all low-volt openings
- × Security system complete with sensors at all openings, motion detectors, glass break sensors and smoke/CO2 detectors, with telephone hook-up and cellular back-up to a central office
- × Doorbell/intercom through phone system
- × House is prewired for sound inside and outside complete with volume controls and speakers
- × Dark stained brazilian cherry flooring and steps
- × Solid poplar trim package and 2-panel stained interior doors
- × Custom designed and made cabinetry at kitchen, baths and closets
- × Natural stone, glass and hand-made glazed tile, with stone tops throughout
- × Top-of-the-line Subzero, Wolf, Bosch and Whirlpool appliances
- × Baldwin hardware
- × Kohler, Duravit, Grohe, Hansgrohe, Zuma plumbing fixtures
- × Franke sink and water filter in the state-of-the-art kitchen
- × Steam unit in lower level bath
- × Benjamin Moore paint throughout, eggshell at all the woodwork, matte finish at walls
- × Trex decking at all decks

Floor Plans

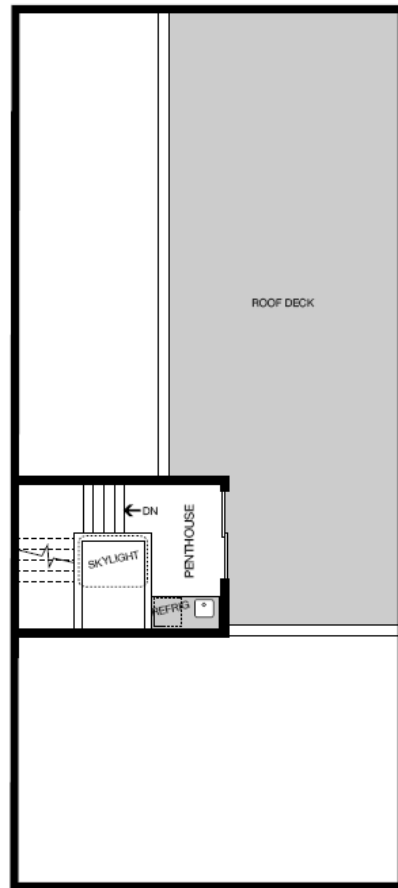
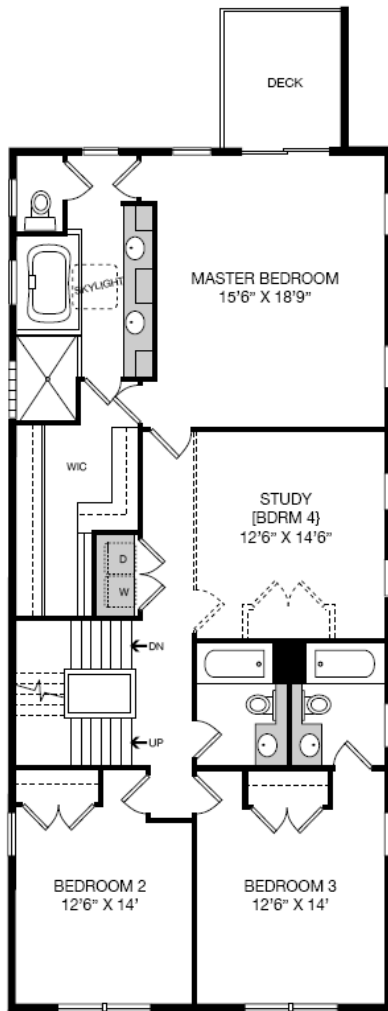


Lower Level



First Level

Floor Plans



Second Level

Roof

Testimonials



From Patti & Gerald Mackin

"Building a house with Jim Lucas was a smooth, enjoyable and terrific experience. During the entire construction process, we were kept informed and told step-by-step what was next. The crew weren't simply carpenters or builders, but expert craftsmen who answered our questions and were easy to work with. When the house was completed, we actually missed having them around. Jim's post-construction assistance and advice has been especially helpful since this is our first house after apartment-living. It's almost six years and Jim still helps us out if we have any issues. The house is so well-built that we simply never worry about problems which seem to plague so many other homes."

From PJ Huixenga

"Jim Lucas constructed our home with a level of personal pride that you rarely see with a builder these days. His attention to detail is impeccable and he never settled for "good enough." Jim was always on location to ensure things were done right. Three years after purchasing the home from Jim Lucas, I have still called with questions and he is extremely responsive. I would highly recommend Jim Lucas."

From Sarah and Cliff Norris

"My wife and I met Jim Lucas over 15 years ago and we asked him to build us a house to start a family. When our family grew to six+ a dog, we needed more space, and Jim built us a bigger house. Our daughters are now tweens and they need their own space, so Jim is going to fix that problem by altering our third floor. When you get a Lucas House, you get a home for life and life is always changing."

From Lee G. Aulel and Aaron Dennison

"We work in residential real estate, so we have heard many horror stories about builders who are looking to turn a quick dime. Lucas Construction isn't one of "those" builders. It takes someone who is confident in their work to build mainly in the neighborhood in which they themselves live. The quality of Lucas Construction's work was completely satisfying. Industry professionals who have visited the house marvel at the high quality and the "fit and finish." Our house is just plain beautiful. Lucas Construction worked seamlessly with our kitchen and bath designers, our audio/video people and our landscaper. And old-fashioned work ethic was obvious, from the foreman on down. Attention to detail is key. The worksite was kept clean. Every deadline was met. Pricing was fair and above-board. They actually honor their warranties and then some. No horror stories here. I've recommended Lucas Construction to many friends and clients. We've lost count of the unsolicited offers to buy our house. We're not leaving unless we can have another Lucas home."

Testimonials



From Pat and Don Pierini

"We are Don and Pat Pierini and we live in a beautifully constructed Lucas Properties home. We are writing this testimony to provide our reasons for choosing Lucas Properties as our Design/Build contractor when there were many to choose. After visiting several Lucas homes we were convinced by what we saw that Jim Lucas was the individual to build our home. We asked that he indulge our preferences and reflect our life style into his design. Having a construction background of more than 30 years in steel fabrication and construction, our familiarity with the building process may have been a deterrent to some builders, but not Jim. Not only did he interpret our design requests, both inside and outside, he executed them to the exactness for which they were drawn. For those construction minded individuals, architects, tradesmen etc., he analyzed each important detail, determined the manner in which to enhance and proceed to the extent that one would smile when seeing the results. Our home is timeless in design and constructed to last more than a lifetime. All materials used were of the highest quality, yet always within the budget allowed for each and every allowance. All workmanship was attended to like it was his home. The attention to detail is unmatched and rarely seen in projects I've witnessed first hand. Pat and I could no be happier or more proud of our home and delighted with our selection of Lucas Properties as our builder of choice."

From Lisa and David Aronson

"It's been well over 10 years since we built our first home with Lucas Properties. But we can distinctly remember that the quality of the workmanship and the honesty and integrity of the builder were our top priorities. We were involved in every aspect of the building process, from the lighting plan to where to put the outlets. These were daunting details for first time builders like us, but Jim knew that they were important details, because they would have an effect on how we lived. Many of the design elements came directly from Jim, who has a knack for maximizing a home's interior space and creating rooms that make a statement. But what struck us most as we worked with Jim was his integrity as a builder. Not only was the quality of workmanship excellent, but Jim was a man of his word. We could always count on him to follow through with something that he promised, even if it wasn't in writing. And once we were in our home, we never felt abandoned. We were always confident that Jim and his team would be available to us if we needed them. As our family grew, we returned to Lucas Properties to build another fabulous home. They did not disappoint."

From Jim & Leticia Murphy

"In 2005 my husband and I moved into our custom home built and designed by Jim Lucas. As a realtor for 20 years representing both buyers and sellers, I can personally attest that Jim Lucas prides himself in creating both a quality custom home and making his clients into life long friends. Jim's level of integrity is a rarity in this industry and his fine attention to detail helps to create a home that is both beautiful and functional."