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Northwest (continued)	NH	Type	#	BR	BA	Price	Contact
3702 N. Milwaukee, Gables of Old Irving		TH	12	4	3	\$470s-\$530s	773-529-9200
3706 W. Wrightwood		C	8	1-3	1-2	\$170s-\$280s	312-266-7000
3721 N. Elston		C	6	3	2	\$370s-\$410s	312-501-5151
3737 N. Pulaski, Flats of Old Irving		C	8	1-2	1	From \$230s	312-642-1400
3749 W. Byron		C	9	2	2	From \$270s	312-475-4549
3812 N. Sacramento		SF	1	4	3.5	From \$720s	773-583-5834
3817 N. Kenneth		SF	1	4	4.5	\$1.2M	312-266-7000
3840 N. Troy		SF	1			\$790s	773-524-4343
3848 W. Wrightwood, Logan 38		C	12	2-3	2-3	From \$260s	773-477-4200
3902 N. Kilbourn, Village Homes		SF	15	4-5	3.5	From \$720s	773-549-1855
3911 W. Addison		C		2-3	2-2.5	\$240s-\$390s	847-769-6015
3917 N. Kedzie, Kedzie Village		C		3	2	From \$410s	312-944-8900
3927 W. Belmont, Shoemaker Lofts	X	Loft		1-2+		From \$180s	773-283-5638
4000 N. Kolmar, Mayfair Crossing		SF	26	3-4		From \$500s	773-777-8910
4011 N. Francisco, Francisco		C	44	1-2	1-2	From \$290s	312-491-0200
4015 N. St. Louis		SF	4	4	3.5	\$700s-\$720s	773-687-4663
4027 N. Francisco, Flats on Francisco		C				From \$270s	312-475-4549
4057 W. Melrose, Melrose Condos		C	16	1-2	1-2	\$160s-\$200s	312-254-0200
4104 N. Western		C	6	2-3	2	\$390s-\$400s	773-524-4444
4114 N. Spaulding		C	12	2	1	From \$210s	773-549-1855
4131 W. Belmont, Belmont Lofts		Loft	54	1-2	1-2	From \$220s	773-202-7999
4135 N. Kedvale, Kedvale Commons		C	8	2-3	2	\$270s-\$360s	312-642-1400
4137 N. Narragansett, Dunning Courtes		TH	9	3	2.5	\$510s-\$580s	847-832-2145
4221 N. Keeler		C	3	3		\$290s-\$410s	312-640-7010
4300 N. Troy, Cullom Corner		C	6	1-3		From \$210s	312-943-1515
4309 N. Richmond		C	6	2	2	From \$350s	773-549-1855
4325 N. Albany		SF	1	4	3.5	From \$700s	773-583-5834
4333 N. Troy, Troy Court		C	20	1-2	1	\$170s-\$220s	312-751-0300
4341 N. Sacramento, Sacramento Gardens		C	22	1-2		From \$170s	847-425-3864
4748 N. Washtenaw		C		1-3		\$190s-\$270s	773-549-1855
4750 N. Albany		C	29	1-3		From \$140s	773-549-1855
4770 N. Manor, Manor's Gate		C	17	2-3	2	From \$280s	773-477-4200
4810 N. Laverne, Kennedy Estates		C	22	2	2	\$330s-\$420s	312-751-0300
4815 N. Kimball, Kimball Park		C	24	2	1.5-2	\$230s-\$290s	773-687-5159
4900 N. Drake, Drake Commons		C		1-3	1-2	\$150s-\$280s	312-943-1515
4922 N. Rockwell		C	8	2		\$260s-\$380s	312-867-8177
4944 N. Kimball		C		1-3	2	From \$220s	773-549-1855
4949 N. Lincoln, Townhomes on Square		TH	31	2-3	3	\$490s-\$610s	773-281-1119
4950 N. Western, Courts Lincoln Square		C	49	2-3	2	From \$280s	773-506-0022
4952 N. Spaulding, Albany Park Manor		C	30	2	1.5	\$200s-\$210s	312-981-2377
4956 N. Spaulding, 3331 W Argyle		C	24	2-3	1-2	\$180s-\$230s	312-640-7010
5073 N. Kimberly		SF	1	4	3.5	\$670s	312-642-1400
5148 N. Avers, Avers Court		C	31	2-2+	1-2	\$180s-\$270s	312-751-0300
5200 W. Armstrong, Edgebrook Glen		SF	64	4-6	3.5-4.5	From \$680s	773-545-4099
5300 N. Lincoln, Lincoln Manor		C	13	2-3	2	\$300s-\$380s	773-524-4505
5321 N. Lincoln		C		2	2	From \$320s	773-549-1855
5325 W. Windsor		SF	3	3	2.5	\$590s-\$640s	773-506-4138
5700 N. Maplewood, Maplewood Condos		C	12	2	1-2	\$190s-\$240s	312-943-1515
5755 N. Rockwell, Rockwell Terrace		C		2	2	\$200s-\$250s	773-851-7972
5756 N. Campbell, Ardmore		C	12	1-2		\$160s-\$240s	312-943-1515
5870 N. Lincoln, 5588 N. Lincoln		C		2	2	\$230s-\$500s	312-266-7000
5870 N. Lincoln, Lincoln Crossing	X	C	35	1-2	1-2	\$240s-\$490s	773-907-9310
5870 N. Lincoln, Lincoln Point	X	C		1-3	1-2	\$230s-\$420s	312-397-3087
5978 N. Lincoln, Chaville		C	21	2-3	2-3	\$330s-\$450s	773-467-5300
6100 N. Rockwell, Rockwell Corners		C	19	2-3	1-2	\$170s-\$180s	312-943-1515
6141 N. Washtenaw, Chateau		C	3	3-5		\$280s-\$340s	312-943-1515
6209 N. Mozart		C	6	3	2	\$310s-\$330s	312-266-7000
6224 N. Washtenaw		C	4	1-3	1.5-2	\$200s-\$300s	773-293-1200
6254 N. Rockwell		C	19	2	1	From \$180s	312-640-7010
6307 N. Francisco, Sequoia		C	8	2	2	\$180s-\$250s	312-943-1515
6312 N. Fairfield		C	6	3		From \$180s	312-948-2555
6419 W. Touhy, Edgebrook Pointe		C	18	2-3	2	\$350s-\$390s	847-832-2138
6428 N. Fairfield		C	4	3	3	From \$340s	312-491-0200
6448 N. Fairfield		C	3	3	2	\$280s-\$320s	312-491-0200
6700 N. Kedzie, Residences of Regent Pk	X	SF		6-10	3-9	\$1M-\$3M	773-465-4881
7039 W. Grand, Galewood Station		C	12	3	2	From \$250s	773-875-7878
7162 W. Grand		C	12	3	2	\$250s-\$270s	773-719-9829
7443 W. Irving Park		C	3			From \$280s	773-320-4442
7554 N. California, Westgate Crossing		C		2-3		From \$250s	773-529-9200
7742 W. Higgins, Norwood Terrace		C		3	2	\$360s-\$370s	847-832-2154
8251 W. Irving Park		C		3	2	From \$270s	773-719-9829
8503 W. Catherine, Catherine Courts		C	498	0-2	1-2	\$140s-\$200s	773-444-0744

HOME NEWS



Parkhomes townhouses, condos open in new Lakeshore East phase

Homebuyers who want new construction in the heart of downtown usually have to be content with a high-rise condo. Townhomes are rare, but those with a cool \$1.5 million have all kinds of options in Chicago, and now, a townhouse by the lake is one of them.

Magellan Development Group is selling 24 three-bedroom Parkhomes, traditional townhouses and townhouse-style condos that will overlook the central park at its 28-acre Lakeshore East community, located along Lake Shore Drive between Wacker Drive and Randolph Street.

The homes, priced from \$1.5 to \$2.5 million, will sit on the southeast corner of the six-acre community park. Some will face Upper Harbor Drive, and others will have views of Monroe Harbor and the Chicago Yacht Club, said James Loewenberg, a partner in Magellan Development Group.

California-based Steinberg Architects designed the homes to "sort of pick up architectural elements of the Near North Astor Street area," Loewenberg said.

The concrete homes will offer a range of facades incorporating masonry, brick and wood features, he said.

The Parkhomes likely will appeal to empty nesters who are accustomed to living in single-family homes but want to be close to the bright lights of the big city, said Magellan's marketing director Trisha Van Horn.

"They want to enjoy their own entry and don't want a doorman," she said. "They want the private feel of an individual home but they want

this location." The townhomes are configured in two buildings, the first of which consists of 10 three-story homes with rooftop terraces. These are traditional side-by-side townhouses that share demising walls but have no neighbors upstairs or downstairs.

The second building is seven stories and houses 12 homes with balconies and terraces. Ten of these units offer more space and privacy than typical condos because they have three levels, but unlike traditional townhouses, they are "stacked" like condos. This mid-rise is capped with two single-level penthouses with private terraces.

The homes' interiors are finished with Snaidero cabinets, Grohe fixtures, Sub-Zero refrigerators, Miele dishwashers and Wolf ovens, Loewenberg said. Other features include designer recessed lighting, fireplaces with granite surrounds, crown moldings and Whirlpool tubs.

Buyers can customize the Parkhomes for a unique look, Loewenberg said. "If a client wants to move a wall or paint a kitchen we are accommodating that request," he said.

The developer also is offering to install elevators for buyers who don't relish the thought of climbing stairs, Van Horn said. "If a buyer doesn't want to install an elevator, they'll have extra closet space where the elevator would have gone," she said.

The on-site sales center opened July 5 and construction is slated to begin by October. The developer anticipates that the homes will be ready for occupancy by late summer 2007.

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