

# Skokie Gardens

Condominiums



8828 Niles Center Road, Skokie, Illinois

- 2 or 3 Bedroom Units
- Each Unit has 2 full bathrooms
- In-Unit Washer and Dryer
- All Units have a Private Balcony
- Indoor Heated Parking

Landmark Architecture

[www.SkokieGardens.com](http://www.SkokieGardens.com)

Exclusively Marketed By:



8828 Niles Center Rd.  
Suite # 201  
Skokie, IL. 60077

# Features & Amenities

## GENERAL LIVING AREA

- Casco aluminum clad casement windows
- Casco aluminum clad insulated balcony doors
- Smooth four panel colonist doors
- Painted trim package
- Schlage F Series flair lever hardware
- 3 Telephone and TV jacks as indicated on plan
- Stain resistant wall to wall carpeting
- Maintenance-free wire shelving in closets
- Walk-in closets as indicated on plan
- 9' Ceilings as indicated on plan
- Lighting fixture package
- Forced air conditioning
- Radiant heat with thermostat control

## KITCHEN

- Whirlpool gas free standing range/cooktop with self-cleaning oven
- Whirlpool dishwasher
- Whirlpool microhood and light
- Whirlpool slide-in refrigerator with built-in icemaker
- ½ horsepower garbage disposal
- Sussex panel oak wood cabinets
- 2 cm Granite countertops with 4" backsplash
- Moen drop-in stainless steel sink
- Moen pull-out faucet
- Pantry as indicated on plan
- 12" x 12" ceramic tile per plan

## MASTER BATH

- Moen Monticello roman tub filler
- Moen Monticello lavatory faucets
- Moen Monticello showerhead and valve
- 6' fiberglass soaking tub
- Separate shower stall with fiberglass
- 12" x 12" ceramic tile shower walls with glass doors
- Sussex panel oak wood cabinets
- Cultured marble vanity top with integral bowls
- 12" x 12" ceramic tile flooring with ceramic tile base
- Medicine cabinet with mirrored wall above vanities

## SECONDARY BATH

- Moen Monticello lavatory faucets
- Moen Monticello valve for tub and shower
- Sussex panel oak wood cabinets
- Cultured marble vanity top with integral bowl
  - 8" x 8" ceramic floor tile with base
  - 6" x 6" ceramic wall tile
- Medicine cabinet with mirrored all above vanities

## UTILITY ROOM

- Whirlpool washer
- Whirlpool dryer
- Gas valve and vent for dryer
- Convenient hanging area as indicated on plan

## BALCONY

- Aluminum balcony railings
- Cedar balcony flooring
- Wall mount light

## BUILDING FEATURES

- Three-story atrium with elevator
- Two elevator building
- Heated garage
- Individual storage lockers
- Exterior Glass Atrium with glass, brick and prairie stone
- Wood and aluminum clad windows
- Pre-wired cable
- Hi-speed internet system
- Solid core entry doors
- Architectural crown molding in hallways
- Wall to wall carpeting in hallways
- Conference Room

## SECURITY

- Intercom system
- Camera monitors of the mailroom and lobby
- Smoke detectors throughout
- Interior safety sprinkler system
- Garage door with touch control receivers

## LANDSCAPEING

- Exterior sprinkler system
- Garden area with park benches
- Complete landscaping including fully sodded lawn, shrubs and trees

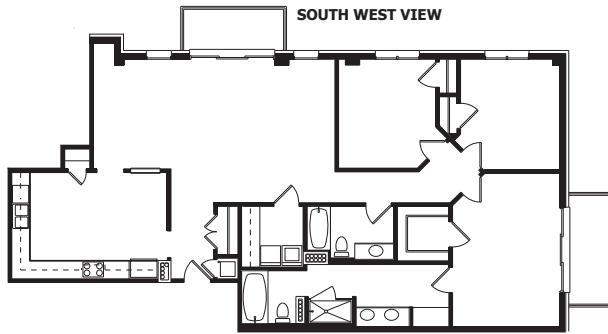
## MONTHLY ASSESSMENTS INCLUDE

- Water and heat for common areas
- General building maintenance and security
- Landscaping, trash and snow removal
- Building insurance & management services

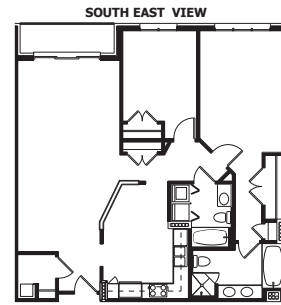
Luxury Comes Standard

# Floor Plans

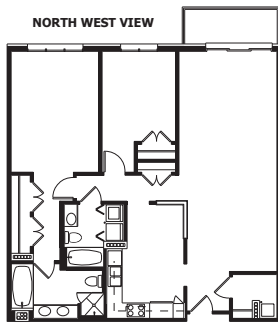
**Model 1**  
2000 SF  
3 BED / 2 BATH



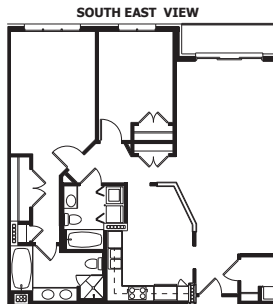
**Model 6**  
1500 SF  
2 BED / 2 BATH



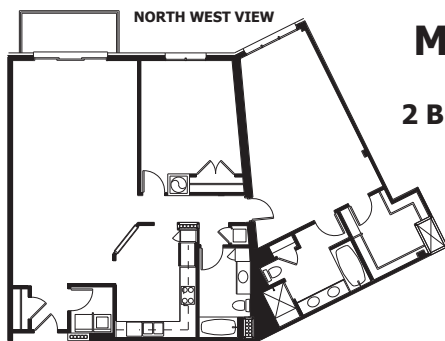
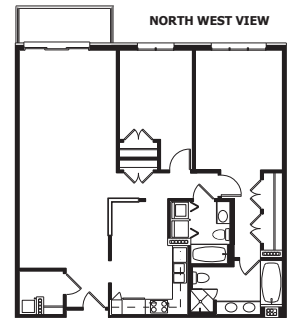
**Model 3 & 7**  
1500 SF  
2 BED / 2 BATH



**Model 4 & 8**  
1500 SF  
2 BED / 2 BATH

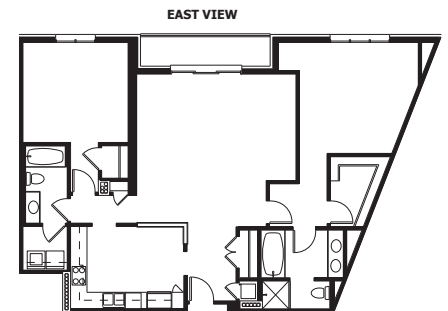


**Model 5 & 9**  
1500 SF  
2 BED / 2 BATH

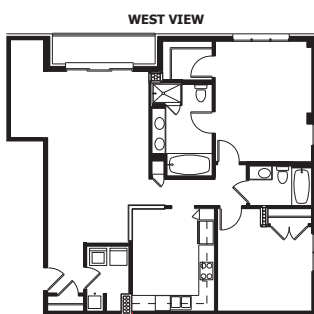


**Model 11**  
2000 SF  
2 BED / 2 BATH

**Model 12**  
1700 SF  
2 BED / 2 BATH



**Model 13**  
1500 SF  
2 BED / 2 BATH



**Model 2, 4, 10 & 14 Sold Out.**  
**All models sizes are approximate.**

**T**he location you want with the luxury you deserve. Each 2 or 3 bedroom unit has 9' ceilings, granite countertops, oversize soaking tubs in the master suite, fully applianced kitchens, in-unit washer/dryer and heated garage parking, This is life as it should be. Conveniently located near Old Orchard, the Skokie Swift and the Edens Expressway, you are moments from fine dining, entertainment and the city. The height of luxury in the heart of town.

## **This is Skokie Gardens**

**100% FINANCING AVAILABLE  
(FOR QUALIFIED BUYERS)**



## **SALES CENTER**

**8828 Niles Center Road**

**Suite# 201**

**Skokie, IL. 60077**

## **CALL FOR SHOWING**

**E-Mail: [info@fortunedevelopers.com](mailto:info@fortunedevelopers.com)**



# **(847) 675-5843**