



WESTERN SPRINGS, IL

FOXFORD STATION

4453



FOXFORD STATION

Foxford Station is a first-of-its-kind luxury condo complex in Western Springs. Located steps away from train, shops and restaurants, the convenience of a 25-minute commute to the city can't be beat. The gracious architecture is complemented by impressively-sized units filled with natural light. The exceptional finishes include Bosch appliances, Grohe and Kohler fixtures, Quartz countertops and porcelain tile. 8 possible cabinet styles and 4 door styles are available for you to select. Each unit includes a balcony or terrace overlooking the town and potential city views. Large master suite features a sizable shower and separate soaking tub. Same-floor external storage space included. On track for a Summer 2019 completion, now is the time to check out the hottest new building in the area.



RESIDENCE AESTHETICS

RESIDENCE AESTHETICS

- 9' ceilings on floors 2 and 3
- 9'6" Ceilings on floor 4
- Solid core interior doors, 1.375" smooth finish, two panel 7' Masonite, brushed nickel hinges
- 5.25" Colonial painted baseboard throughout
- 3.25" Colonial painted door and window casings
- Interior door hardware – Schlage “Manhattan” lever handles, brushed nickel finish
- Paint – Sherwin Williams
 - Ceilings (All) – Ceiling White
 - Living Room, Kitchen, Dining Room, and Bedroom Walls – Sherwin Williams (several choices)
 - Bathroom Walls – Sherwin Williams (several choices)
- Flooring
 - Living Room, Dining Room, Kitchen – Casabella “Tradewinds” 0.5” engineered oak wood flooring
 - Bedrooms/Den – Shaw carpeting, 6lb rebond pad
 - Bathrooms – Many choices of 12x24 porcelain tile

CUSTOM DESIGNED KITCHEN

- North American Cabinets
- Wood Cabinetry with full overlay doors, soft close drawers, 8 finish options and 4 door style options
- Classic or Urban door styles available
- Cabinet Hardware – 3.75” brushed nickel drawer pulls, 1.25” brushed nickel doorknobs
- Quartz Countertops – MSI premium natural quartz choices
- Tile backsplash – Many tile and glass tile options
- Bosch Appliances
 - Refrigerator – B21CL80SNS 36” Stainless Steel
 - Range – HG18054UC Gas 30” Stainless Steel per plan
 - Cooktop – NGM8655UC 36” per plan
 - Double Ovens – HBL5651UC 30” Stainless Steel per plan
 - Microwave – HMD8451UC Stainless Steel
 - Dishwasher – SHX53TL5UC Stainless Steel
 - Garbage Disposal – Insinkerator “Badger 5” ⌀ horsepower
 - Delta Faucet “Essa” 9113 – DST Arctic Stainless finish



RESIDENCE AESTHETICS

ELEGANT BATHS

- North American Cabinets
- Wood Cabinetry with full overlay doors, soft close drawers, 8 finish options and 4 door style options
- Classic or urban door styles available
- Quartz Countertops - MSI premium natural quartz choices
- Flooring and Shower tile - 12x24 porcelain tile plus many other tile and glass tile options
- Master Bath with separate shower (frameless glass swing door) and soaking tub
- Grohe Chrome fixtures
- Sinks - Revere under mount 20x14 sink - White vitreous china finish
- Kohler Comfort Height Toilets - Cimarron white elongated bowl

OPTIONAL UPGRADES

- Full-capacity, side-by-side, top load or front load washer and dryer
- Crown molding
- Designer fireplace packages
- Engineered hardwood floors in bedrooms
- Thermador Appliance Package
- Bosch upgrade for Built-in Refrigerator
- Under cabinet kitchen lighting



BUILDING FEATURES

- 28 residences for intimate, residential ambience
- 4 stories with parking on first floor and 3 floors of residences
- Innovative, well-thought-out floor plans include 2 bedroom/2 bath units, 2 bedroom/2bath/study units to 3 bedroom/3 bath/study units (1,770 sqft-3,060 sqft)
- 2 in-building, ground level parking spaces per residence
- Pella Low E Glass patio doors and Weather Shield Low E glass windows
- Large utility rooms with storage and room for a full size washer and dryer (upgrade)
- Generously-sized closets
- Kitchen with pantry or pantry cabinet per plan
- Terraces or balconies for each residence (per plan)
- Brick, stone and stucco system exterior
- Secure building lobby with entry guest access system
- Full fire sprinkler suppression/alarm system
- Whole-building water purification/filtration system
- Outdoor community terrace for resident enjoyment and gatherings
- Smoke free and pet friendly environment

RESIDENCE FEATURES

- Individual, 92.1% high-efficiency gas forced air heating system
- Cooking and heating gas included in monthly assessments
- 50 Gallon Power Direct Vent High Recovery Gas Water Heater
- Cable TV, telephone and dedicated modem jacks in living room and bedrooms for cable ready/internet service
- 200 amp electrical panel in residence
- Bath exhausts vented to exterior
- Walk-in closets
- On-floor separate, private storage space
- Fire-rated entry door with Schlage hardware and deadbolt lock
- Integrated smoke alarms, covered sprinkler heads



Foxford Station

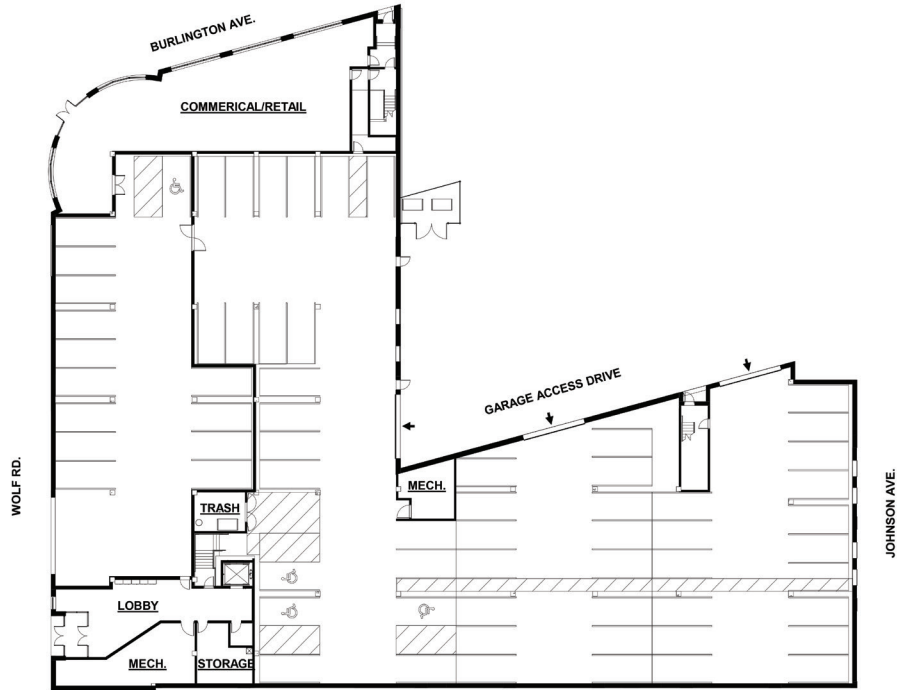
TEAM OF EXPERTS

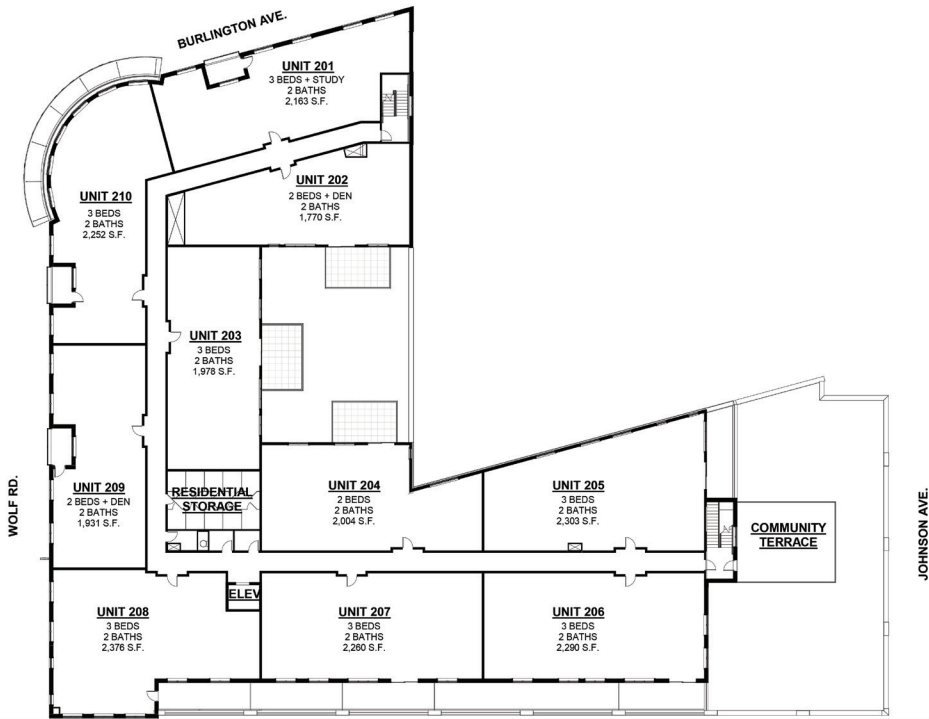
FitzGerald Associates Architects is one of the Chicago's leading residential and commercial design firms. Our buildings create architecture that works and conveys an enduring sense of place and visual impact. Found throughout the Chicagoland area and Midwest, our work reflects the vitality and vision that have characterized Chicago architecture for a century and a half. Our work's distinguishing features are subtle yet fresh expressions of the indigenous styles that comprise the complex architectural heritage of the region.



Foxford Station

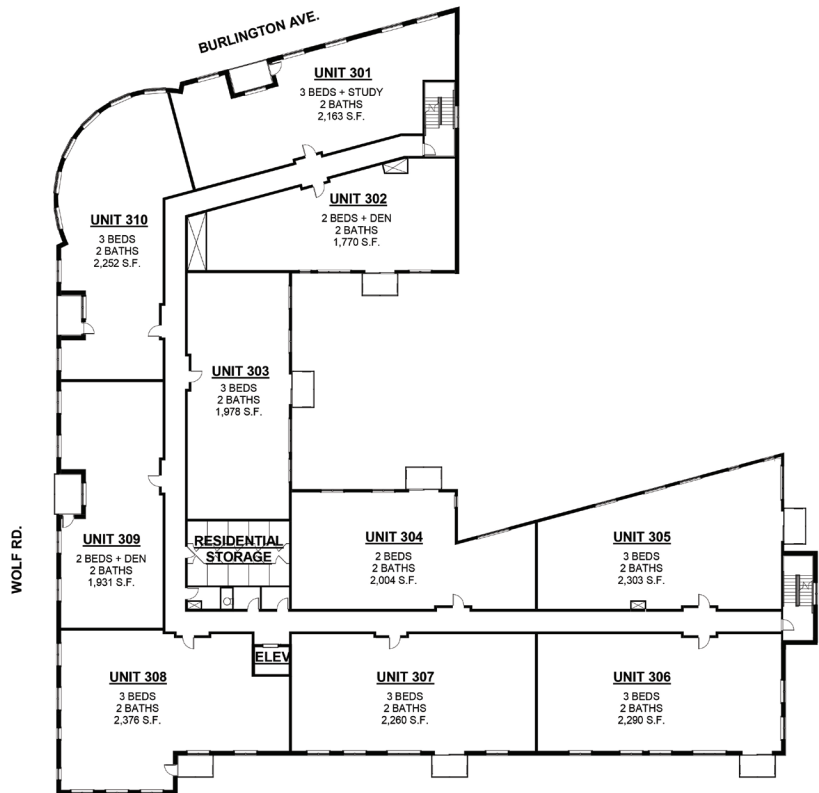
FIRST
LEVEL

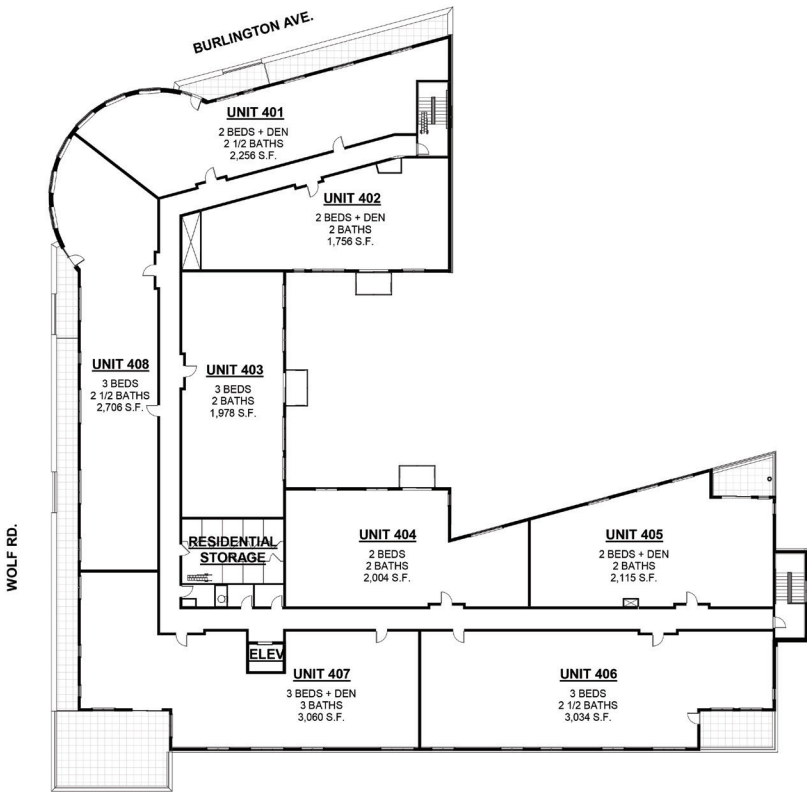




SECOND LEVEL

THIRD
LEVEL



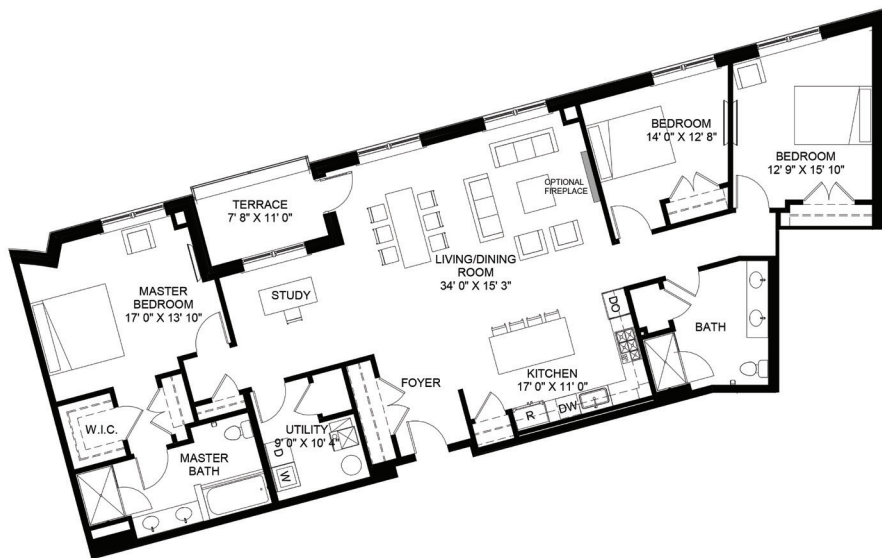


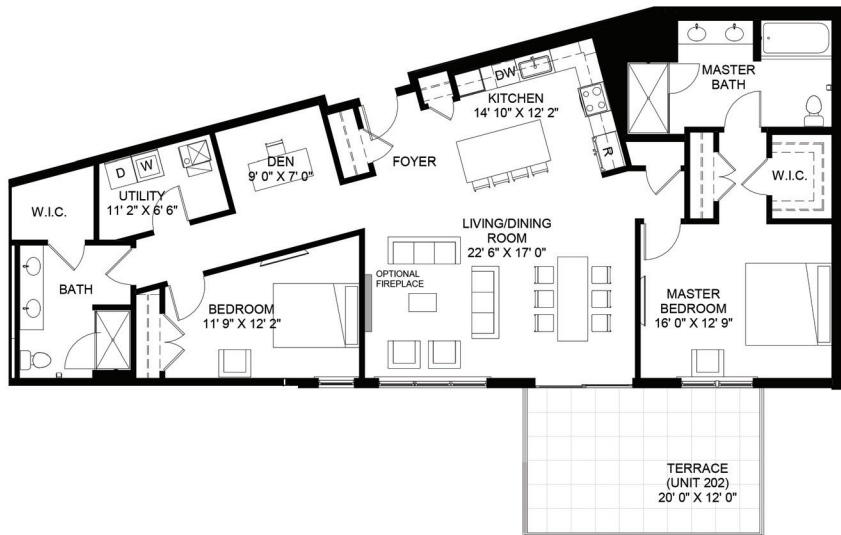
FOURTH LEVEL

RESIDENCE 201

BEDROOMS	3
BATHROOMS	2
SQFT	2163
HOA	\$559.02
TAXES*	\$14,058.10

**Estimated*





RESIDENCE 202

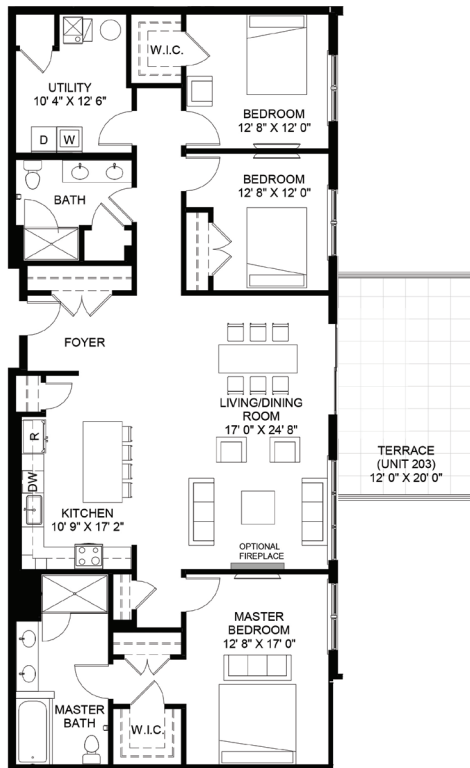
BEDROOMS	2
BATHROOMS	2
SQFT	1770
HOA	\$457.45
TAXES*	\$11,381.00

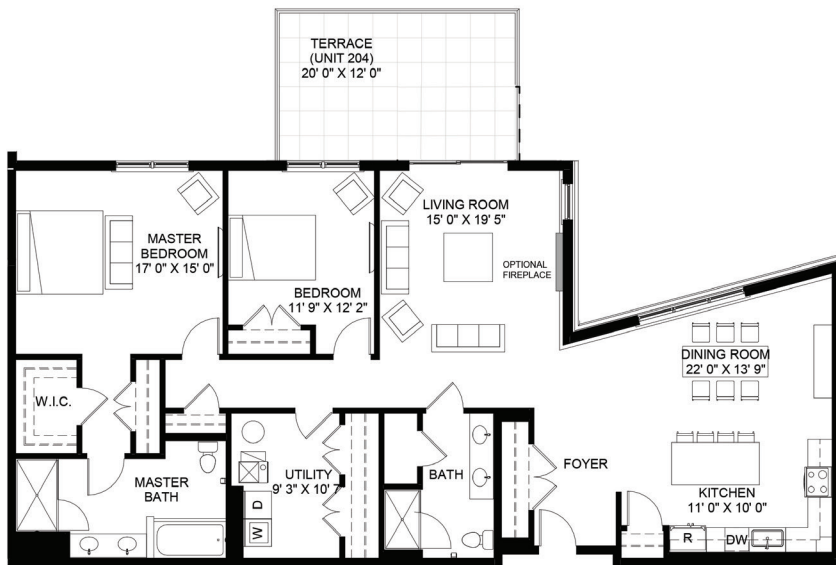
*Estimated

RESIDENCE 203

BEDROOMS	3
BATHROOMS	2
SQFT	1978
HOA	\$511.20
TAXES*	\$12,426.00

*Estimated





RESIDENCE 204

BEDROOMS	2
BATHROOMS	2
SQFT	2004
HOA	\$517.92
TAXES*	\$12,918.10

*Estimated

RESIDENCE 205

BEDROOMS 3

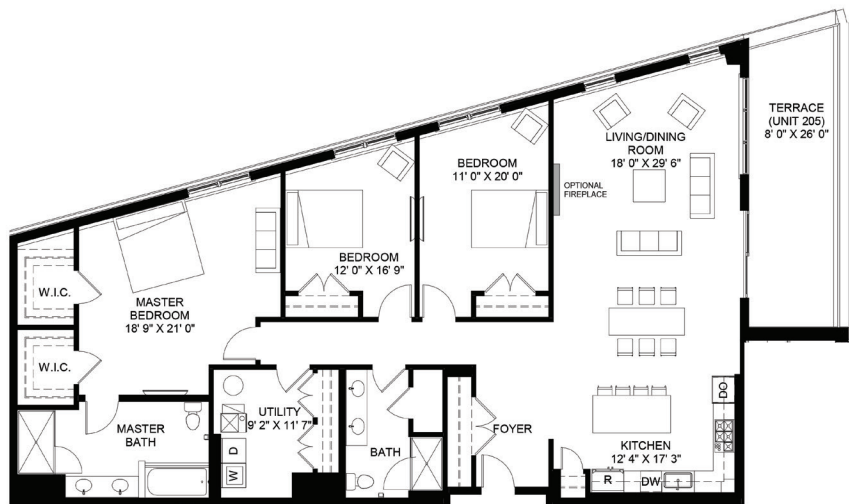
BATHROOMS 2

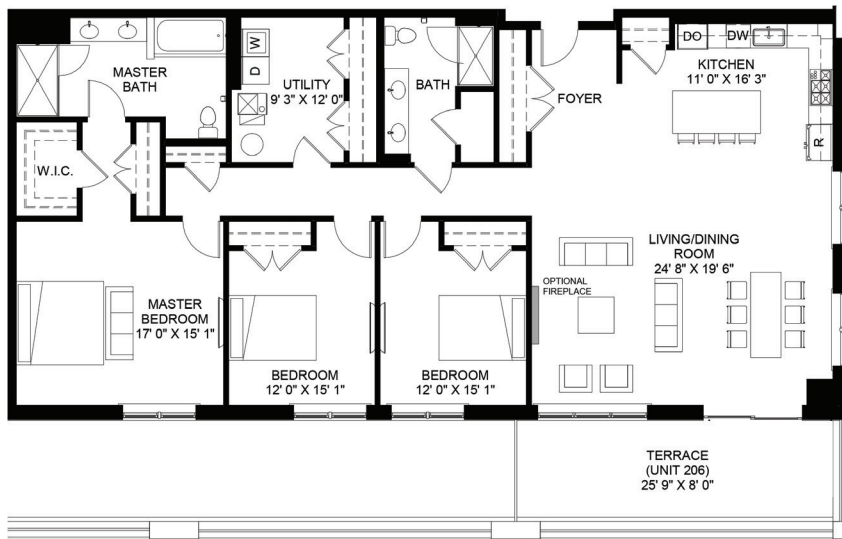
SQFT 2303

HOA \$595.20

TAXES* \$14,438.10

**Estimated*





RESIDENCE 206

BEDROOMS	3
BATHROOMS	2
SQFT	2290
HOA	\$591.84
TAXES*	\$15,388.10

*Estimated

RESIDENCE 207

BEDROOMS	3
BATHROOMS	3
SQFT	2260
HOA	\$584.08
TAXES*	\$15,198.10

*Estimated





RESIDENCE 208

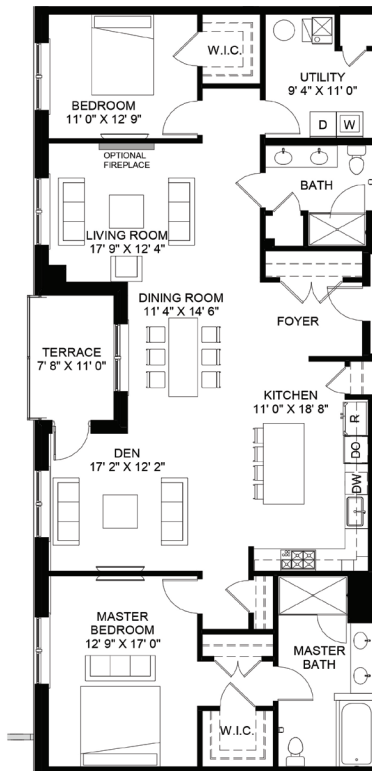
BEDROOMS	3
BATHROOMS	2
SQFT	2376
HOA	\$614.06
TAXES*	\$16,528.10

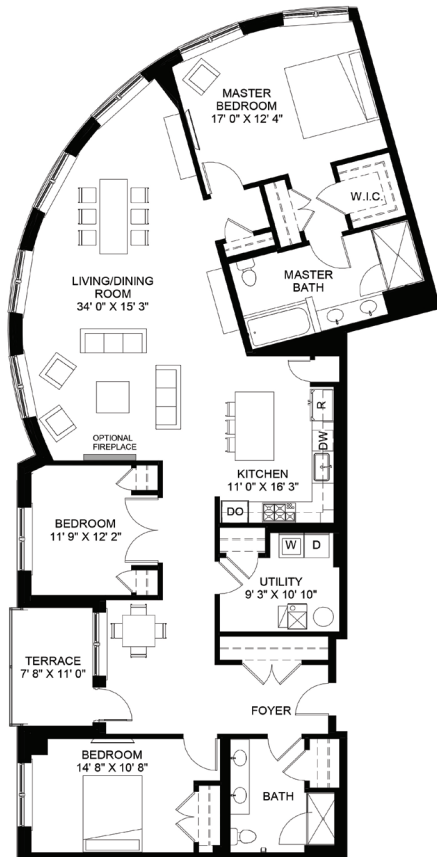
*Estimated

RESIDENCE 209

BEDROOMS	2
BATHROOMS	2
SQFT	1931
HOA	\$499.06
TAXES*	\$12,823.10

**Estimated*





RESIDENCE 210

BEDROOMS	3
BATHROOMS	2
SQFT	2252
HOA	\$582.02
TAXES*	\$15,008.10

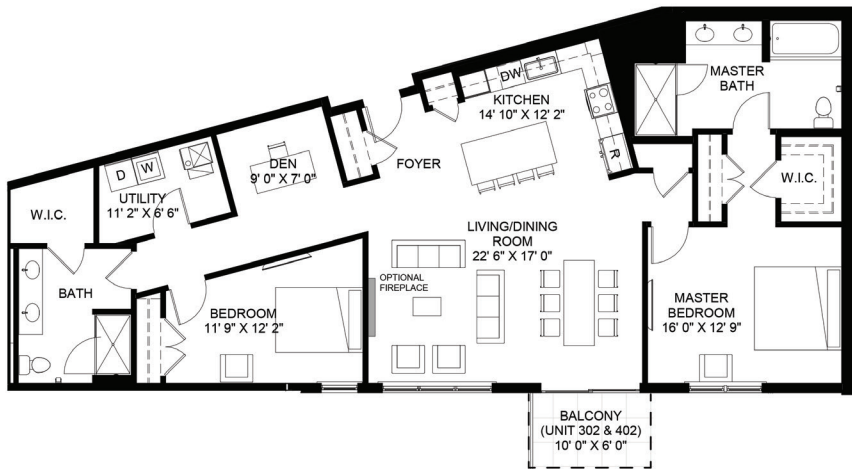
*Estimated

RESIDENCE 301

BEDROOMS	3
BATHROOMS	2
SQFT	2163
HOA	\$559.02
TAXES*	\$13,471.00

**Estimated*





RESIDENCE 302

BEDROOMS	2
BATHROOMS	2
SQFT	1770
HOA	\$457.45
TAXES*	\$11,398.10

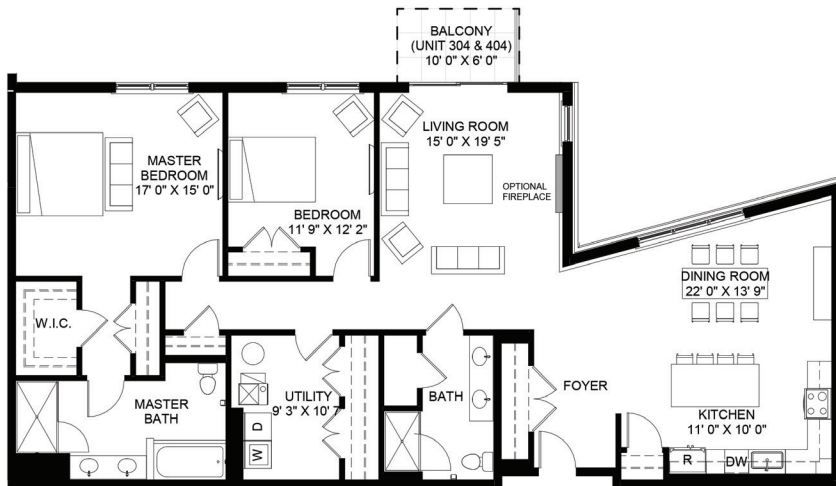
*Estimated

RESIDENCE 303

BEDROOMS	3
BATHROOMS	2
SQFT	1978
HOA	\$511.20
TAXES*	\$12,918.10

**Estimated*





RESIDENCE 304

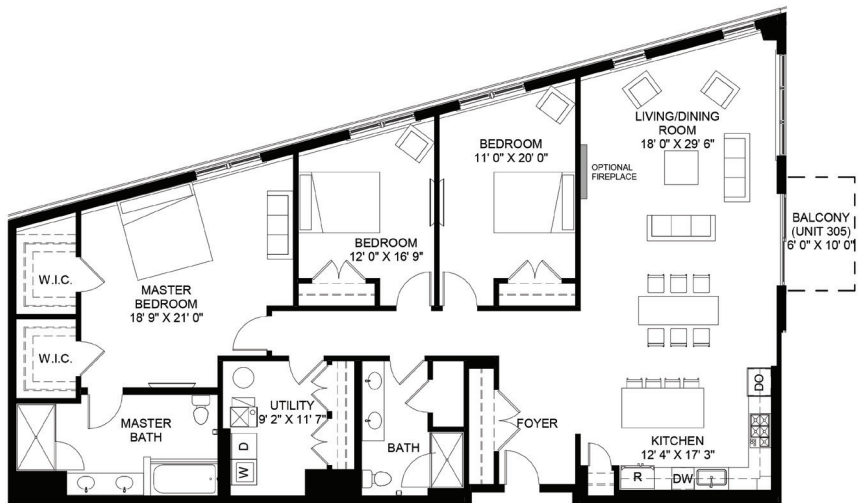
BEDROOMS	2
BATHROOMS	2
SQFT	2004
HOA	\$517.92
TAXES*	\$12,728.10

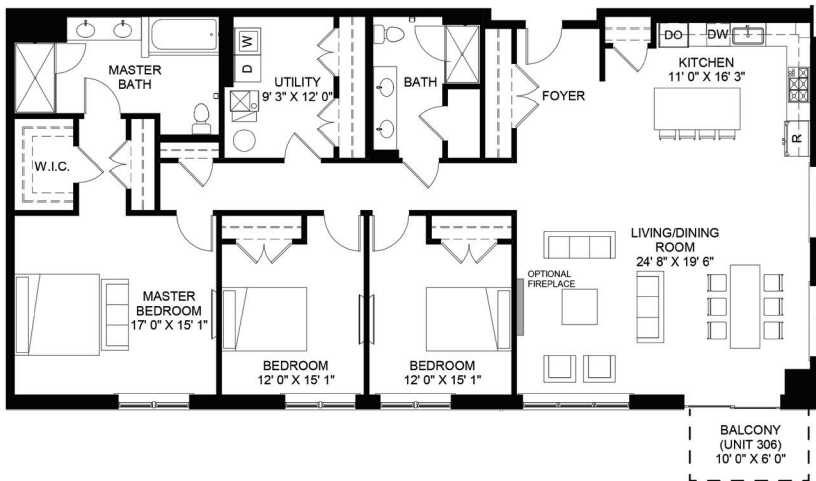
*Estimated

RESIDENCE 305

BEDROOMS	3
BATHROOMS	2
SQFT	2303
HOA	\$595.20
TAXES*	\$14,628.10

**Estimated*





RESIDENCE 306

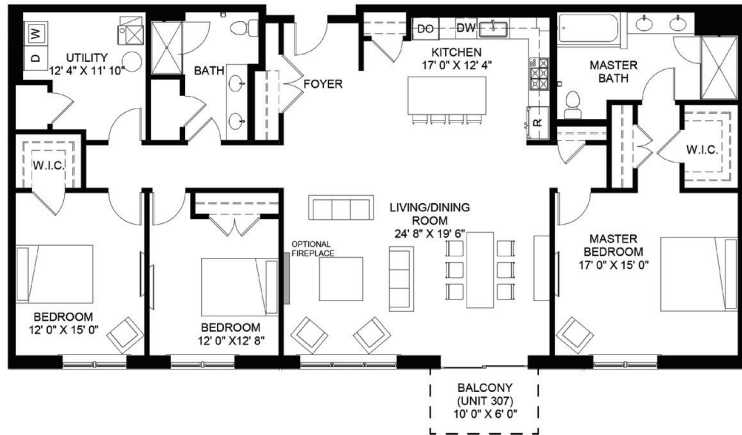
BEDROOMS	3
BATHROOMS	2
SQFT	2290
HOA	\$591.84
TAXES*	\$15,578.10

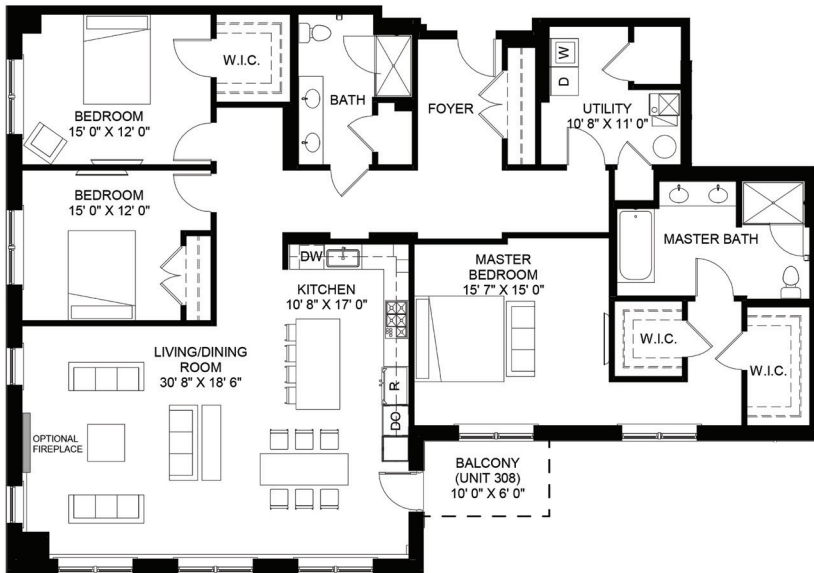
*Estimated

RESIDENCE 307

BEDROOMS	3
BATHROOMS	3
SQFT	2260
HOA	\$584.08
TAXES*	\$15,132.55

*Estimated





RESIDENCE 308

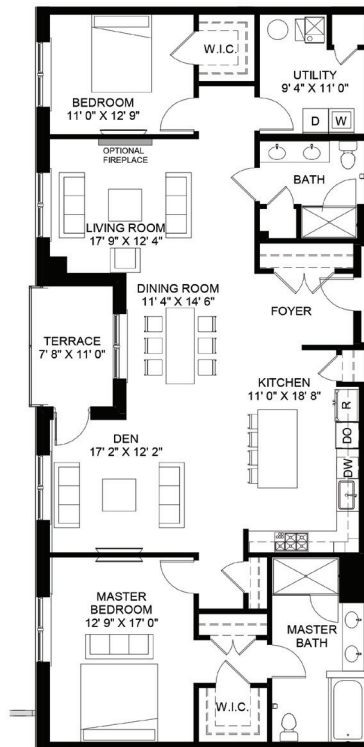
BEDROOMS	3
BATHROOMS	2
SQFT	2376
HOA	\$614.06
TAXES*	\$16,528.10

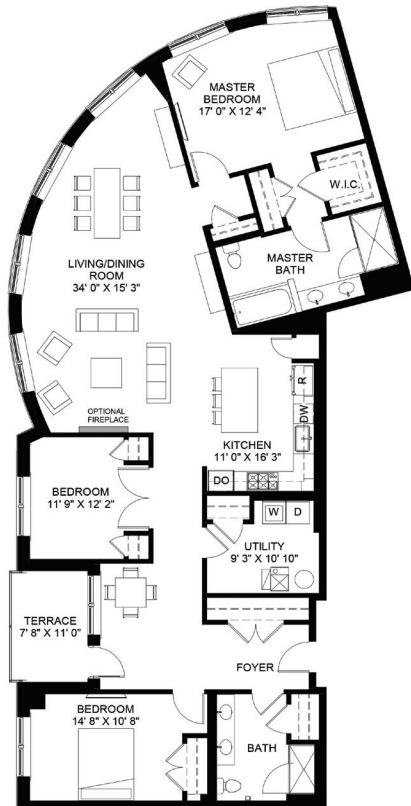
*Estimated

RESIDENCE 309

BEDROOMS	2
BATHROOMS	2
SQFT	1931
HOA	\$ 499.06
TAXES*	\$13,013.10

**Estimated*





RESIDENCE 310

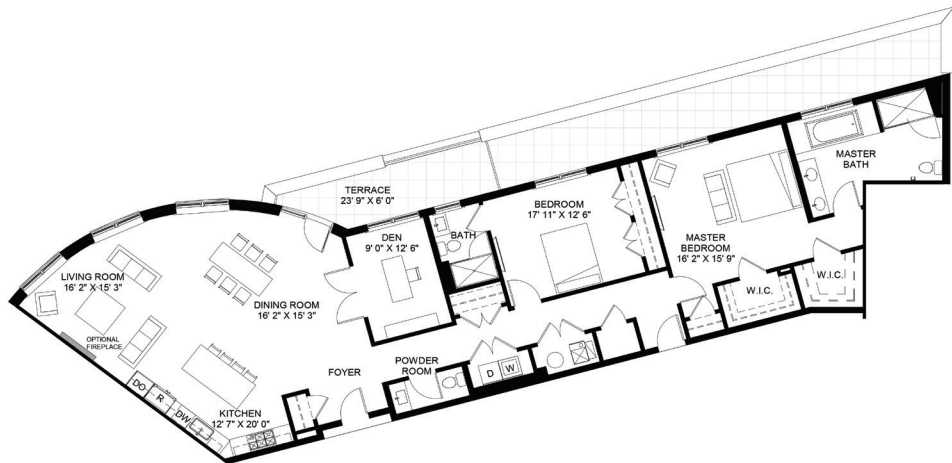
BEDROOMS	3
BATHROOMS	2
SQFT	2252
HOA	\$582.02
TAXES*	\$15,198.10

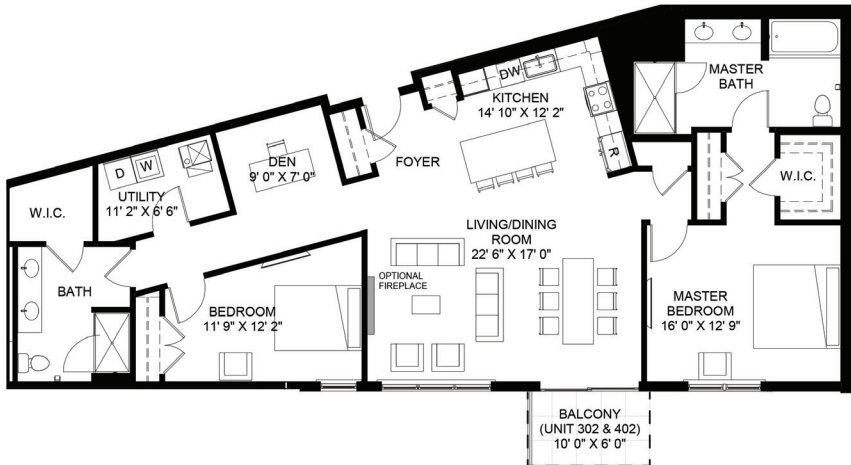
*Estimated

RESIDENCE 401

BEDROOMS	3
BATHROOMS	2.5
SQFT	2256
HOA	\$583.05
TAXES*	\$14,877.00

**Estimated*





RESIDENCE 402

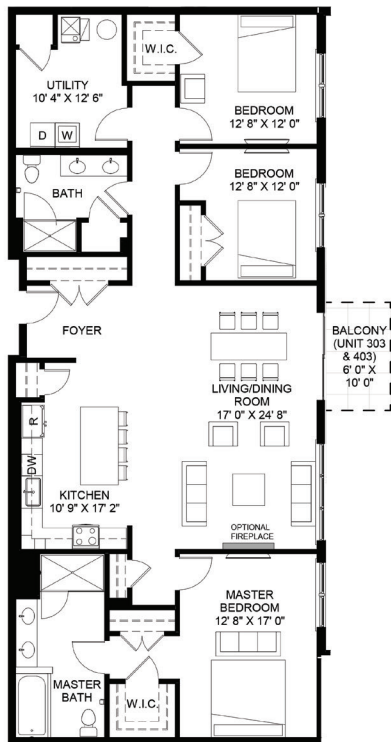
BEDROOMS	2
BATHROOMS	2
SQFT	1756
HOA	\$453.83
TAXES*	\$11,968.10

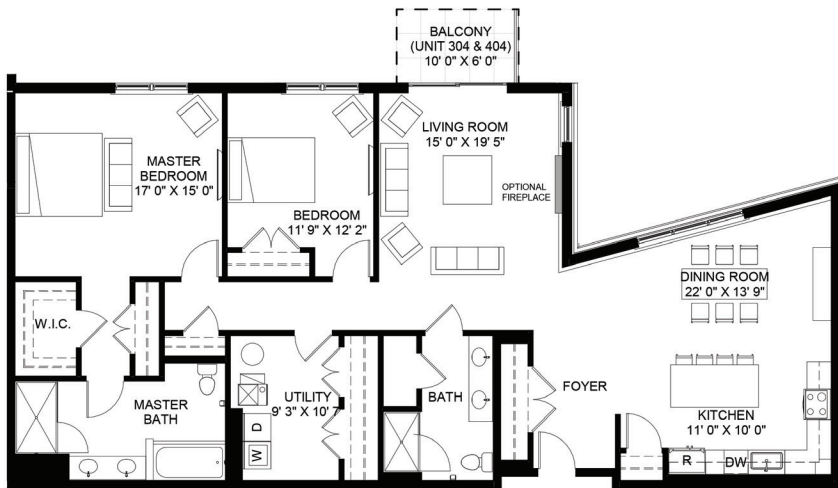
*Estimated

RESIDENCE 403

BEDROOMS	3
BATHROOMS	2
SQFT	1978
HOA	\$511.20
TAXES*	\$13,298.10

**Estimated*





RESIDENCE 404

BEDROOMS	2
BATHROOMS	2
SQFT	2003
HOA	\$517.66
TAXES*	\$13,108.10

*Estimated

RESIDENCE 405

BEDROOMS 2

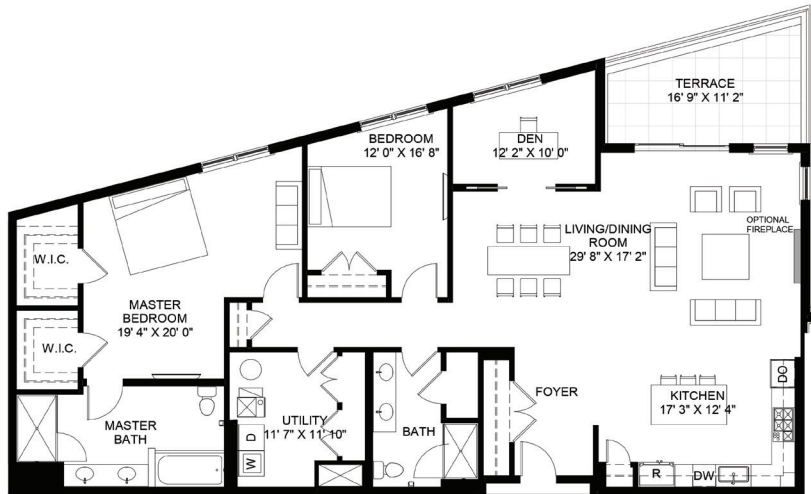
BATHROOMS 2

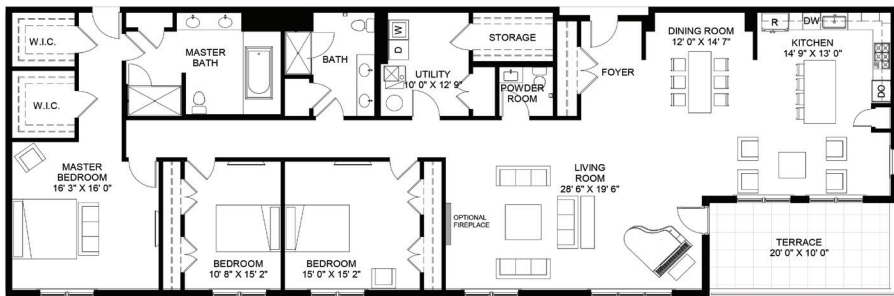
SQFT 2115

HOA \$546.61

TAXES* \$14,041.00

**Estimated*





RESIDENCE 406

BEDROOMS	3
BATHROOMS	2.5
SQFT	3034
HOA	\$784.12
TAXES*	\$14,041.00

*Estimated

RESIDENCE 407

BEDROOMS 3

BATHROOMS 3

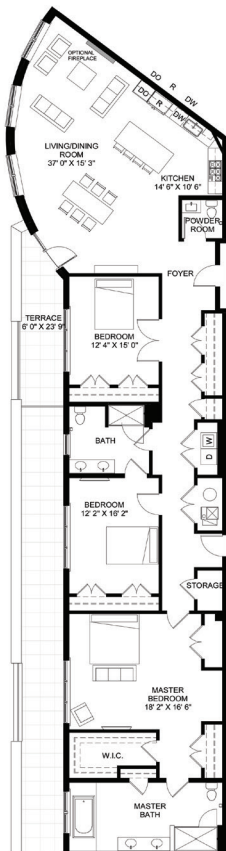
SQFT 3060

HOA \$790.84

TAXES* \$20,615.00

**Estimated*





RESIDENCE 408

BEDROOMS	3
BATHROOMS	2.5
SQFT	2706
HOA	\$699.35
TAXES*	\$18,981.00

*Estimated



KRISTIN CLARK

Kristin Clark is the principal designer and owner of Clark Interiors. With a Bachelor of Fine Arts (BFA) degree in Interior Design from The Illinois Institute of Art, Kristin began her career with Eleni Interiors, interning on model home designs. Soon she was design assistant to nationally recognized interior designer Marilyn Akins at the well-known, upscale Akins & Associates in Hinsdale.



Images shown for concept only

*North American Cabinets
Wood Cabinetry with
full overlay doors, soft
close drawers and
8 finish options*

*Casabella "Tradewinds" 0.5"
Engineered Oak Wood Flooring*



*Delta Faucet "Essa"
9113 - DST Arctic
Stainless finish*

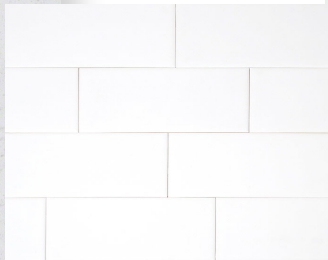
*Marbella White
Quartz Countertops*



*Sherwin-Williams
Alabaster*



*Rittenhouse Square White
3 in. x 6 in. Modular
Ceramic Wall Tile*



Images shown for concept only



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