

ONE 95



SIGNAGE

SIGNAGE



ONE⁹⁵ ELMHURST

REFINED LIVING
GRACIOUS LIFESTYLE
DISTINCTIVE DESIGN

A collection of 20 elegant, maintenance-free residences centrally located in the heart of Elmhurst.

A HOME DESIGNED FOR HOW YOU LIVE WITH FEATURES THAT MATTER MOST TO YOU

Welcome home to Elmhurst One95. Your own private corner home, flooded throughout with natural light. Condos with the square footage of a single family home, and no wasted space. Large open floor plans, 3 bedrooms + den, 2.5 baths, soaring 10 foot ceilings, and expansive private outdoor terraces. These residences were thoughtfully designed to minimize maintenance time, and to expand and enhance what you need to enjoy in life. This exclusive community will allow you to personalize, customize, and make it your own.

Elmhurst One95 is masterfully appointed with beautiful designer finishes, including Wolf/Sub-Zero and Kohler/Kallista products. These elegant interiors will complement and amplify your lifestyle. Residents at Elmhurst One95 will enjoy a central location to the City Centre, with local retailers, restaurants, a multi-million dollar fitness center and boutique shops only steps away. Elmhurst One 95 offers access to downtown Chicago in under 30 minutes with the Metra Station just a few short blocks away. You have the convenience to walk or bike everywhere you need to go. You've worked hard and now it's time to relax and enjoy the exquisite life you've earned!





GENERAL

- Ceiling heights +/- 10 feet
- 8-foot doors
- Private climate-controlled same-floor oversized storage unit
- Custom paint selections
- 4" solid white oak hardwood flooring in halls, kitchen, living/dining, bedrooms with 5 custom colors to select from
- Trim package
 - 7 1/4" base board
 - 3 1/4" door casing
- Recessed lighting throughout
- Cable & phone ready
- Camera & door access control
- In-unit laundry rooms
- Residents-only illuminated dog walk
- Package storage
- **Kone** low-rise elevator
- Temperature controlled garage
- All-corner units

BALCONY/TERRACE

- **Unilock**® 2 cm porcelain pavers
- Outdoor canned lighting
- Gas line ready for grill

KITCHEN FINISHES

- Three rows of cabinetry
- Three custom cabinet door styles
- Five custom cabinet color palettes
- Solid polished quartz countertop
- Custom tile backsplash
- **Kohler** stainless steel sink
- **Kohler** faucet
- Pull-out trash
- Pantry

APPLIANCES

- **Sub-Zero**® refrigerator/freezer - intergrated panels
- **Wolf** dual fuel 6 burner range
- **Wolf** stainless steel professional wall hood
- **Bosch** or better 24" Built-In Panel Ready Dishwasher
- **LG** ultra large front load steam washer & gas dryer
- **Panasonic**® or better built-in microwave

MASTER BATHROOM FINISHES

- **Kallista/Kohler** faucets & fixtures
- Wet room concept featuring 6-foot **Kohler** soaking tub with quartz deck
- Large format luxury porcelain tile on floors & walls
- Three custom cabinet door styles
- Five custom cabinet color palettes
- Solid polished quartz countertop

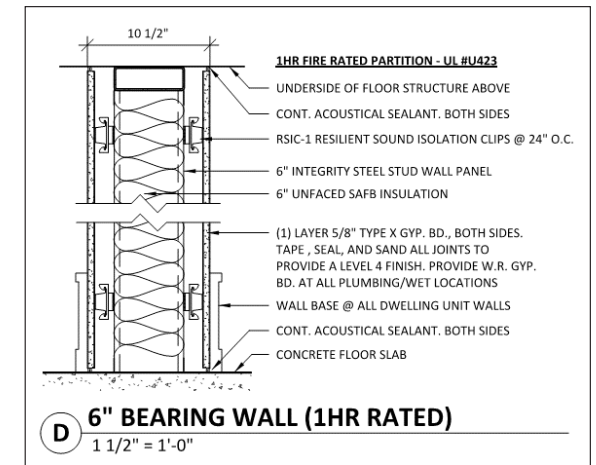
SECONDARY BATHROOM FINISHES

- Large format porcelain tile
- **Kallista/Kohler** faucets & fixtures
- **Kallista/Kohler** sink, toilet & tub
- Three custom cabinet door styles
- Five custom cabinet color palettes
- Solid polished quartz countertop

POWDER ROOM FINISHES

- **Kallista/Kohler** faucets & fixtures
- Hardwood floor
- Three custom cabinet door styles
- Eight custom cabinet color palettes
- Solid polished quartz countertops

ENGINEERED FOR SOUND MINIMIZATION

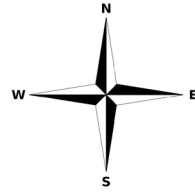
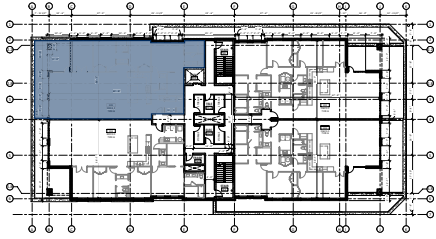








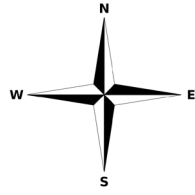
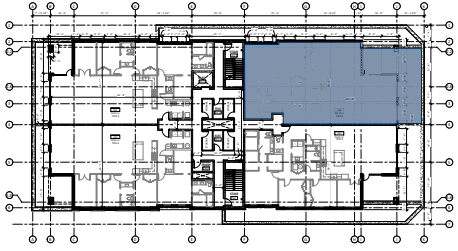




UNIT 01

- 3 BED + 2.5 BATH**
- 2,201 SF INTERIOR SPACE**
- 38 SF STORAGE LOCKER**
- 350 SF TERRACE (2ND LEVEL)**
- 120 SF BALCONY (3RD-6TH LEVELS)**

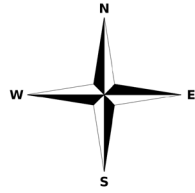
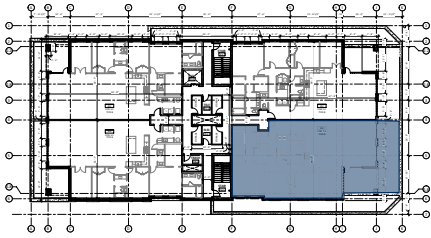




UNIT 02

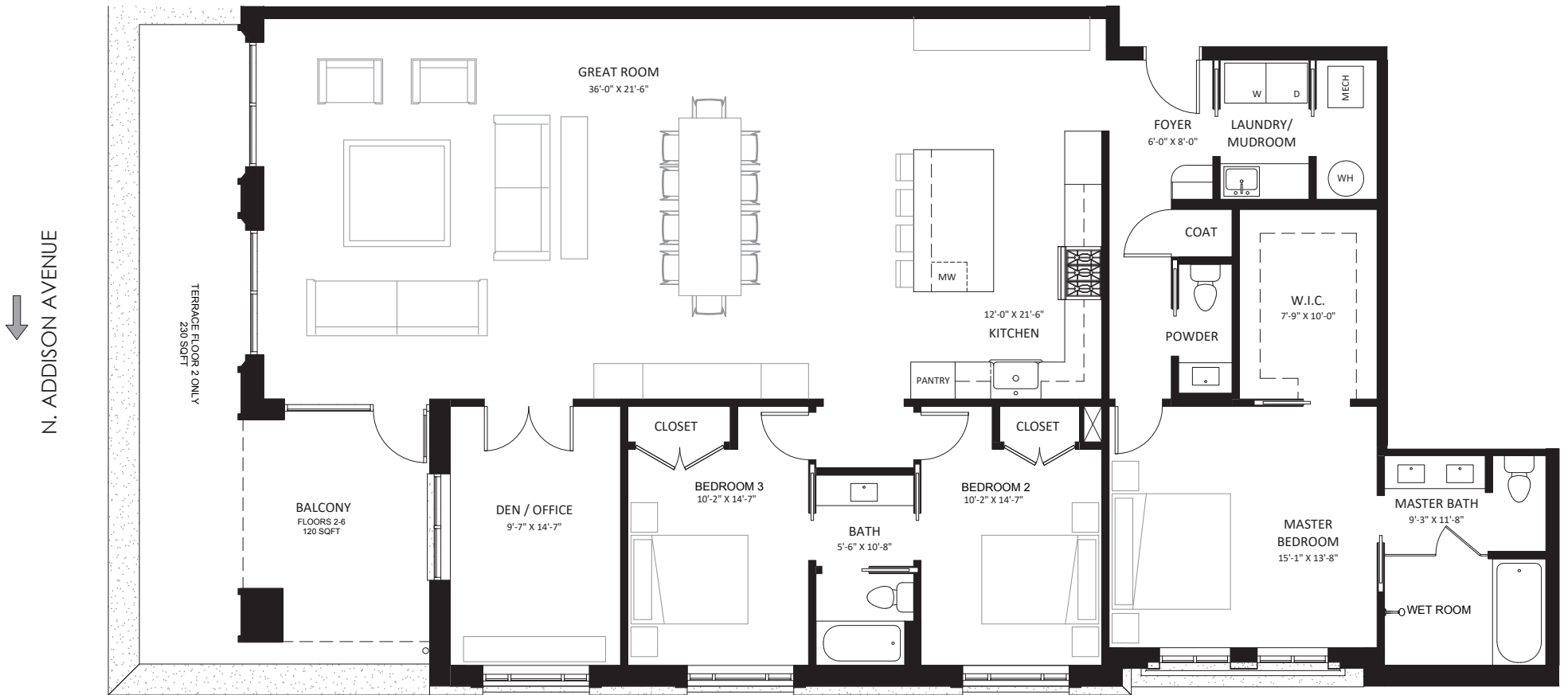
- 3 BED + 2.5 BATH**
- 2,162 SF INTERIOR SPACE**
- 38 SF STORAGE LOCKER**
- 430 SF TERRACE (2ND LEVEL)**
- 180 SF BALCONY (3RD-6TH LEVELS)**

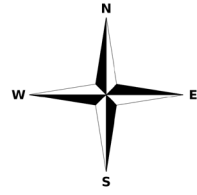
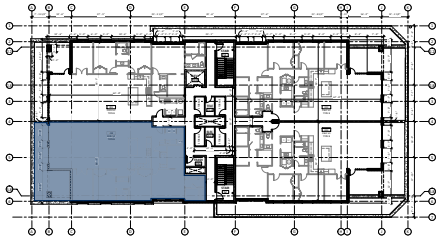




UNIT 03

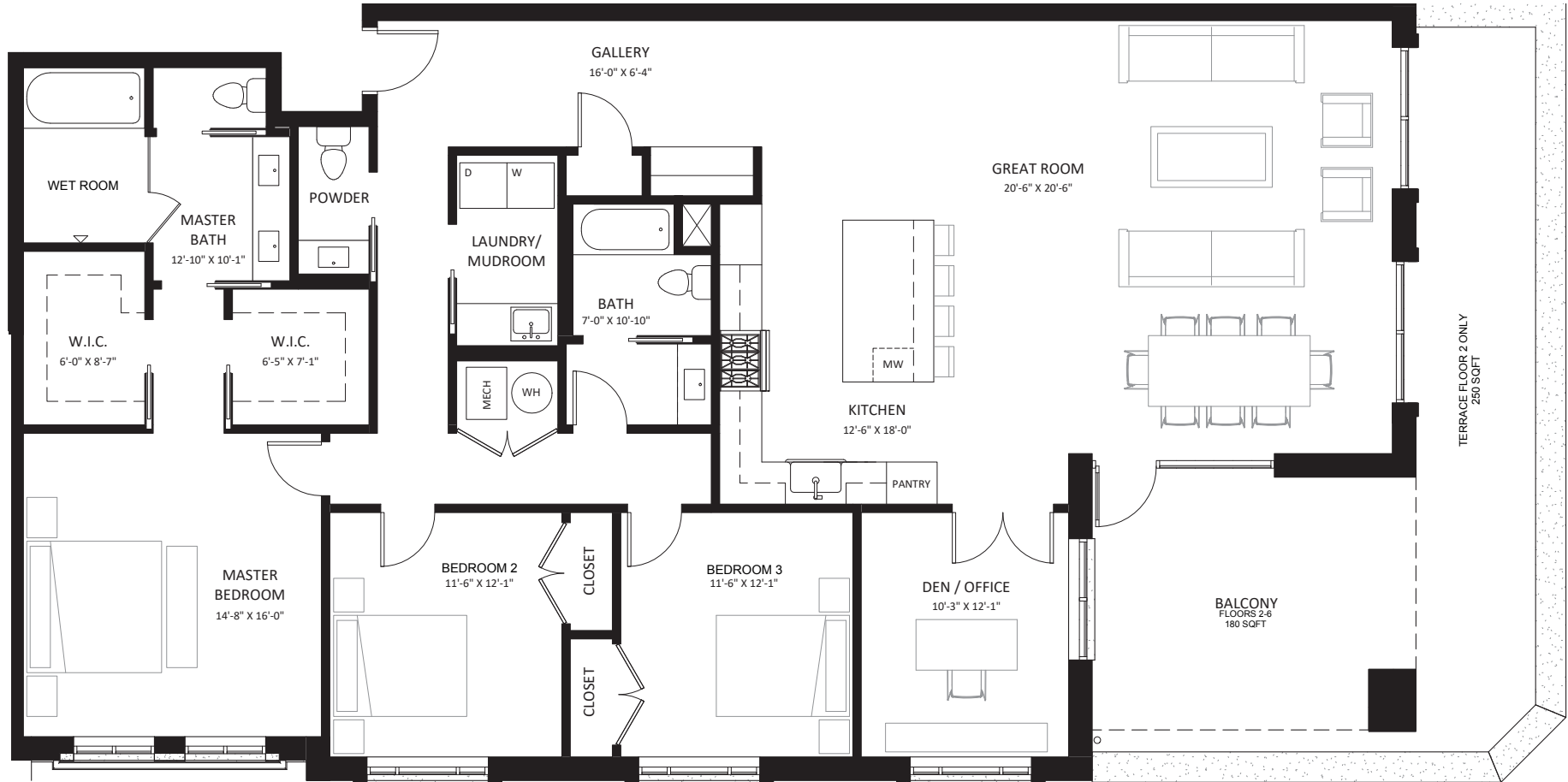
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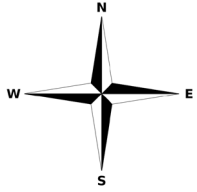




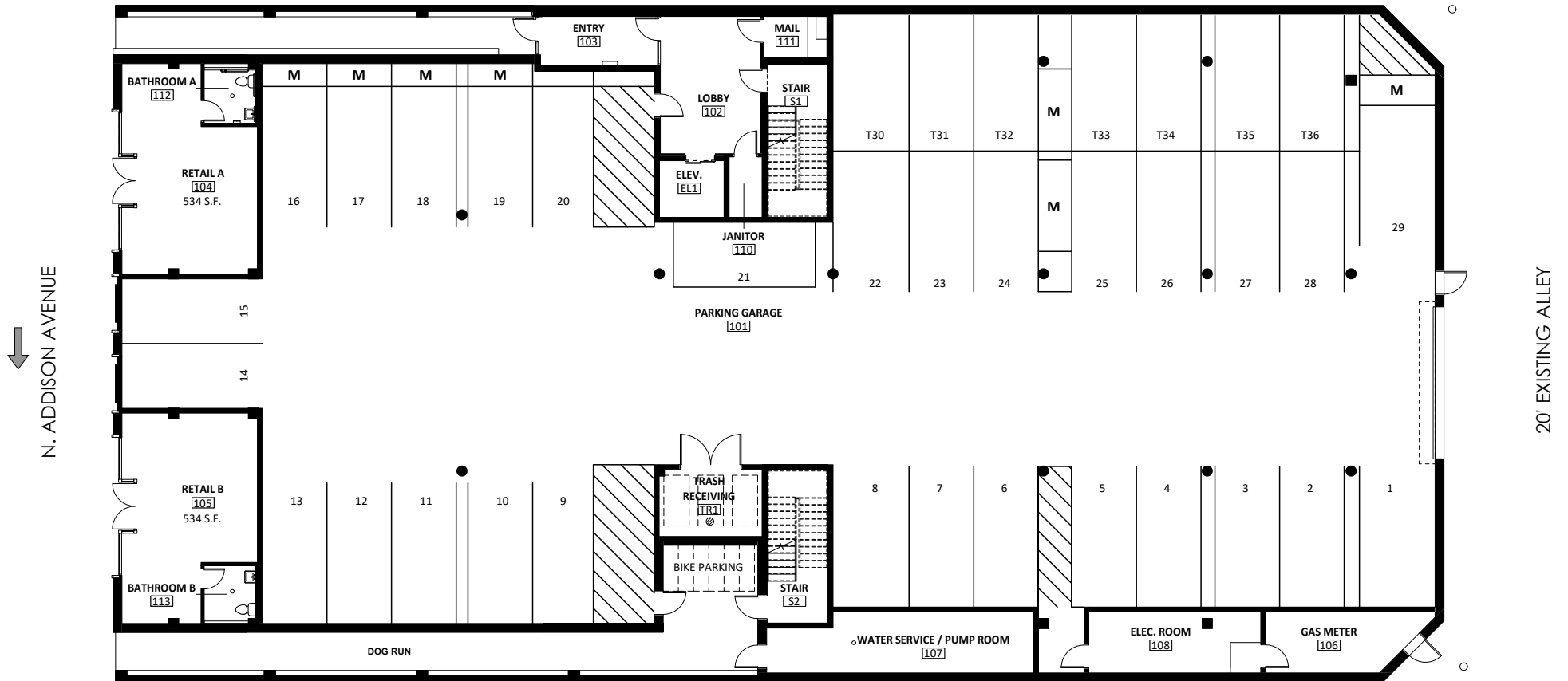
UNIT 04

- 3 BED + 2.5 BATH**
- 2,201 SF INTERIOR SPACE**
- 38 SF STORAGE LOCKER**
- 350 SF TERRACE (2ND LEVEL)**
- 120 SF BALCONY (3RD-6TH LEVELS)**





1ST LEVEL PARKING



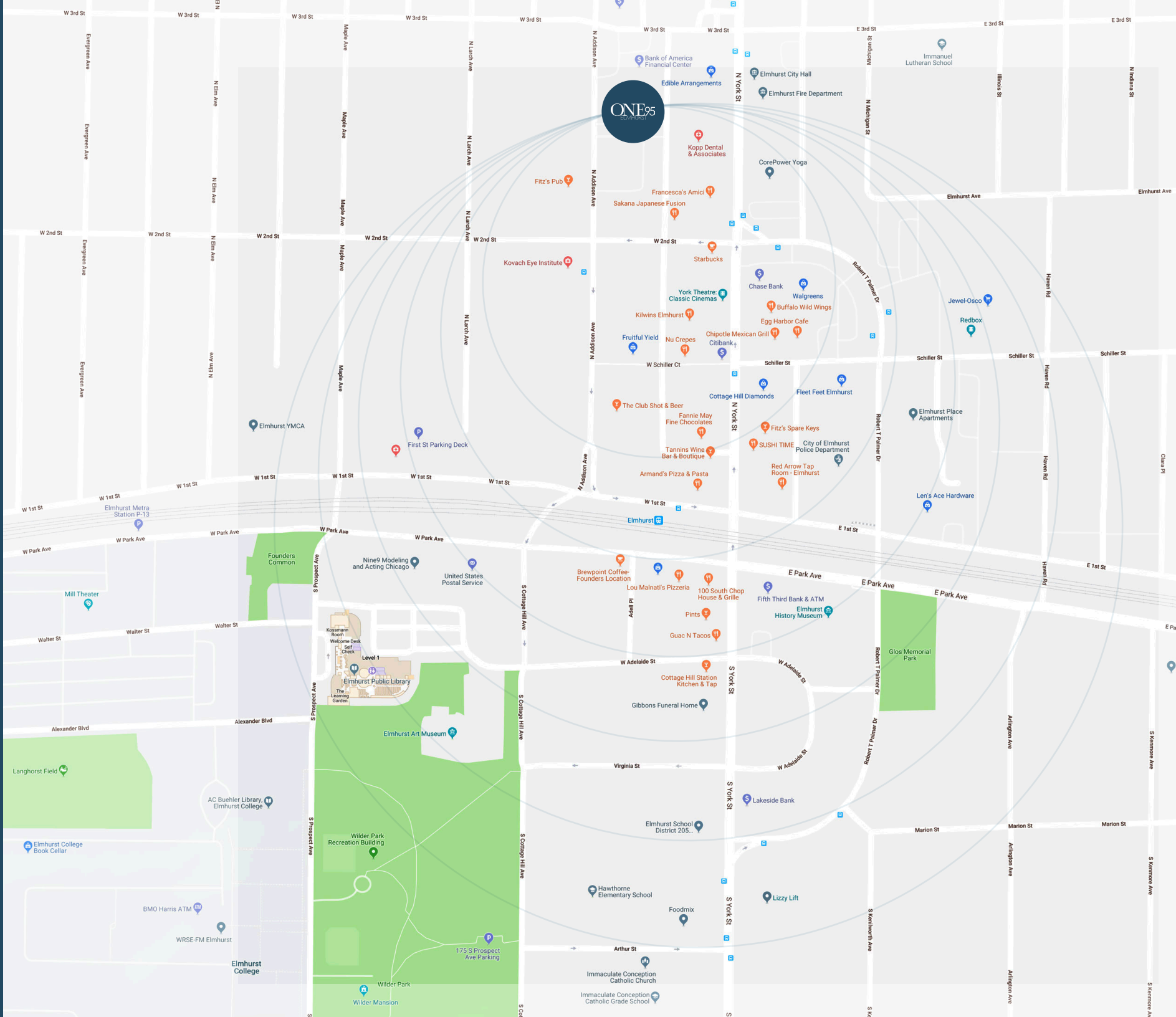
N. ADDISON AVENUE

20' EXISTING ALLEY

ONE⁹⁵ ELMHURST



ELMHURST ONE95 LOCATION



DINING/ENTERTAINMENT

- 100 South Chop House
- Angelo's
- Armand's Restaurant
- Bacci Pizza
- Beerhead Bar and Eatery
- Brewpoint Coffee
- Buffalo Wild Wings
- Cottage Hill Station
- Courageous Bakery
- Egg Harbor Café
- Fitz's Pub
- Flight 112
- Francesca's Amici
- Lou Malnati's
- Meatheads
- Monster Eats
- One Fifty One Kitchen / Bar
- Panera Bread
- Pazzi di Pizza
- Pints
- Rainbow Café
- Red Arrow Tap Room
- Red Dragon Chinese Restaurant
- Sakana Japanese Fusion
- Starbucks
- Sushi Nest
- Sushi Time
- The Club
- Two Brothers from Italy Ristorante
- Victory Meat & Seafood
- York Classic Cinemas
- Tannins Wine Bar & Boutique

SHOPPING

- Cottage Hill Diamonds
- CVS Pharmacy
- Donna Pope Gallery & Studio
- E Lounge
- Elmhurst Coins & Collectables
- Enzee Boutique
- Fleet Feet Sports
- Fruitful Yield
- GEM Comics
- Gaming Goat
- Hartmann Jewelers
- Hazyl Boutique
- It's Good to be King
- Jewel-Osco
- Kenneth Stein Violins
- Kilwins
- Main Street Candy & Toys
- redE
- Revolution Guitar Company
- The Knitting Pot
- The Uptown Shop
- Victoria's on Main
- Walgreens Drug Store
- West Suburban Office Products
- York Furrier

FITNESS

- Corepower Yoga
- The Dailey Method
- FITT-Rx
- Ignite Fitness
- NEXT Yoga
- Orangetheory Fitness
- Pure Barre
- The Pilates Room
- Fitness Formula Club Elmhurst
(19.5 million facility under construction)

BEAUTY & WELLNESS

- A New Image Beauty Salon
- Athletico Physical Therapy
- Bilancio Salon & Day Spa
- Bliss Nail Spa
- Blossom Wellness Centre
- Brows by Susan
- David A. Nelson Dental
- Effigy Salon
- Elite Dental Lab
- Elmhurst Magic Mirror
- Entourage Hair Salon & Spa
- Effthimia Day Spa
- Fresh Pals Dog Spa

PUBLIC SERVICES

- Elmhurst Art Museum
- Elmhurst City Hall
- Elmhurst Historical Museum
- Elmhurst Police Department
- Elmhurst Post Office
- Elmhurst Public Library
- Elmhurst train station
- Wilder Park



DEVELOPERS' PORTFOLIO

LINCOLN PARK | BUCKTOWN | HIGHLAND PARK | HINSDALE | ELMHURST

ONE95
ELMHURST


DiCosola Group
Construction • Consulting

Jameson
Sotheby's
INTERNATIONAL REALTY

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