

417 Hudson, Clarendon Hills, IL



# 417 Hudson Clarendon Hills, IL



## Property

- 5,806 finished square foot home plus three-car attached garage
- Beautiful 70' x 216' interior lot located walking distance to town, parks, train, and schools
- Professionally landscaped yard with significant plantings, new sod, stone patio and front walk, and fully irrigated lawn
- New asphalt driveway
- Underground storm water management piping from all downspouts and sump pump discharge

## Exterior

- Architecturally significant home, with large wrap around front porch and private porch off of living room and rear dinette
- Exterior cladding is traditional masonry stucco with custom texture and color, extensive natural stone base, and craftsman detailing
- One stone chimney with custom cap and decorative chimney pot flue
- Half-round copper gutters and round downspouts
- Architectural asphalt shingles with decorative copper accents and standing seam roofs
- Premium aluminum clad wood windows throughout
- Custom wood stained entry door with glass panel
- Fully insulated composite garage doors with windows
- Custom light fixtures around perimeter of home

## Interior

- First floor contains a large mudroom with custom built-in cabinetry, powder room, formal living room, library, large dining room, butler's pantry, walk-in pantry, gourmet kitchen opening to a separate dinette, and large family room with fireplace and vaulted beamed ceiling
- Second floor features four generously sized bedrooms, including a master bedroom suite with oversized walk-in closet and beautifully appointed bath with separate makeup vanity, soaking tub and large shower. Bedrooms two through four each have spacious walk-in closets and use of one private and one shared full bathroom
- Spacious laundry room located on the second floor with sink area and abundant cabinet and counter space
- Third floor has a large loft space with extensive natural light from three skylights, all accessed by fully milled custom stairs from second floor
- Fully-finished basement features high ceilings, oversized window wells, large open entertaining areas with wet bar, exercise room, bedroom, full bath, and mechanical room with storage space



## Millwork

- Extensive architecturally consistent millwork throughout home
- Custom profile 4" wide casing and 7 1/4" tall baseboards on all levels
- Crown moulding in foyer and first floor halls, living room, powder room, dining room, basement media room, and master bedroom
- Family room has vaulted ceiling with custom wood beams and masonry fireplace with natural stone and wood surround
- Kitchen, First Floor Hall, and Dining room to have custom wood coffered ceilings
- Solid core 1 3/4" thick interior doors, 8' tall on 1st floor, 7' tall 2nd floor, 3rd floor, and basement, all with flat panel design and upgraded hardware

## Kitchen and Baths

- Kitchen and baths feature custom cabinetry with solid wood and plywood construction extensive trim details and custom hardware
- Solid 1 1/4" thick marble and granite tops in kitchen, mudroom, laundry, all baths and basement bar
- Professional grade Thermador stainless steel appliances for kitchen, wine and beverage center for butler pantry and basement, and high efficiency washer and dryer in laundry room
- Beautiful and durable plumbing fixtures from Kohler, Moen, and Toto throughout
- Full frameless 3/8" thick glass shower doors for master and basement bath showers, and hanging mirrors in each bathroom

## Flooring and Tile

- Flooring on entire first floor (except mudroom), second floor hall, and second floor bedrooms is 3 1/4" wide white oak hardwood with custom color stain and durable multi-coat finish
- Upgraded custom designed porcelain, natural stone, and marble tile in mudroom, basement bar area, and all bathrooms
- Premium grade carpet and padding installed in third floor loft and basement entertaining areas
- Durable painted floor finish for basement mechanical room and garage floors

## Electrical and Low Voltage

- New 400 amp underground electrical service with room for future expansion and generator hookup
- Juno 6" recessed can lights with upgraded LED bulbs and trim
- Generous coordinated decorative light fixture allowance included
- Decora style toggle type light switches with matching outlet trims
- Well planned and future-proofed low voltage wiring for data, phone, media, and audio

## HVAC and Mechanicals

- Design-built heating and cooling system using energy efficient equipment with proper zoning to ensure consistent heating and cooling throughout home
- Heated and cooled areas of the home are air sealed at all exterior penetrations and upgraded loose fill insulation is used to properly insulate all areas of the home to achieve an even and comfortable environment inside the home providing lower utility costs
- Furnace units feature high-powered humidifiers with upgraded media type air filters
- Two 50 gallon high-efficiency water heater with recirculation line to deliver hot water quickly at each fixture
- Fully programmable thermostat units with digital displays



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Front (North) Elevation



Back (South) Elevation



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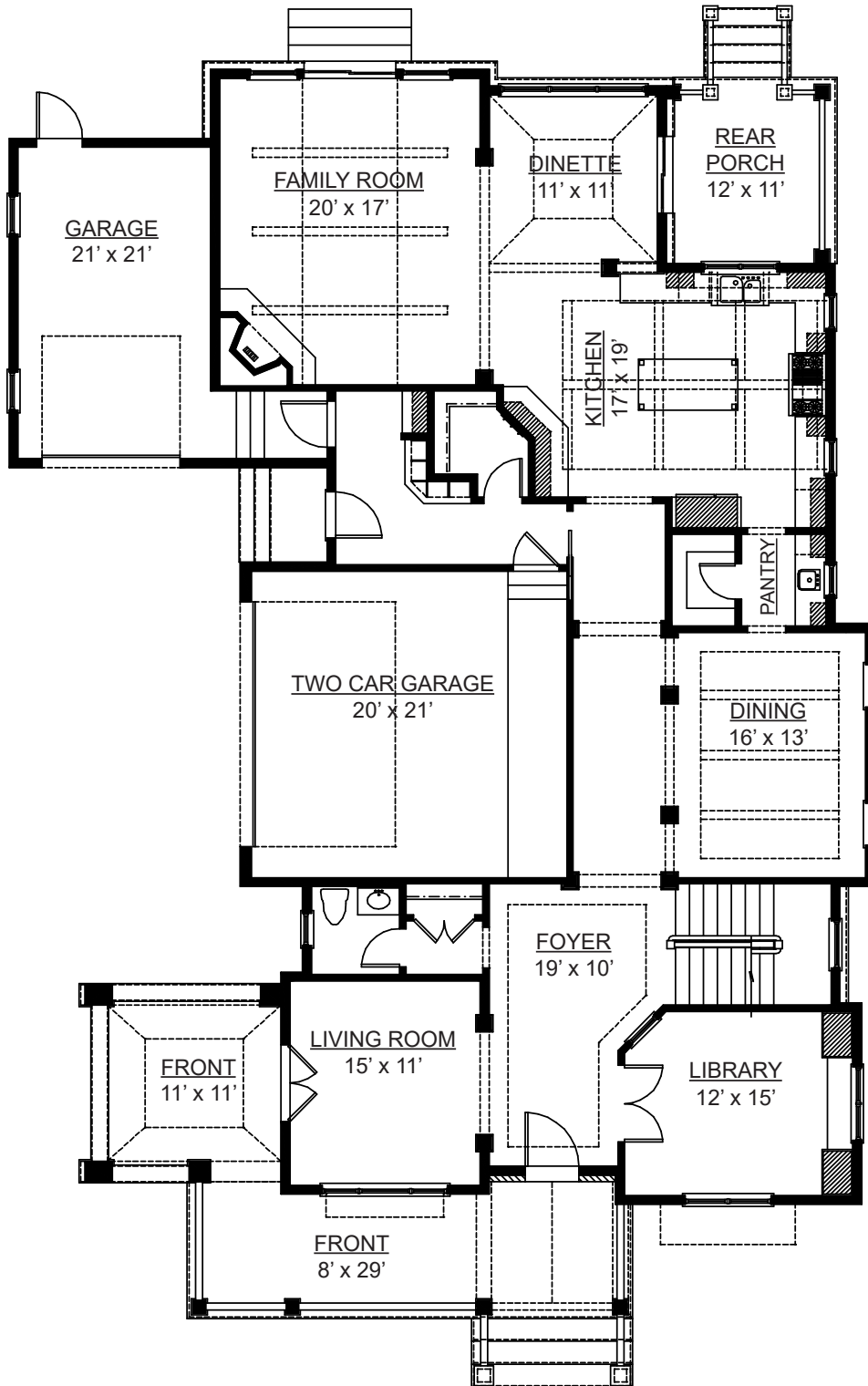
Left Side (East) Elevation



Right Side (West) Elevation

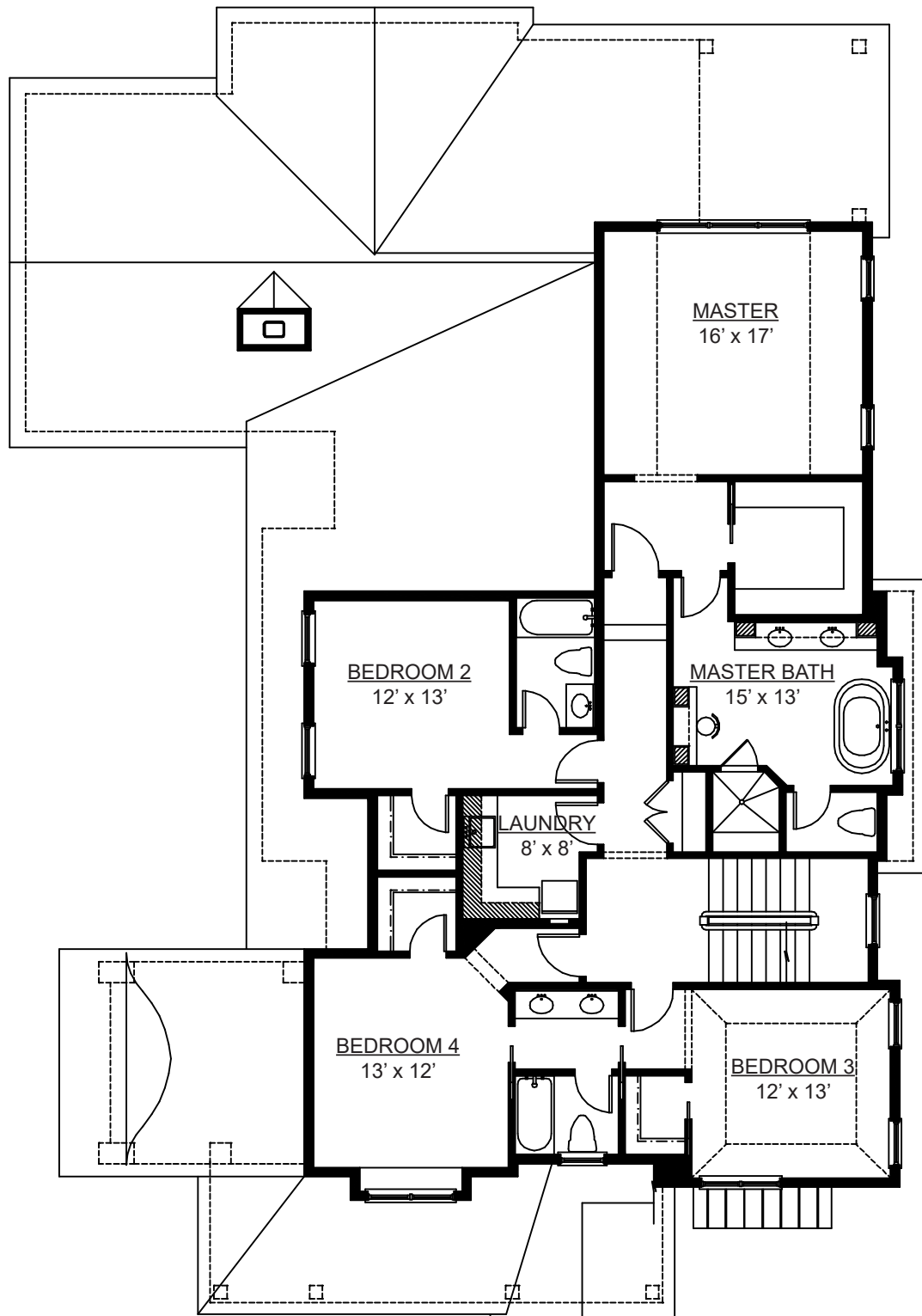


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FIRST FLOOR PLAN  
(1,900 Square feet excluding garage)

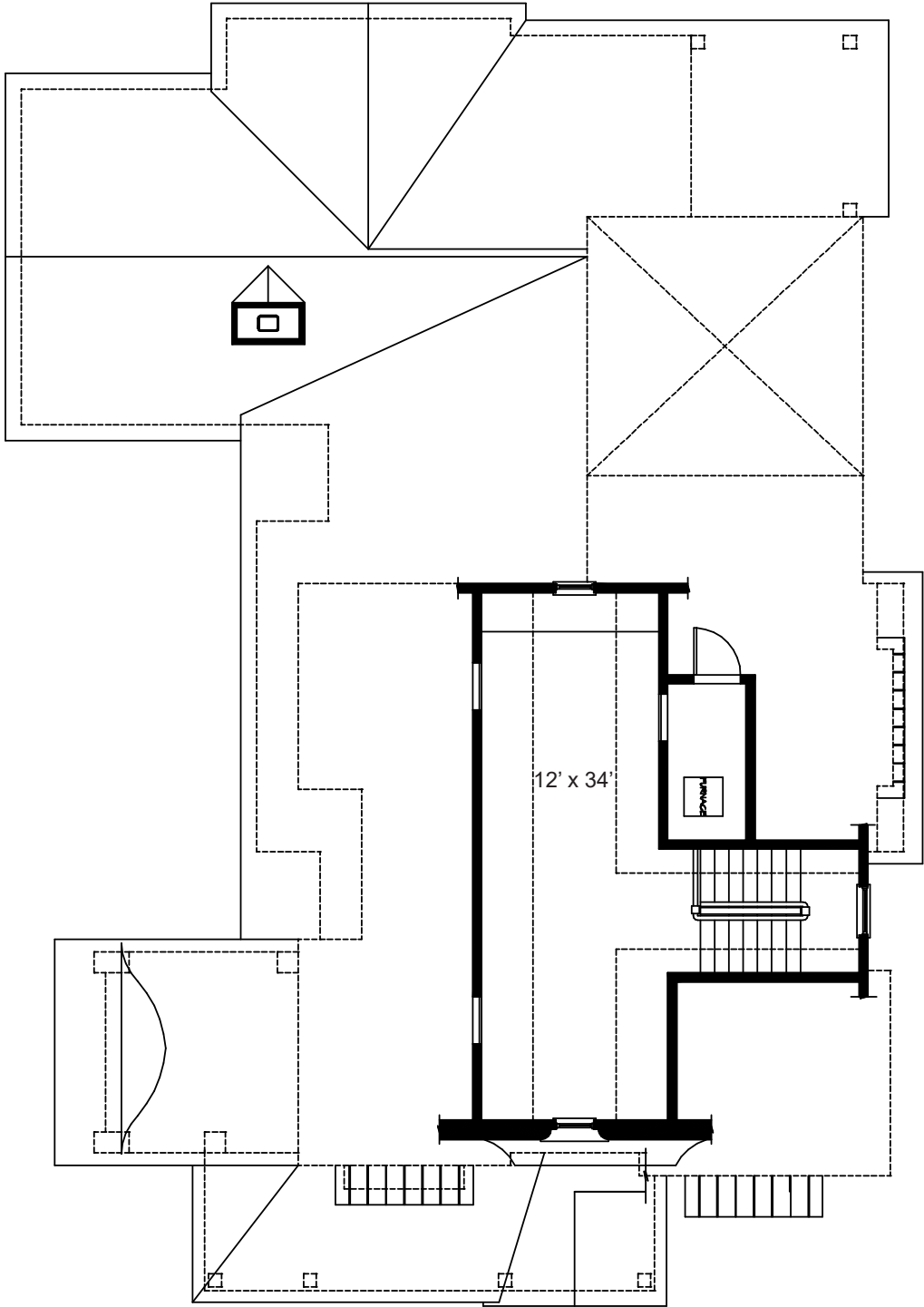
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SECOND FLOOR PLAN  
(1,882 Square feet)



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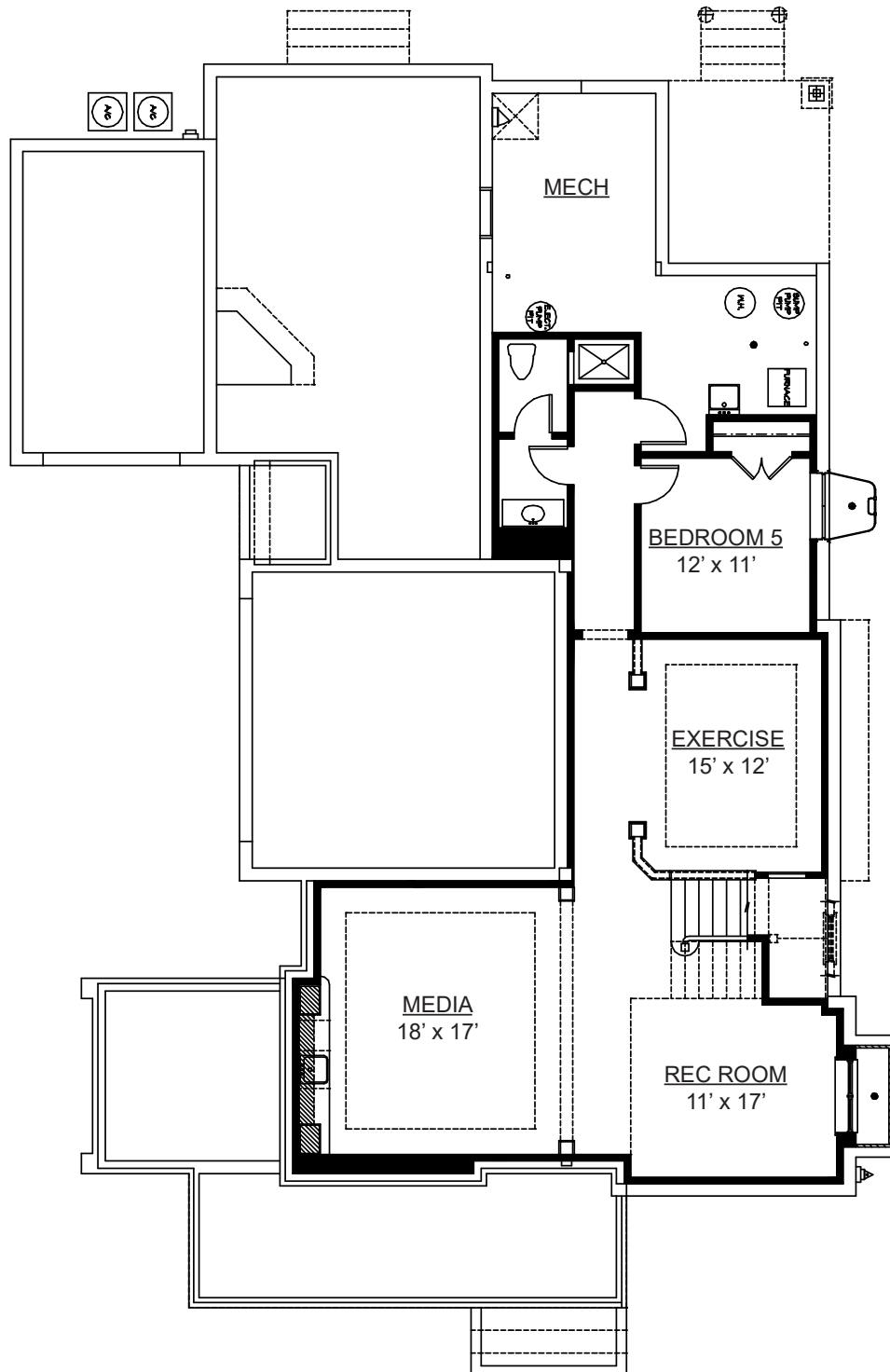


**ATTIC FLOOR PLAN**  
*(540 Square feet excludes storage)*





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**BASEMENT FLOOR PLAN**  
(1,484 Square feet)

