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189 E. LAKE SHORE DRIVE | APARTMENT 2-E

**312.440.7525**

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THE GOLD COAST OFFICE

*Coldwell Banker Residential Brokerage*

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# 189 E. Lake Shore Drive Apartment 2-E

NEIGHBORHOOD: STREETERVILLE

- 3 bedrooms**
- 3 1/2 baths**
- 4,376 SQ. FT.**
- 2 garage spaces**
- Pets permitted**

No two residences at The Mayfair are the same. Original homeowners worked with architects and design staff to create unique homes within the constraints of the building's exterior walls. The relatively open floor plan in Apartment 2-E offers was designed to reflect how people live today. Steve Rugo was the architect.

## FINANCIAL

The 2008 real estate taxes were \$37,417.38. The monthly assessment of \$2,121 includes heat, gas, professional management, building staff, exterior maintenance, common insurance, water, scavenger, landscaping and snow removal. There is a fee of \$27 per month for basic cable television.

FOR SALE: \$2,250,000



*Building Foyer*

## THE MAYFAIR

Once one of Chicago's leading hotels, The Mayfair Regent was constructed in 1924. In the late 1990's, it was transformed into one of the city's most prestigious residential buildings by the award winning firm of LR Development. A proven leader in the historic preservation and adaptive reuse of existing structures, LR did an extraordinary job of creating a luxury residential building in the heart of Chicago's most important landmark block. The elegant façade and magnificent hotel lobby were preserved. The Mayfair project was recognized with a 1998 National Award for Historic Restoration, and the Friends of Downtown's 1998 Award for "Best Adaptive Re-Use."

The Mayfair includes a maximum of two residences per floor with a total of 29 homes in the building. Amenities include professional management, 24-hour door staff, an exercise room, and an attached garage. Up to two pets (dogs and/or cats) per residence are permitted on a permanent basis.

## GARAGE PARKING

Two deeded garage spaces are included with the sale. The Mayfair garage entrance is located on Walton Street.



## APARTMENT 2-E

You enter the home into a custom painted foyer. With a large closet and an ideal place for a bench, you can hang up your coat, take off your boots, and settle in.

From the foyer, you emerge into the core of the home. Astonishingly, you can see clear from one end to the other as the home is flooded in natural light via north, east and south facing windows.

The main living area of the home includes a 24 foot wide living room that spans the front of the apartment. This generously proportioned space is ideal for relaxation and entertaining. The view includes the lake in the winter and the park's rich greenery in the summer. Because the adjoining dining room is not enclosed, it has the unique ability to accommodate an intimate gathering or expand to host a large event.



*Dining Room*



*Kitchen*



## APARTMENT 2-E (continued)

The state-of-the-art kitchen is brand new. Features include white English-style cabinetry with inset doors, a fantastic island, thick, marble counters and full height backsplash, and top quality appliances including a Thermador gas range with a griddle, a SubZero refrigerator, a Miele dishwasher and a built-in microwave. A laundry/mechanical room is located off the kitchen.

The family room is currently set-up for television viewing, and is ideally open to the kitchen. This design is a refreshing alternative to the typical vintage closed in kitchen with adjoining maid's rooms.

Glass paned French doors lead into a study/office. The half bath located off the study was once a full bath, with storage added where the shower had been. The hook-ups are still in the wall in the event a future owner desired a 4th full bath.

The study opens out to a magnificent 576 square foot terrace. This one of a kind space extends over the building's garage and is much larger than the terraces adjoining other apartments in the building. Teak walls surround the terrace and enhance the sense of privacy.



*Family Room*



*Study*



### APARTMENT 2-E (continued)

The east facing master suite includes a spacious dressing area with closets on three sides and an attached bath. Features of the bath include radiant heat in the floor, a stall shower, and a Kohler "Environment" which can provide a whirl-pool, sauna or a steam experience with the added element of wind.

The second bedroom is also en suite and includes a wall of closets.

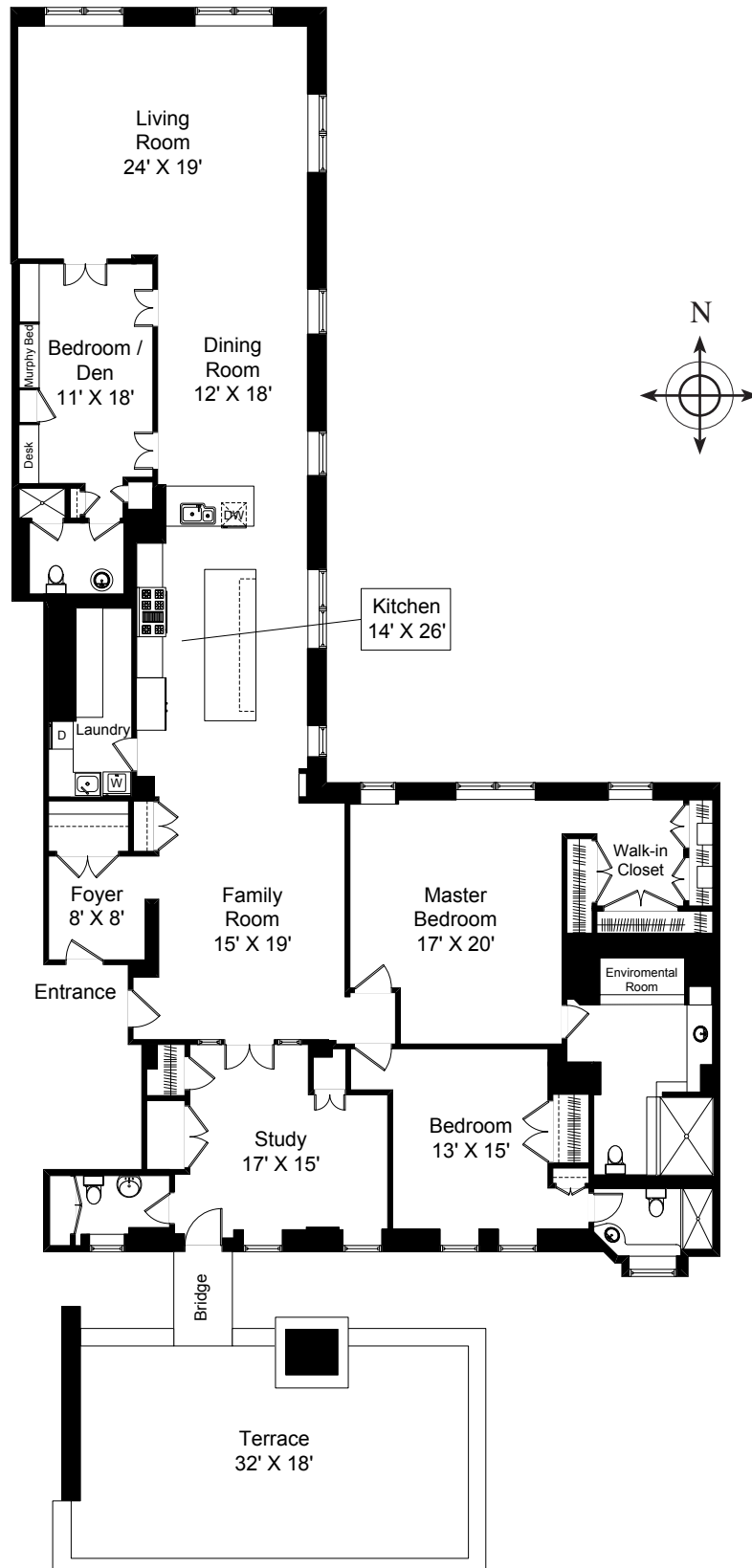
The third bedroom/den includes a built-in desk and bookcases with a pull-down Murphy bed. The adjoining bath has a pedestal sink and stall shower.

Other features include three zones of central heat and air conditioning with central humidification, Cat 7 wiring, and a sophisticated lighting control system.





189 E. LAKE SHORE DRIVE | APARTMENT 2-E | FLOOR PLAN



## Neighborhood Profile

Designed between 1912 and 1929 and built in the decade following World War I, the buildings of East Lake Shore Drive were built by quite possibly the most-notable Chicago architectural firms of the 1920's; Marshall & Fox and Fugard & Knapp. Comprised of seven luxury beaux arts-style high-rise condominiums and the iconic Drake Hotel, with Parisian-style details and rich ornamentation, East Lake Shore Drive is a sensational collection of buildings that brilliantly demonstrate neoclassical architecture at its finest. With the winning combination of architectural genius and dazzling views of Lake Michigan, its no wonder the residences of East Lake Shore Drive and the Drake Hotel were favored by Chicago's most affluent residents.

Officially designated a Chicago Landmark district on April 18, 1985, the beautifully preserved high-rises of East Lake Shore Drive were some of Chicago's first residential developments that made apartment living a viable option for wealthy families. The architects achieved this by creating a formal and harmonious streetscape that helped establish the concept of apartment living as a pleasant alternative to large townhouses or suburban estates.

Located directly by the Magnificent Mile, East Lake Shore Drive residents are within steps of the best Chicago has to offer for shopping, dining, and entertainment.



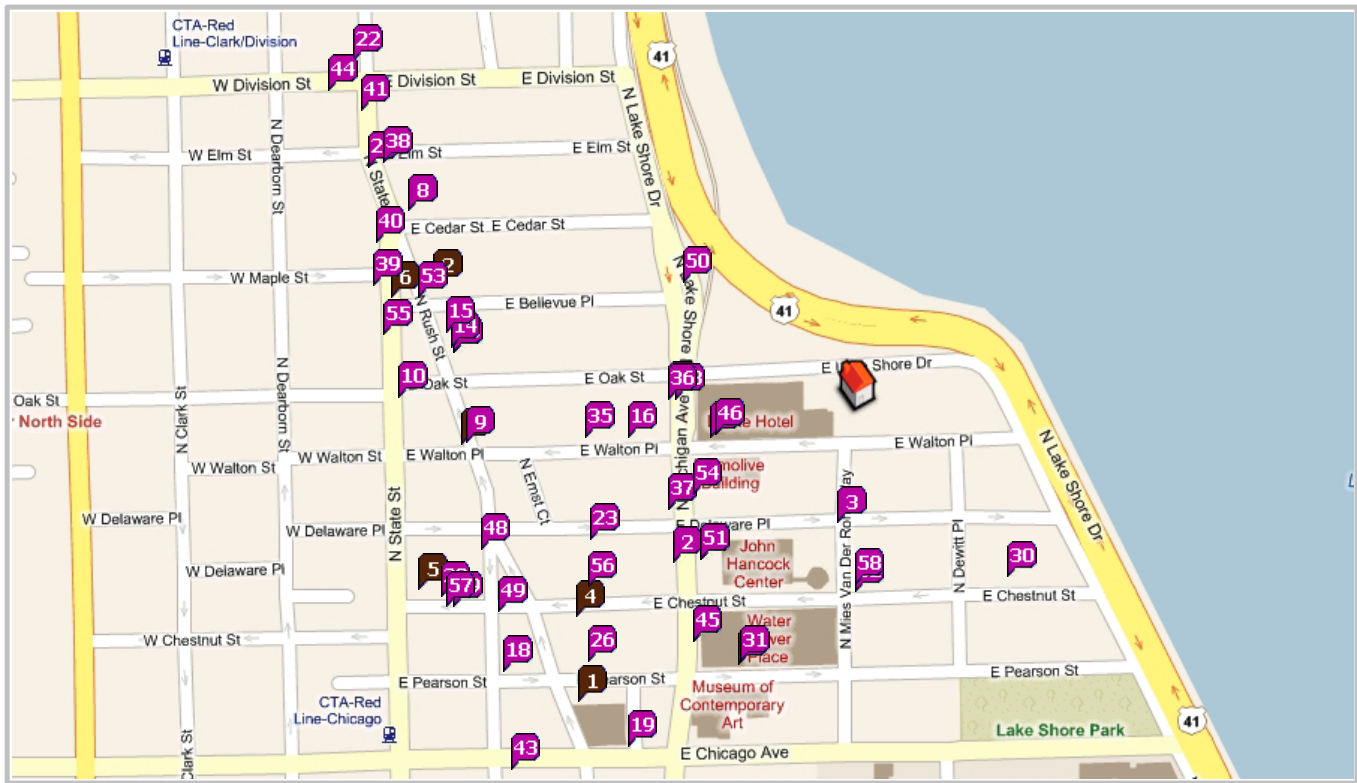
The Drake Hotel, 1929



## JUST AROUND THE CORNER...

Known as America's "Third Coast," Lake Michigan, is at your doorstep with easy access to **OAK STREET AND NORTH AVENUE BEACHES**. Here, you can enjoy sandy shorlines, swimming, and bike rentals or get a front row seat for Chicago's Air & Water Show.

# 189 E. LAKE SHORE DRIVE | NEIGHBORHOOD RESTAURANTS



1" ~ 0.15 miles



### Coffee

1. **Argo Tea**  
819 N Rush St - 0.29mi  
(312) 951-5302
2. **Original Pancake House**  
22 E. Bellevue Pl. - 0.30mi  
312-642-7917
3. **Starbucks**  
932 N Rush St - 0.27mi  
(312) 951-5436
4. **Starbucks**  
111 E Chestnut St - 0.25mi  
(312) 642-3971
5. **Tempo Restaurant**  
21 E Chestnut St - 0.33mi  
(312) 943-4373
6. **Whisper Cafe**  
1031 N State St - 0.33mi  
(312) 787-5478

### American

1. **Chalfin's**  
200 E Chestnut St - 0.14mi  
(312) 943-0034

### American (cont.)

2. **Cheesecake Factory**  
875 N. Michigan Ave. - 0.17mi  
312-337-1101
3. **Mrs. Park's Tavern**  
198 E. Delaware Pl. - 0.09mi  
312-280-8882
4. **Oak Terrace**  
140 E Walton St - 0.09mi  
(312) 787-2200
5. **Oak Tree**  
900 N Michigan Ave - 0.15mi  
(312) 751-1988
6. **The Drake**  
140 E Walton Pl - 0.09mi  
(312) 787-2200

### Asian

7. **Benihana**  
166 E. Superior St. - 0.34mi  
312-664-9643
8. **Big Bowl**  
6 E. Cedar St. - 0.34mi  
312-640-8888

### Asian (cont.)

9. **Le Colonial**  
937 N. Rush St. - 0.27mi  
312-255-0088
10. **Le Passage**  
1 E Oak St - 0.32mi  
(312) 255-0022
11. **Wow Bao**  
835 N Michigan Ave - 0.21mi  
(312) 642-5888

### Bars & Pubs

12. **Backroom**  
1007 N Rush St - 0.28mi  
(312) 751-2433
13. **Jilly's Piano Bar**  
1007 N Rush St - 0.28mi  
(312) 664-1001
14. **Jilly's Too**  
1009 N Rush St - 0.28mi  
(312) 664-0009

15. **Mexx Kitchen at the Whiskey**  
1015 N Rush St - 0.29mi  
(312) 475-0300



**Bars & Pubs (cont.)**

**16. Tavern 33**  
100 E Walton St, #1 - 0.15mi  
(773) 935-6391

**17. The Signature Lounge at the 96th**  
875 N Michigan Ave - 0.15mi  
(312) 787-7230

**Cafe**

**18. Griller's Cafe**  
40 E Pearson St - 0.31mi  
(312) 274-0363

**19. Nomi**  
800 N. Michigan Ave. - 0.30mi  
312-239-4030

**20. The Greenhouse at the the Ritz-C...**  
160 E Pearson St - 0.21mi  
(312) 573-5223

**Chinese**

**21. China Business Network**  
980 N Michigan Ave - 0.12mi  
(312) 988-4864

**22. Dragonfly Mandarin**  
1206 N State Pkwy - 0.43mi  
(312) 787-7600

**23. Fornetto Mei - A Pan-Italian Res...**  
107 E. Delaware Pl. - 0.21mi  
312-573-6300

**24. Panda Express**  
700 N Michigan Ave - 0.40mi  
(312) 951-8382

**25. Shanghai Terrace**  
108 E Superior St - 0.36mi  
(312) 573-6744

**French**

**26. Bistro 110**  
110 E. Pearson St. - 0.26mi  
312-266-3110

**27. Bistrot Zinc**  
1131 N. State St. - 0.38mi  
312-337-1131

**28. Café des Architectes**  
20 E. Chestnut St. - 0.32mi  
312-324-4063

**29. CDA**  
20 E Chestnut - 0.32mi  
3123 24 4063

**30. Le P'Tit Paris**  
260 E. Chestnut St. - 0.19mi  
312-787-8260

**French (cont.)**

**31. Ritz-Carlton Dining Room**  
160 E Pearson St - 0.21mi  
(312) 266-1000

**Italian**

**32. 200 East on Chestnut**  
200 E Chestnut St - 0.15mi  
(312) 266-4500

**33. Cafe Spiaggia**  
980 N Michigan Ave - 0.11mi  
(312) 280-2750

**34. L'Appetito**  
875 N Michigan Ave - 0.15mi  
(312) 337-0691

**35. Pane Caldo**  
72 E. Walton St. - 0.18mi  
312-649-0055

**36. Spiaggia**  
980 N Michigan Ave - 0.12mi  
(312) 280-2750

**37. Tucci Benucchi**  
900 N Michigan Ave - 0.15mi  
(312) 266-2500

**Japanese**

**38. Ra Sushi**  
1139 N. State St. - 0.37mi  
312-274-0011

**Mexican**

**39. Blue Agave Restaurant**  
1 W Maple St - 0.34mi  
(312) 335-8900

**40. Cactus**  
1112 N State St - 0.35mi  
(312) 642-5999

**41. Chipotle Mexican Grill**  
1166 N State St - 0.40mi  
(312) 654-8637

**42. Taco Bell**  
700 N Michigan Ave - 0.40mi  
(312) 988-4645

**43. Taco Fresco**  
41 E Chicago Ave - 0.36mi  
(312) 951-9952

**Pizza**

**44. Chi-Town Pizza**  
11 W Division St - 0.43mi  
(312) 255-0999

**45. Foodlife**  
835 N. Michigan Ave. - 0.21mi  
312-335-3663

**Seafood**

**46. Cape Cod Room**  
140 E. Walton Pl. - 0.09mi  
312-787-2200

**47. C-House Restaurant**  
166 E Superior St - 0.33mi  
(312) 523-0923

**48. Cru Cafe & Wine Bar**  
888 N Wabash Ave - 0.28mi  
(312) 337-4001

**49. McCormick & Schmick's Seafood - ...**  
41 E. Chestnut St - 0.29mi  
312-397-9500

**50. Oak Street Beachstro**  
1001 N Lake Shore Dr - 0.13mi  
(312) 915-4100

**51. Signature Room at the 95th**  
875 N Michigan Ave - 0.15mi  
(312) 787-9596

**Spanish & Tapas**

**52. 1492 Tapas**  
42 E. Superior St. - 0.40mi

**Steakhouse**

**53. Gibsons Steakhouse**  
1028 N. Rush St. - 0.31mi  
312-266-8999

**54. Grill on the Alley - Chicago**  
909 N. Michigan Ave. - 0.12mi  
312-255-9009

**55. Grotto**  
1030 N. State St. - 0.33mi  
312-280-1005

**56. Mike Ditka's - Chicago**  
100 E. Chestnut St. - 0.23mi  
312-587-8989

**57. QP**  
East Chestnut St - 0.32mi  
(312) 751-2100

**58. Saloon Steakhouse**  
200 E. Chestnut St. - 0.14mi  
312-280-5454



**Attached Single** Status: **NEW** MLS #: **07474952**  
 Address: **189 E Lake Shore Dr Unit 2E, Chicago, 60611**  
 Bedrooms: **3** List Price: **\$2,250,000**  
 Bathrooms (F/P): **3.1** Area: **8008**  
 Total Rms: **8** Mthly Asmts: **\$2,121**  
 Master Bedroom Bath: **Yes** Total # Units: **28**  
 # Fireplaces: Unit Floor Level: **2**  
 PIN: **17032080341026** Taxes: **\$37,417**  
 Special Assessment: **No** Tax Year: **2008**  
 Type Ownership: **Condo** Tax Exemptions: **Homeowner**  
 Agent Owned/Interest: **No** Year Built: **1924**  
 High Parking Fee: Low Parking Fee:  
 Pets Allowed: **Yes** Maximum Pet Weight:  
 Parking Type: **Garage** # Cars: **2**  
 Sub/Complex: Model:  
 Type: **Condo, Vintage** Contract Date:  
 Approx SF: **3800** Closed Date:  
 Exterior: **Brick, Stone** Sold Price:  
 Age: **51-100 Years, Recent Rehab** Currently Leased:  
 Lease Exp Date:

Elementary: District #: **299**  
 Middle: District #: **299**  
 High: District #: **299**

Coop Annual Tax Deduction: Tax Year: **2008** Days for Board Approval: **30%** Owner Occupied:  
 % of Common Area/Condo/Coop Ownership: Master Assoc. Fee: **No** Lot Dimensions: **COMMON**  
 Waterfront: **No** Exposure: **N (North), S (South), E (East), Lake/Water, Park** Coordinates: North: **1000** South: **0** East: **189** West: **0**  
 Directions: **East of Michigan Avenue.**

ROOM NAME	SIZE	LEVEL	FLOORING	WIN TRMT	ROOM NAME	SIZE	LEVEL	FLOORING	WIN TRMT
Living Room:	<b>24X19</b>	<b>Main Level</b>	<b>Hardwood</b>		Office:	<b>17X15</b>	<b>Main Level</b>	<b>Hardwood</b>	
Dining Room:	<b>12X18</b>	<b>Main Level</b>	<b>Hardwood</b>		Deck:	<b>32X18</b>	<b>Main Level</b>	<b>Other</b>	
Kitchen:	<b>14X26</b>	<b>Main Level</b>	<b>Hardwood</b>						
Family Room:	<b>15X19</b>	<b>Main Level</b>	<b>Hardwood</b>						
Master Bedroom:	<b>17X20</b>	<b>Main Level</b>	<b>Carpet</b>						
2nd Bedroom:	<b>13X15</b>	<b>Main Level</b>	<b>Carpet</b>						
3rd Bedroom:	<b>11X18</b>	<b>Main Level</b>	<b>Hardwood</b>						
4th Bedroom:									

Foyer: **08X08 Main Level Hardwood**  
 Air: **Central Air, Zoned**  
 Amenities: **Door Person, Elevator, Exercise Room, Storage, On Site Manager/Engineer, Receiving Room, Service Elevator**  
 Appliances: **Oven-Double, Microwave, Dishwasher, Refrigerator, Washer, Dryer, Disposal**  
 Assessments Include: **Heat, Water, Gas, Parking, Common Insurance, Doorman, TV/Cable, Exercise Facilities, Exterior Maintenance, Lawn Care, Scavenger, Snow Removal**  
 Basement:  
 Existing Bas./Fnd.:  
 Bath Amenities: **MBR - Full, Whirlpool, Separate Shower, Steam Shower**  
 Dining Room: **L-shaped**  
 Fireplace:  
 Garage: **Attached, Garage Door Opener(s) (Auto), Underground, On-Site**  
 Heat/Fuel: **Gas, Forced Air, Radiant, Zoned** Kitchen: **Eating Area-Breakfast Bar, Island, Pantry-Walk-in**  
 Lot Description: **Lake Front, Landscaped Professionally, Park Adjacent** Other Rooms: **Den/Office/Study, Family Room**  
 Parking: **Assigned Spaces-2 or more, Owned** Pet Information: **Cats OK, Dogs OK**  
 Sewer: **Sewer-Public** Water: **Lake Michigan**  
 Unit Features: **Laundry/Hook-Up In Unit, Storage, Balcony, Hardwood Floors, Deck**

Remarks: **An amazing opportunity! This 3800 sqft Mayfair condo on prestigious East LSD has been reduced \$1.170 million & is now under \$600/sqft. Unique open floorplan-a rarity in vintage bldgs. Private oversized terrace. New English style kitchen w/top quality finishes. SubZero, Miele & Thermador appliances. 3 en suite BRs including one used as a den w/murphy bed. Sophisticated lighting/audio systems. 2 garage spots included.**

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