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THE HUDSON COMPANY 851 SPRUCE STREET, WINNETKA, ILLINOIS 60093

65 VINE STREET  
HIGHLAND PARK, ILLINOIS

## Spectacular Lakefront Contemporary



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## Property Summary

### 65 VINE STREET HIGHLAND PARK, ILLINOIS

- LOT SIZE**
  - Approximately 2.6 acres (254 x 450 x 254 x 450)
- BUILT**
  - 1963-1964 for insurance executive Jerome Factor
- ARCHITECT**
  - Arnold S. Schaffner (1913-1986) of Tackett & Schaffner
- ROOMS**
  - 15 Rooms (see floor plans for room dimensions)  
5+ bedrooms, 7 full and two half baths including pool house outdoor bath and lower level dressing rooms
- TAXES**
  - \$108, 935 / year 2008 real estate taxes
- PROPERTY FEATURES**
  - Idyllic oasis on 2.6 acres of prime lakefront living with unsurpassed views of Lake Michigan. Extraordinary design elements seamlessly blend nature and home
  - Marble path leads from private front entrance and continues through foyer to all entertaining rooms on the first floor all bathed in natural sunlight from circular skylights and huge windows
  - Spectacular living room with huge fireplace (with pop-up television) and inspiring views of Lake Michigan, grounds and pool
  - Formal , banquet-sized dining room with beautiful built-ins and dramatic chandelier
  - Avant-garde kitchen with two islands, carrera marble counters, beautiful walls of cabinets and shelves, two walk-in storage closets, two refrigerators, two freezers, four ovens, grill, two warming drawers and desk planning area.
  - Lounge with professional bar, grill and large eating area
  - Family Room/Library with handsomely crafted built-ins and gorgeous lake views
  - Master suite wing with his bath with dressing room, her bath with dressing room, elegant bedroom with unsurpassed lake views, and private office/studio with awesome lake views.
  - Three additional bedrooms (one used as den) and two baths in the secondary bedroom wing (adjacent to master suite).
  - Guest suite with private bath, sitting room and separate bedroom
  - Lower level with rec room, game room, play room, dressing rooms/ baths for pool, sauna and convenient stair access to the exterior. Large storage rooms also in lower level
  - Three car attached garage and two car detached garage
  - Pool 'house' with bathroom, showers and dressing areas
  - Gorgeous pool with cabana bar and grill
  - Lovely bluestone terrace which spans the living room, family room and master suite
  - Lushly landscaped property with privacy wall surrounding the entire property
  - Private beach (approximately 250 feet) accessed by meandering stairs and wooden walkway from house and pool area.
  - Roof - rubber roof spring, 2010
  - Skylights repaired and replaced in spring, 2010
- LOCATION**
  - Lakefront property in convenient Highland Park locale
- SCHOOLS**
  - Indian Trail Elementary School
  - Elm Place Junior High
  - Highland Park High School

Information deemed reliable although not warranted or guaranteed. Equal Housing Opportunity.



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## Private Courtyard Entry

The beautiful marble tiled walk leads from the outdoor courtyard into the front foyer and hall, offering a hint of the panoramic views of the expansive property and Lake Michigan.



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## Enthralling Entrance Hall

The front foyer and hall is bathed in sunlight from eleven circular skylights and is bordered by in-set planters that surround you with fresh, green plants and flowers, blending natural beauty with the interior architecture. This grand hall leads to the formal dining room, family room, living room and kitchen.



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## Resplendent Foyer

The gracious entry hall opens to a long foyer leading to all areas of the house, all with inspiring Lake Michigan views.





## Spectacular Living Room

The living circular living room enjoys spectacular views of terraces, pool, lawn, flowers and Lake Michigan. The slate floor continues throughout the attached lounge and eating area. The expansive fireplace with curved stepped hearth and wall of sliding tall glass doors adds to the allure of this incredible room. Spot light cans in the ceiling are strategically placed to feature treasured art collections. The 14 foot ceilings highlight the dramatic affect of this wonderful room.



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## Dining Room

The oval shaped dining room has an elliptical skylight with 32 lighting globes. Built-in cabinets offer drawers and shelves for additional storage for china and crystal. The open entrance offers wonderful views of the property and Lake Michigan.





## Lounge / Casual Eating Area

The bar and eating area is adjacent to the living room. The wet bar has abundant cabinets and a liquor closet, deep drawers, double sinks, refrigerator, pop-up appliances and icemaker.

The eating area is located next to the indoor grill (convenient to pool for a break from the sun) and accesses the terrace and pool via sliding glass doors.



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## Avant-Garde Kitchen

The avant-garde kitchen, designed in 1963, was well ahead of its time. Two half-moon preparation islands with cooktop, dishwasher, three sinks and storage allow for ease in preparation. Walls of cabinets and shelves, a walk-in silver closet and a large walk-in storage pantry, in-counter butcher block chopping boards with under-counter refuse collection and 2 in-wall tin foil and plastic wrap dispensers. Over 42 linear feet of counter space represents the wonderful space in this kitchen.



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#### FEATURES

- Four ovens
- Two warming drawers with moisture control
- Grill
- Two Sub-Zero refrigerators
- Two Sub-Zero freezers
- Two cooktops
- Pop-up appliances
- Ice maker



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## Kitchen Continued



SILVER CLOSET WITH LINED SHELVES

## Family Room / Library

The family room is located off the front hall and enjoys views of the yard, pool and lake, and a convenient location within the heart of the home. Hardwood floors, a fireplace, and walls of bookshelves surround this handsome room. The entertainment wall houses a television, wet bar and refrigerator. Ceiling canned and spot lighting creates a lovely ambiance at night.



CARD TABLE, DVD AND CD STORAGE

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## Family Room / Library Continued



## Laundry/Mud Room

The attached laundry room offers additional storage in the wall of closets (pull-out drawers are especially convenient) and the additional fold-down counter for additional prep and storage during parties results in added convenience. A special heater has been installed for hosiery and lingerie.



FIRST OF TWO LAUNDRY ROOMS  
(SECOND LAUNDRY ROOM FOR  
WET BATHING SUITS AND TOWELS IS  
LOCATED IN LOWER LEVEL).

WALK-IN PANTRY STORAGE LOCATED  
BETWEEN KITCHEN AND MUDROOM/  
LAUNDRY ROOM

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## Formal Powder Room

The guest powder room is privately tucked away off the front hall. A water closet and separate make-up area have been designed with entertaining in mind.



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Staircase to Lower Level



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## Master Suite Retreat

The magnificent master suite is located in a wing next to the secondary bedrooms, allowing for utmost privacy and convenience. His and her luxurious baths, both with dressing areas, a dramatic bedroom with gorgeous views of the terrace (accessed by sliding glass doors) pool, yard, and Lake Michigan make this a true oasis. A sun-filled office/studio completes this elegant suite.



## "Her" Bath

Luxury defined! This lovely bath with gorgeous marble tiles offers a deep soaking tub, circular marble vanity with make-up mirrors, and a large dressing room with mirrors and closets. This private get-away has abundant closets designed to accommodate all of your storage needs.



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## "His" Bath

This handsome 'his' bath has center island, finely crafted closets, soaking tub, shower and water closet. Skillfully crafted closets have been designed for ties, shoes, shirts, slacks – no detail has been spared.



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## Office

Working from home has never been such a treat. Breathtaking views of the surrounding grounds, pool, and Lake Michigan are viewed from all angles of this dramatic room. This addition (1980's) blends perfectly with the original architecture.



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## Bedroom Wing

The secondary bedroom wing is comprised of two additional bedrooms and a sitting room (which could be easily converted to a fourth bedroom) and two en suite bathrooms. These bedrooms are all unique in design, spacious, and enjoy private outdoor rooms created by professional landscaping.



## Additional Bedrooms Continued

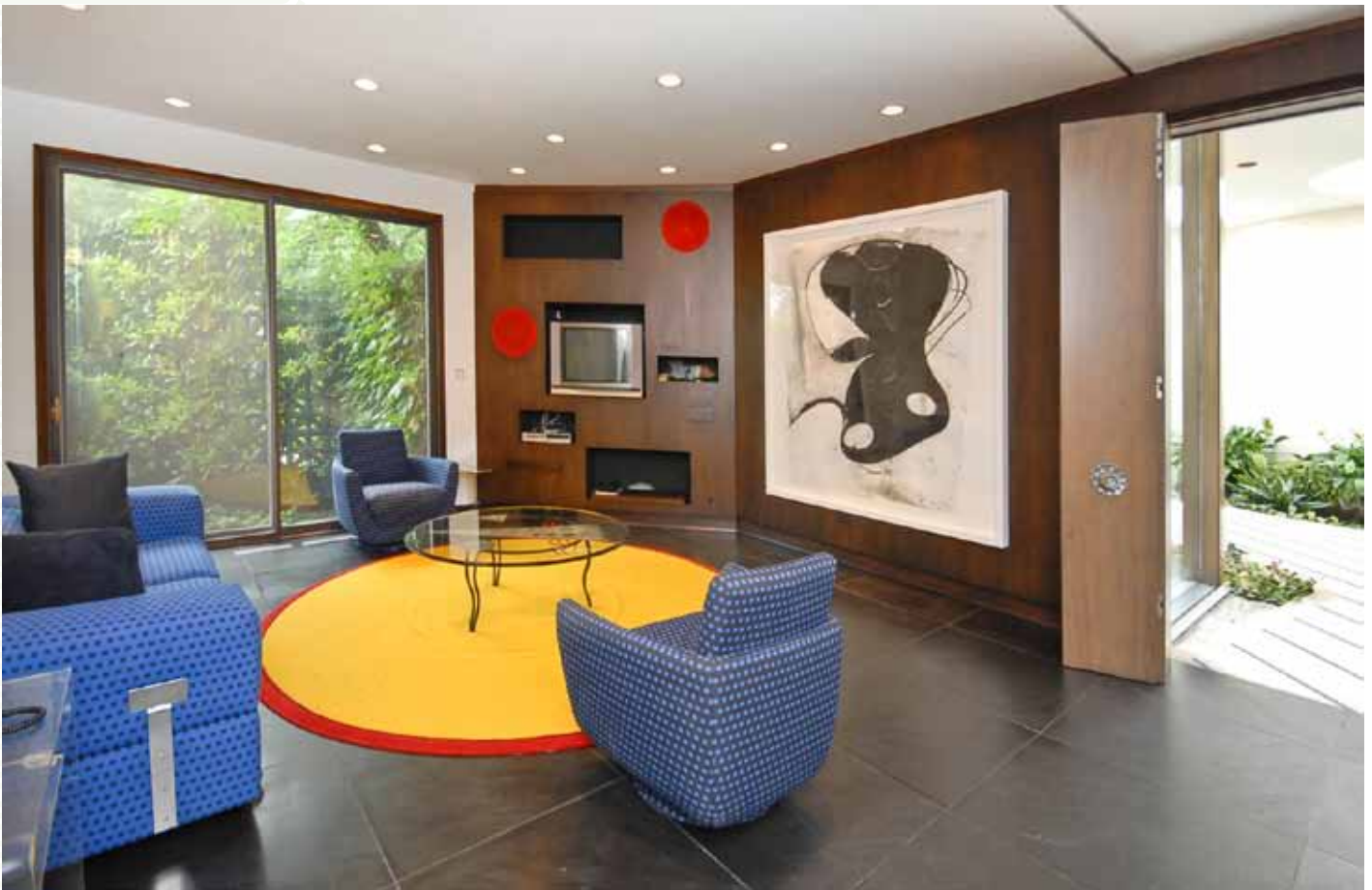


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## Additional Bedroom / Sitting Room



## Private Guest Suite

The guest suite is adjacent to the kitchen and located down a private hall. This mini-apartment is comprised of bath with tub and shower, sitting room and large bedroom. The built-in drawers and double closets allows for ample storage while its location ensures utmost privacy.



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## Lower Level

The spacious lower level has two large recreation rooms (one could easily be a media room), a game room, three storage rooms, and mechanical rooms. Two changing rooms, both with showers, are conveniently accessed by outdoor stairs to the pool. A separate powder room is located off the main recreation room. The adjacent sauna is wonderful for warming up after a dip in the pool. Additional washer and dryer are located here for convenient pool laundering.



Lower Level Continued



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## Lower Level Continued



### MECHANICALS

- 8 Zones for heat and air
- Five heating units
- Five condensers
- Two sump pumps, one with battery back-up
- Four hot water heaters
- Central Vac throughout
- Roof - rubber roof spring, 2010
- Skylights repaired and replaced in spring, 2010



## Lower Level Pool His and Her Changing Rooms



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## Extraordinary Grounds

The pool is surrounded by wooden decking and patios and a delightful fountain adds to the ambiance. The views of Lake Michigan are simply magnificent. The pool cabana, with sink and grill, makes outdoor entertaining a breeze. An outdoor shower/dressing/bathroom, divided into his and her sections, adds extra convenience.



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## Extraordinary Grounds Continued

The spectacular 2.5 acre grounds are professionally landscaped with manicured lawns, flowerbeds, terraces and ground cover. All areas are watered by a sprinkler system. The three car attached and two car detached garage share a heated driveway (at garages), ideal for our Chicago winters. The wide circular drive offers abundant guest parking with two separate parking pads



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## Extraordinary Grounds Continued



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## Extraordinary Grounds Continued



3 CAR ATTACHED AND 2 CAR DETACHED GARAGES SHARE A  
HEATED DRIVEWAY (AT GARAGE ENTRANCES)

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## Serene Private Beach

A private wooden path and stairs leads from the pool area to the private beach, making the traverse from beach to home an easy walk.

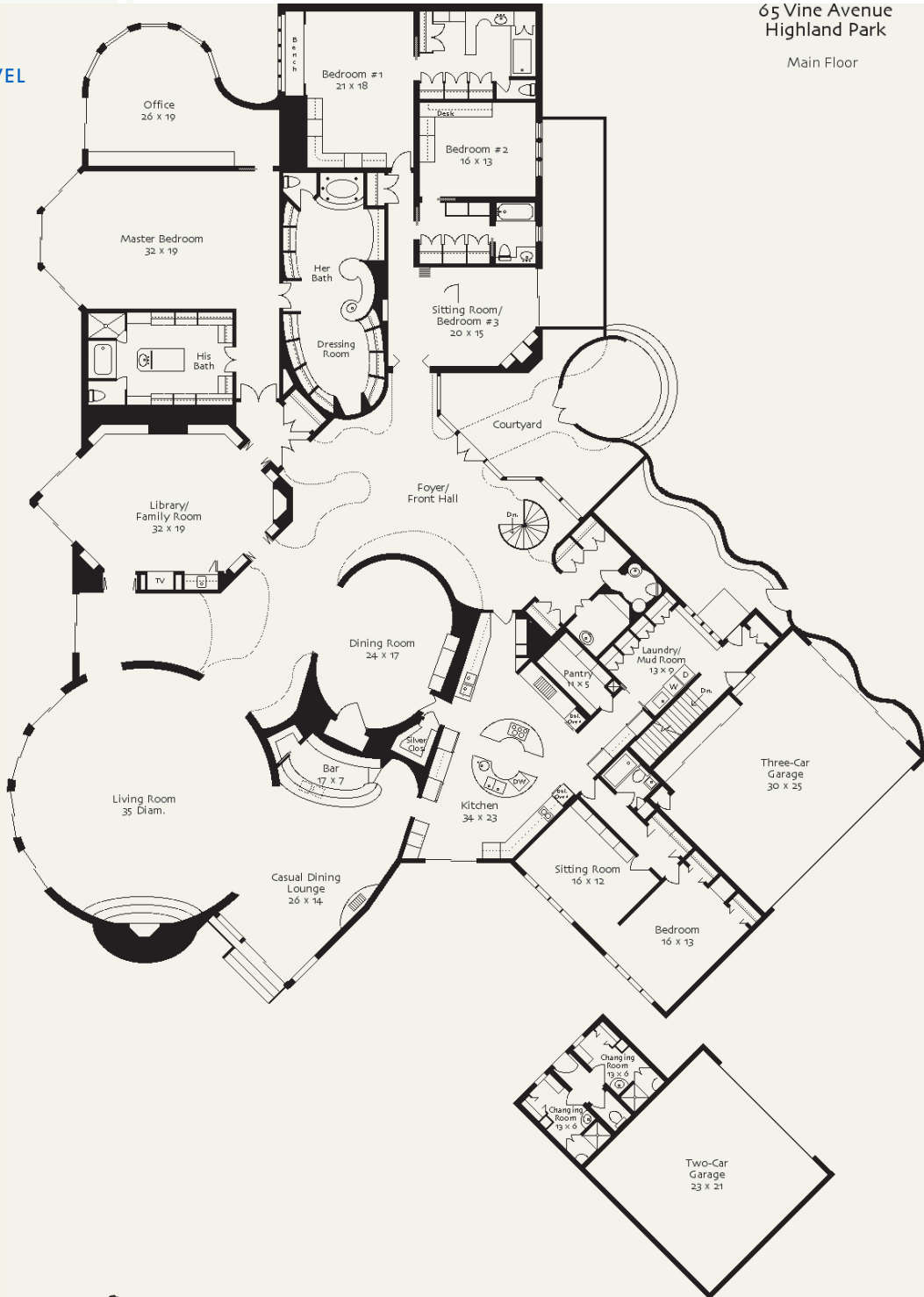


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MAIN LEVEL

65 Vine Avenue  
Highland Park

Main Floor



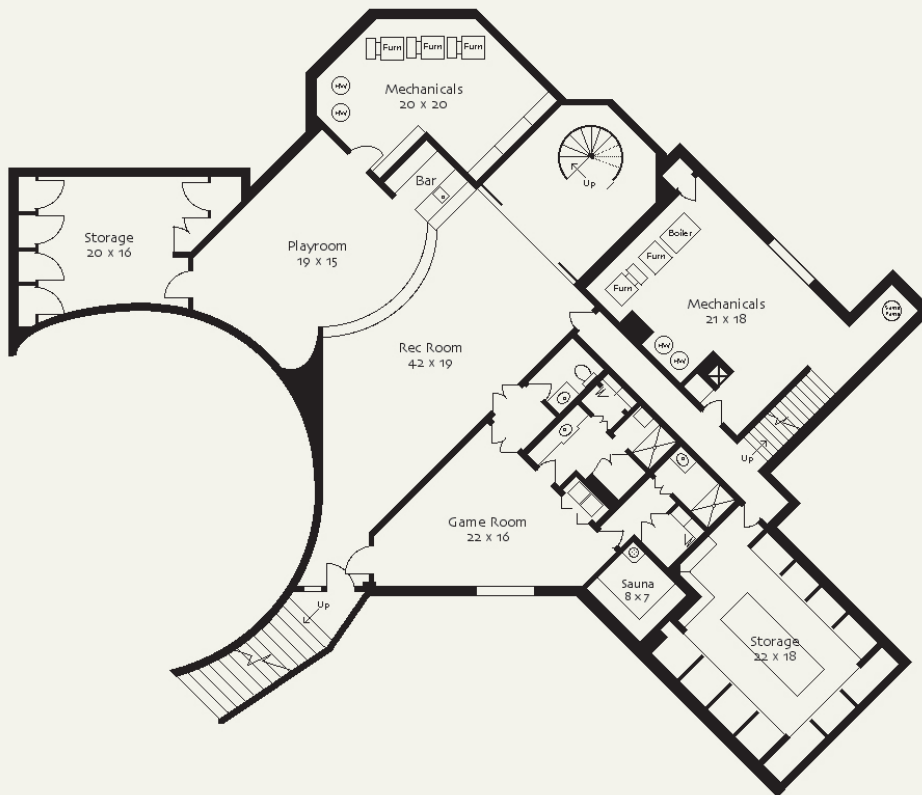
Measurements are approximate. Room sizes are rounded to the nearest foot. Information is not guaranteed. Drawing is illustrative, not for architectural purposes.

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65 Vine Avenue  
Highland Park

Lower Level

LOWER LEVEL



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PLAT OF SURVEY

