

# 326 W Maple Street

Hinsdale, Illinois

## Historic Home Modern Updates



*Historic Home completely re-modeled for today's family*

The current owners of this home built in 1916 are only the second family to enjoy this residence which is in the Historic Hinsdale District.

The house was one of the first homes built by Anderson in the Anderson sub-division of Stough's master layout of Hinsdale.

All the original stained glass

## Walk to Town

The home is located just three blocks from the train and downtown Hinsdale!

The kids really enjoyed strolling to the pool on lazy summer days and the parks in the summer. When school

windows, staircase, and woodwork were refinished. The addition maintained the architectural design. A family room, kitchen, breakfast nook, bar area, screened in porch, master bedroom, walk-in closet, and master bath were added. Two majestic fireplaces warm the home on chilly nights.

Unlike many of the homes of this era the rooms are open and the bedrooms are sized for today's electronic family. The ceilings are 9 foot on the first floor.

When the addition was added the decision was made to replace all the water lines, electric service, and heating and air. The heating and cooling system is zoned with two units allowing bills in

January to average \$220 and electrical in the summer to average \$135.

began they walked with their friends to Monroe and met at the library which is a few blocks away.

Burns field which is just two blocks north, has a basketball court, competition level

tennis courts, heated platform racket courts, and a volley ball court. Plus acres of wide open fields. The Movie Dennis the Menace featured Burns Field.

The woodwork is solid oak, individually picked for their rich grain. The wood is hand stained and finished to bring out the character of each piece.

The Windows are Anderson low-E argon filled for energy efficiency. They are aluminum exterior and wood interior. All of the Anderson windows tilt in for easy cleaning.

The front and rear porches have bead board ceilings finished to a natural wood look. The rear porch is screened in to allow bug free outdoor living.



## Walk to Train Perfect Location

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### Special points of interest:

- ◆ Screened in Porch
- ◆ Three Porches in All
- ◆ Hand Selected Hardwoods
- ◆ Zoned Heating and Cooling
- ◆ In Ground Lawn Sprinkler
- ◆ Extra Deep Garage
- ◆ Low Electric & Heating Bills
- ◆ Close to Police & Fire

## 326 W Maple St



Large Kitchen is open to family room and breakfast room

### Spacious Kitchen

The large kitchen faces the family room and the kitchen dinette. It also adjoins to the wet bar with built in U-Line refrigerator.

The cabinets are cherry and the counter is granite with matching cherry rail.

The kitchen is the new addition with the bar area being part of the original home. The bar, hall, and bathroom are beautifully finished maple

flooring which is finished by a bronze bar accent to transition into the ceramic floors in the kitchen. There is a similar transition into the family room.

Appliances include a large GE profile side-by-side refrigerator, profile double oven, family sized Profile dish washer, and a GE Profile built in stove top.

The lighting is all 12V for both under cabinet and recessed

halogen lighting which showers the room in light.

There is plenty of storage available in both the kitchen and bar area.

A large three bowl Kohler Sink with disposal makes clean up a lot easier.

The kitchen being part of the family room makes this a true gathering place to enjoy friends!



Dining room and living room are part of the original house

### Dining & Living Room

The dining room and living room have been restored to their original 1916 grandeur.

The fixed windows are leaded glass. All the double hung windows have been taken apart and insulation and felt gliders have been added. You will not hear wobbly windows or feel air blowing through

these near 100 year old frames!

The ceilings and walls are refinished to the original plaster condition.

When the second owners purchased the home there were gas lines for all the chandeliers. All this was re-

moved and new electrical service was added.

The double doors open the room into the kitchen and family room which is perfect for holidays and parties.



Outdoor living with peaceful view of the neighborhood

### Screened in Porch

Hinsdale has been awarded the beautiful tree village every year since its inception. This screened in porch allows you to enjoy it three seasons a year.

The floors have been beautifully finished in natural wood

to match the tray natural wood ceilings.

The porch sits up above the yard for total privacy.

You can enjoy a coffee in the morning or a beverage at night while reading a good

book or enjoying friends and family.

The outdoor speakers from the stereo are wired into the entertainment center inside the family room.

## Family Room

The family room is the gathering place to spend time with family and friends. This large addition to the original home adds modern functionality to this near 100 year old home.

All hardwood flooring and 1x4 solid oak molding make this room an incredible place to spend your time at home.

The fireplace is a one of a kind custom designed oak

floor to ceiling unit. The facing and mantle are granite and the fire place doors are custom solid brass doors. Inside is a gas log set for a quick warm start to the evening.

Lighting is recessed and all fixtures are on dimmers for energy efficiency.

The surround sound speaker system is integrated into the

walls so no wires are visible.

The east wall has built in bookshelves and cabinets.

The south wall is generously appointed with windows which makes this an extremely bright room.

The kitchen is adjoining to allow you to stay involved with the family conversation or your favorite show.



*Large warm comfortable family room*

## Recreation Room

The basement has been finished to give you the additional space for your family.

Recessed lighting has been amply installed to make this a bright living space. The walls are all insulated and a vapor barrier added. There is both forced air and base board heating to make this a cool

room in the summer and a warm comfortable winter playroom.

Built in bookshelves make this space ready to move in the kids most prized possessions. The shelves are drilled to allow easy set up of electronics. Extra outlets were added to allow TV and game connec-

tions inside the cabinets.

There are large windows in the room to allow you to enjoy the summer breeze.

The closet attached to the room is cedar lined for storing coats and clothing.



*Basement family room for entertaining friend and family*

## Master Bedroom

This exceptional large master bedroom was added for comfort and privacy.

The master bedroom and bathroom features 11' ceilings. 5 large windows, hardwood floors, and a romantic fireplace with a custom hand-

crafted mantle. The master Bed and Bath have Hunter fans.

Adjoining the same room is the walk-in closet with custom crafted shelving.

The bathroom features a cor-

ner whirlpool custom set in cherry wood and finished to match the two cherry sinks.

The floor is granite and carries the matching stone into the shower.

The toilet is in a private room separated by a pocket door.



*Master Bedroom with fireplace, walk in closet, attached master bath*



**Karen Farley**  
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## Just Some Facts

Working on Your Next Move!

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#### Master Bedroom 16x17

- Hardwood Flooring
- Custom Fireplace
- 11 foot Ceilings
- 5 Windows
- Hunter Fan

#### Master Bath 14x12

- Granite Floors
- Granite Shower
- Toilet in Private Room
- Cherry Cabinets
- Two Separate Sinks
- Large Corner Whirlpool
- Hunter Fan
- 11 Foot Ceilings

#### Master Walk In Closet 11x8

- Hardwood Floors
- Custom Closet Shelves

#### 2nd Bedroom 13x11

- Hardwood Floors
- Large Closet
- Custom Blinds

#### On-Suite Bathroom

- Private 2nd bedroom only
- Beautiful tile work
- Custom shelving

#### 3rd Bedroom 13x11

- Hardwood Floors
- Custom Window treatment
- Bay Windows

#### 4th Bedroom 13x11

- Hardwood Floors
- Custom Window treatment
- Bright /Windows on two walls

#### Second Floor Bath

- Beautiful Custom Ceramics
- Extra Deep Bath

- Glass Shower Doors

- Large Linen Closet

#### Dinning Room 14x13

- Custom Draperies
- Hardwood Floors
- Stained Glass Windows
- Built in Cabinets

#### Living Room 14x14

- Custom Draperies
- Hardwood Floors
- Stained Glass Windows
- Incredible Woodwork

#### Family Room 21x16

- Custom Window Treatments
- Hardwood Floors
- Custom Fireplace
- Custom Book Shelves
- Bright Room/Large Windows
- Stain Glass Fan

#### Kitchen 13x12

- Ceramic Flooring
- Cherry Cabinets
- Double Oven
- GE Profile Appliances
- Built in Exhaust Fan
- 3 Bowl Kohler Sink
- Low Voltage Lighting
- Under Cabinet Low Voltage
- Plenty of Electrical Outlets
- Stain Glass Fan

#### Bar 8x6

- Maple Floors
- Built in Sink & Frig
- Cherry Cabinets
- Under Cabinet Low Voltage

#### Breakfast Room 14x10

- Double Doors to Dinning Room

- Ceramic Flooring
  - Dimmer Lighting
  - Custom Window Treatments
- #### Screened in Porch 19x10
- Hardwood Flooring
  - Natural Wood Finished Ceilings
  - Ceiling Fan
  - Natural Gas Line Supply Grill
  - Storage Access Under Deck

#### Recreation Room

- 22x16
- Custom Cabinets
- Custom Flooring
- Cedar Closet
- Base Board Heating

#### First Floor 9 foot Ceilings

Attic has 7 foot ceilings unfinished  
Custom Window drapes and blinds  
by local designer

#### 200 AMP Electrical

#### New Copper Plumbing

#### New Main Water Line

#### Anderson Low E Argon Tilt-in

Large Amount of Closet Storage  
Heating & Air - All High Energy  
Efficient

#### Rainbird Sprinkler System

Rainbird Drip Irrigation for Gar-  
den /Flower Beds

Dimmers in Family Room, Breakfast  
Room, Recreation Room, Master  
Bath and Bedroom.

#### Grade School - Monroe

#### Middle School - Clarendon Hills

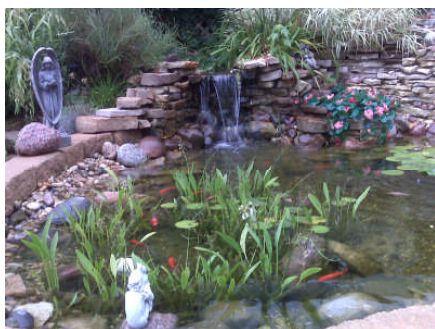
#### High School - Hinsdale Central

#### Garage 2.5 Car 20x26

#### Yard 60x165

Professionally Landscaped

## Landscaping & Pond



Beautiful Custom Pond

The yard is paradise with mature trees, flowers everywhere, raspberry and blue berry bushes for fresh fruit in the spring and early summer.

The front yard and flowers through the side and pond area are on an automatic irrigation unit. No worries in

caring for this yard.

The pond and flag stone deck area allow you to enjoy a beverage listening to the waterfall, and enjoying the plant and fish that abound,

The pond has its own filtering system with a UV filter for

easy maintenance. The system is also auto-filling so you never need to worry about the level of the water. At night the pond awakes with underwater halogen lights.

95% of all the flowers are perennials which will bloom every year.