

New luxury homes coming to Edgewater



C.A. Development built and sold 27 single-family homes in its' Edgewater Square development. The original Edgewater Square development on the 1600 block of W. Rosehill Dr. was one of their most successful projects.

Edgewater Square II, a new enclave of 15 luxury single-family homes, is under construction in the Edgewater on the southeast corner of Edgewater and N. Hermitage avenues.

"Site work is underway for Edgewater Square II on 1.25 acres of vacant property just east of the historic Rosehill Cemetery in the heart of the Edgewater," said developer J. Paul Bertsche of C.A. Development.

For years, area residents residents have demanded something more be done about the hulking mess at 5700 N.Ashland Ave., but clean up costs have been estimated at between \$5 and \$10 million and that is money the city just doesn't have.

Ground breaking for the first homes is scheduled to begin in April, he said. Pre-construction base prices for the first three homes start at \$1,050,000.

"Pre-construction sales are now underway where prospective buyers can view plans and take a virtual tour of home interiors," said Colin Hebson of DreamTown, exclusive broker for the project.

The in-fill site will be developed with tree-lined, 30-by-108-foot homesites, Bertsche said. The construction site, just west of Ashland Ave., formerly was the parking garage for the long-shuttered Edgewater Hospital.

For years, area residents residents have demanded something more be done about the hulking mess at 5700 N.Ashland Ave., a hospital that once birthed Hillary Rodham. They have pleaded with the city to tear down the decrepit buildings, but clean up costs have been estimated at between \$5 and \$10 million and that is money the city just doesn't have. Those who may be interested in doing a development on the site face the daunting task of putting something profitable on the property once it has been cleaned up. Today the site is not only an eyesore but also a safety hazard. In 2011, two trespassing teenagers were injured on the roof of the former hospital after a transformer exploded.

The luxury homes of Edgewater Square II are the first step in that clean up and are being developed in a vibrant urban setting within the historic, diverse and picturesque Edgewater neighborhood, Bertsche said.

"Bordered by Lake Michigan, Foster, Ravenswood, and Devon avenues, Edgewater's growing population of affluent residents represents an eclectic and trendy sector of the city," he noted.

"For nearly two decades we've built residential enclaves within great urban neighborhoods," Bertsche said. "Our goal is to design and build new homes that complement the architecture of the existing neighborhood."

In 2003 and 2004, C.A. Development built and sold 27 single-family homes in its adjacent Edgewater Square development. "Our original Edgewater Square development at 1600 W. Rosehill Dr. was one of our most successful projects. The

development sold out in 15 months from ground-breaking."

Edgewater Square was cited as "Best Overall Urban Community" in the 2005 Key Awards competition hosted by the Home Builders Assoc. of Greater Chicago.

At Edgewater Square II, FitzGerald Associates Architects designed both traditional and contemporary 2-story homes featuring 3,600 square feet of living area and 3-car detached garages.

"The development will feature two different floor plans each showcasing two different exterior elevations—traditional or urban," Bertsche said.

The multilevel traditional designs feature inviting front porches, gables or bays with stone accents and low-maintenance masonry siding facades. Urban designs showcase large windows with brick and

masonry siding facades.

All of these open-floor-plan homes showcase interiors that feature a spacious family room and island kitchen, grade-level sunroom, double laundry centers, under-the-stairs storage niche and efficient dual-zoned heating and cooling systems, plus radiant heat in the lower level.

In 2014, Chicago Magazine listed Edgewater as one of the city's best neighborhoods for its near-lake location, easy downtown access, cool shops and great Clark St. and Broadway restaurants. "Cosmopolitan yet down to earth, Edgewater is both a convenient and charming neighborhood known for its rapidly appreciating property values," Bertsche said.

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