



AVERE ON DUANE

48 LUXURY RESIDENCES



AVERE ON DUANE 437 Duane Street, Glen Ellyn, IL 60137

Call/Text BETH KELLY Real Estate Leasing Advisor, Engel & Volkers Chicago North Shore
630.376.5169 | avereonduane.com



ENGEL & VÖLKERS



AVERE ON DUANE FEATURES

UNIT FEATURES

FLOORING - luxury vinyl plank in living areas and dens, ceramic tile in bathrooms, carpet in bedrooms

WINDOW TREATMENTS - 2" faux wood horizontal blinds and 3 1/2" vinyl vertical blinds at patio/balcony doors

APPLIANCES

- **Refrigerator** - Whirlpool 21 cu.ft. stainless counter depth side by side with icemaker
- **Gas range** - Whirlpool 30" 5 burner gas range
- **Dishwasher** - Whirlpool 24" stainless steel full integrated dishwasher
- **Washer** - Whirlpool front load 4.2 cu.ft. capacity washer
- **Dryer** - Whirlpool front load 7.4 cu.ft. capacity dryer | side by side W/D in Danby & Ellyn units
- **Microwave** Whirlpool 1.9 cu.ft. stainless steel
- **Beverage Refrigerator** (Ellyn units only) - Frigidaire 5.3 cu.ft undercounter refrigerator

MODERN SHAKER CABINETS with soft close doors and drawers

QUARTZ COUNTERTOPS in kitchen and bathrooms with tile backsplash in kitchen

WALK-IN SHOWERS with frameless glass doors (in select units)

BALCONIES WITH COMPOSITE DECKING for all units

AT&T FIBER CABLE/INTERNET EQUIPMENT Units pre-wired and configured for AT&T fiber cable/internet equipment and "Instant On" service. Simply call to activate, no appointment or service call required. Comcast/Xfinity service is available as well.

SMART HOME FEATURES

- **Latch keyless entry system**- Enter building, common areas, and unit using Latch app. Can also access using door code or keycard. Can send guest access code to enter building and unit using the Latch app.
- **Ecobee programmable smart thermostat** - "Works with Latch" capability (can control smart devices from within Latch app).

SUPERIOR SOUND ATTENUATION using quality construction methods and materials to minimize sound transfer between walls and floors.



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FEATURES

COMMUNITY FEATURES

LATCH INTERCOM SYSTEM - Enter building, common areas, and unit using Latch app. Can also access using door code or keycard. Can send guest access code to enter building and unit using the Latch app.

SECURITY SYSTEM - cameras monitoring access doors, common areas, and parking garage (12 cameras total)

TWO CENTRALLY LOCATED ELEVATORS

COMMUNITY ROOM - multiple seating areas, fireplace, large TV, Sonos, and community coffee/beverage bar

PET SPA - dog wash, located in lower level garage

BIKE REPAIR STATION AND BIKE STORAGE AVAILABLE - located in lower level garage. Individual bike storage racks available to be mounted in garage upon request.

PARKING - underground heated garage (48 assigned spots) and convenient surface parking (28 assigned spots, 4 guest parking spots, and 2 handicap spots)

SECURED PACKAGE DELIVERY ROOM - monitored electronic access

OUTDOOR PERGOLA AND SEATING AREA

INDOOR STORAGE LOCKERS - located on floors 3 and 4 (7 per floor)

FREE WI-FI - in the community room

ADDITIONAL INFO

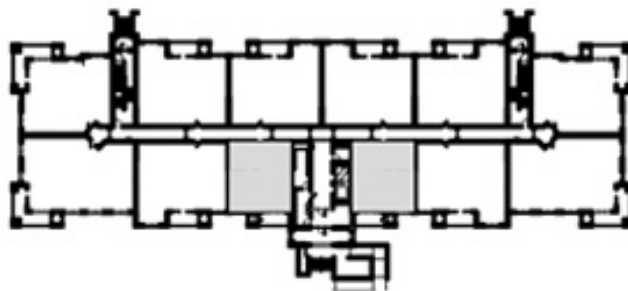
UTILITIES ARE INDIVIDUALLY METERED one bill for water/sewer/gas/trash; electric and phone/cable billed separately and directly with provider (pre-wired for AT&T fiber service, Comcast/Xfinity also available). HVAC units are gas heat and electric cooling.

OTHER FEES IN ADDITION TO RENT:

PARKING - garage	\$135-\$170	APPLICATION FEE - per applicant	\$60
PARKING - surface	\$75	ADMIN/MOVE-IN FEE - at reservation	\$500
PET FEE - per pet	\$300	STORAGE	\$25-\$35
PET RENT - per pet, per mo.	\$35	FIRST MONTH'S RENT DUE AT TIME OF LEASE	

BANCROFT

ONE BEDROOM | ONE BATH | 868 SF

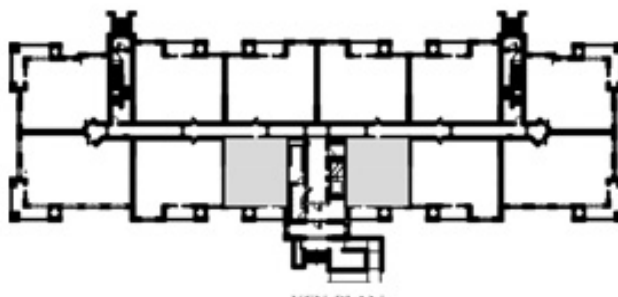




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BRAEBURN

ONE BEDROOM | ONE BATH + DEN | 1030 SF

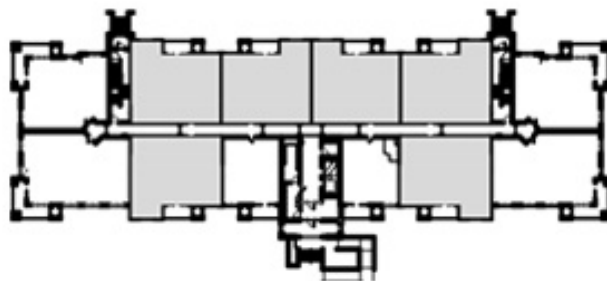
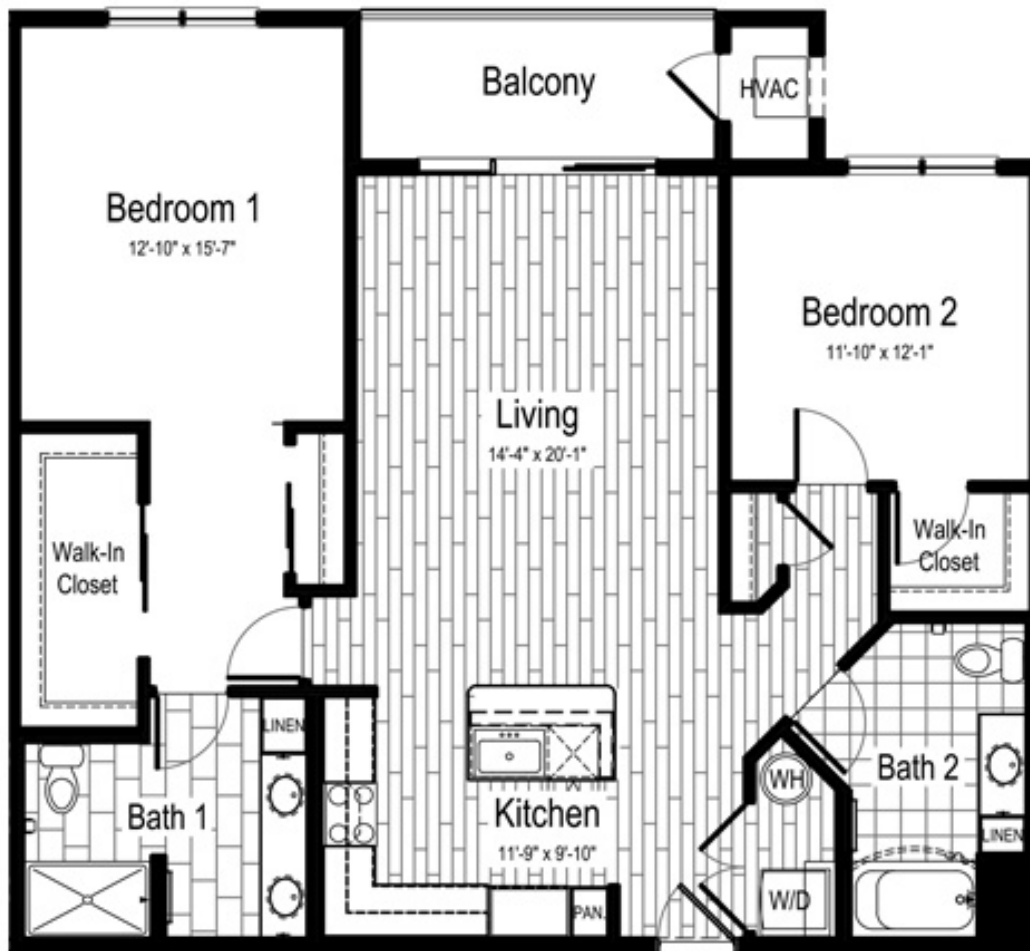




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CARLTON

TWO BEDROOM | TWO BATH | 1360 SF

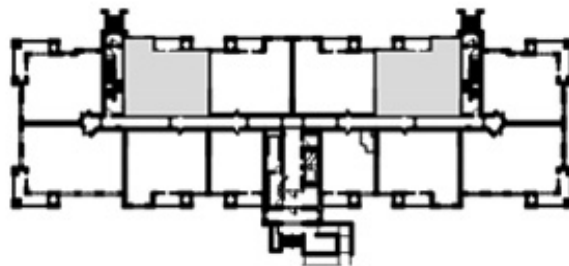




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CRANSTON

TWO BEDROOM | TWO BATH + SITTING | 1470 SF





DANBY

TWO BEDROOM | TWO BATH + DINING | 1277 SF





ELLYN

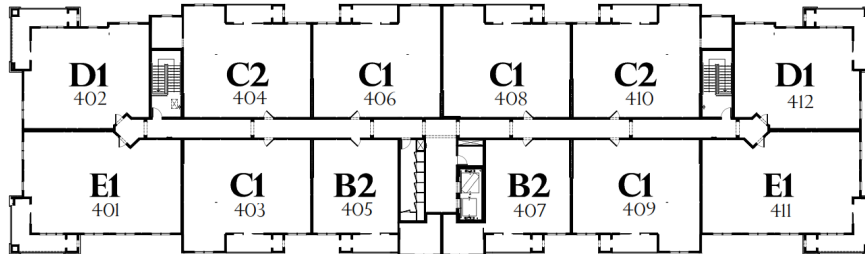
TWO BEDROOM | TWO BATH + DINING & DEN | 1615 SF



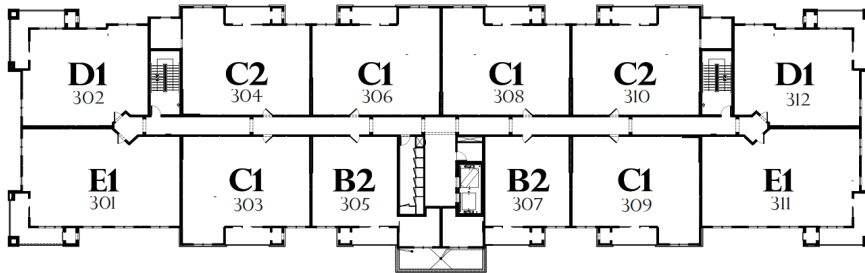
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FLOOR PLATES

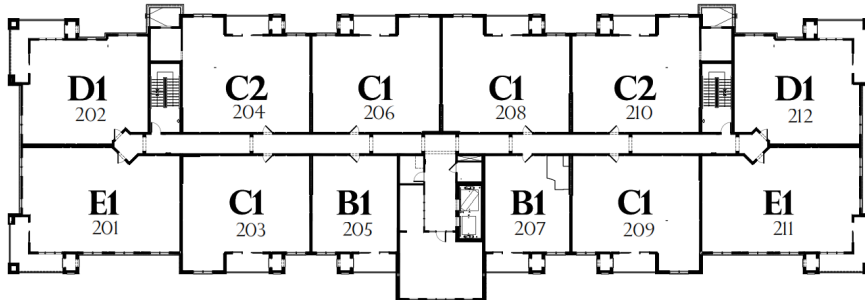
LEVEL 4



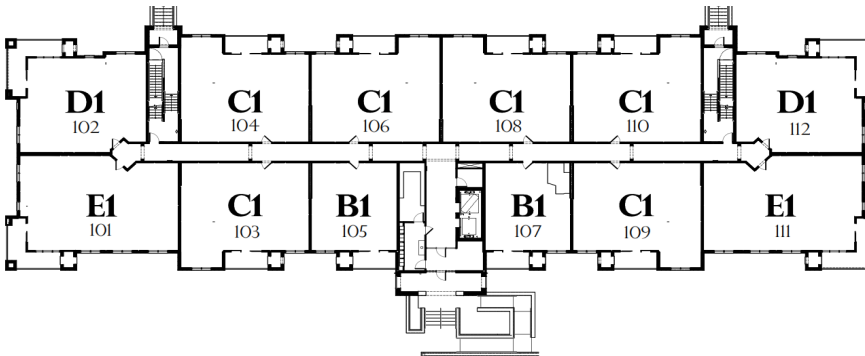
LEVEL 3



LEVEL 2



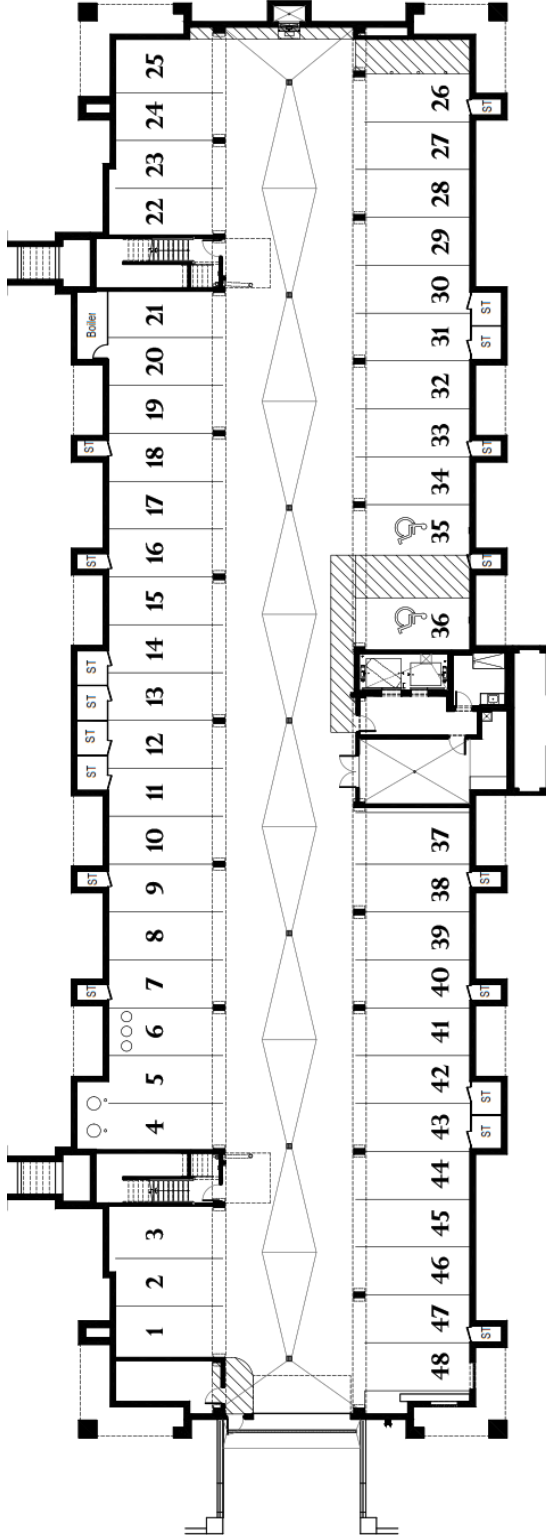
LEVEL 1



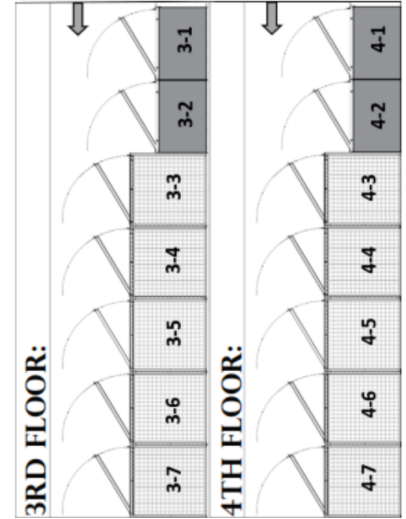
UNIT	NAME	TYPE	SQ FT	UNIT	NAME	TYPE	SQ FT
B1	Bancroft	1BR	868	C2	Cranston	2BR + Den	1,470
B2	Braeburn	1BR + Den	1,030	D1	Danby	2BR	1,277
C1	Carlton	2BR	1,360	E1	Ellyn	2BR + Den	1,615

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FLOOR PLATES



STORAGE PRICING					
UNIT	SIZE	RENT	UNIT	SIZE	RENT
3-1	36"W X 24"D	\$25	4-1	36"W X 24"D	\$25
3-2	36"W X 24"D	\$25	4-2	36"W X 24"D	\$25
3-3	36"W X 36"D	\$35	4-3	36"W X 36"D	\$35
3-4	36"W X 36"D	\$35	4-4	36"W X 36"D	\$35
3-5	36"W X 36"D	\$35	4-5	36"W X 36"D	\$35
3-6	36"W X 36"D	\$35	4-6	36"W X 36"D	\$35
3-7	36"W X 36"D	\$35	4-7	36"W X 36"D	\$35



PARKING PRICING					
SPACE #	RENT	SPACE #	RENT	SPACE #	RENT
1	\$ 135	17	\$ 150	33	\$ 160
2	\$ 150	18	\$ 160	34	\$ 150
3	\$ 135	19	\$ 150	35	\$ 160
4	\$ 135	20	\$ 150	36	\$ 150
5	\$ 150	21	\$ 135	37	\$ 135
6	\$ 150	22	\$ 135	38	\$ 160
7	\$ 160	23	\$ 150	39	\$ 150
8	\$ 150	24	\$ 150	40	\$ 160
9	\$ 160	25	\$ 135	41	\$ 150
10	\$ 150	26	\$ 160	42	\$ 170
11	\$ 170	27	\$ 150	43	\$ 170
12	\$ 170	28	\$ 150	44	\$ 150
13	\$ 170	29	\$ 150	45	\$ 150
14	\$ 170	30	\$ 170	46	\$ 150
15	\$ 150	31	\$ 170	47	\$ 160
16	\$ 160	32	\$ 150	48	\$ 135

AVERE ON DUANE MARKETING PLAN





AVERE ON DUANE

There are 10 Apartment Units at AVERE on Duane that are easily adaptable to meet the Illinois Accessibility Code, in addition to meeting the Fair Housing guidelines:

First Floor: Ellyn #101 - 2 bedroom + den, 2 bath

Second Floor: Carlton #203 - 2 bedroom, 2 bath

Bancroft #205 - 1 bedroom, 1 bath

Carlton #206 - 2 bedroom, 2 bath

Carlton #208 - 2 bedroom, 2 bath

Third Floor: Cranston #304 - 2 bedroom + *sitting*, 2 bath

Carlton #309 - 2 bedroom, 2 bath

Ellyn #311 - 2 bedroom + den, 2 bath

Fourth Floor: Braeburn #407 - 1 bedroom + den, 1 bath

Carlton #408 - 2 bedroom, 2 bath

The following is a list of features that have already been built-into the above Units:

- Floorplans have been designed to provide accessible routes, clearances and workspaces
- Wider entry doors (3'0") and interior doors (2'10")
- Kitchen and bath sink cabinets have adaptable pull out base cabinets
- Flooring has been extended under the kitchen and bath sink cabinets
- The refrigerator in all units is ADA compliant
- The standard range in all units is ADA compliant
- The washer/dryer in units is ADA compliant
- Dishwashers are ADA compliant
- Kitchen sink, certain kitchen and bath tops are at lower heights
- All kitchens have accessible pantry cabinets
- Range vents are activated by wall switch
- Door hardware includes lever handles and push-button locking hardware
- Unit and patio doors meet 5# closing force requirements
- Bathroom vanity mirrors are installed at lower height
- Electrical outlets are installed 18" above the floor

The following is a list of modification that we will gladly make to any of the above units, upon customer request:

- Grab bars can be added to the Bathrooms (backing is already in the walls)
- A removable bathtub/shower seat can be provided
- The standard microwave hood combination can be removed and replaced with a dedicated hood with remote switches and controls and a countertop microwave
- The deep bowl sink in the Kitchen can be removed and replaced with a shallow depth sink
- The sliding glass shower door can be removed and replaced with a shower curtain
- A handheld shower can be added to the bathtubs and showers
- Lower height peepholes can be added to the Unit front doors

Please let us know if you are interested in having any of the above modifications made to an Adaptable Unit.



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Daniel Management Group
Management Matters

Price and availability subject to change without notice. Daniel Management Group fully supports the principles of the Fair Housing Act (Title VIII of the Civil Rights Act of 1968), as amended, which generally prohibits discrimination in the sale, rental, and financing of dwellings, and in other housing-related transactions, based on race, color, national origin, religion, sex, familial status and handicap (disability).



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