

## Recently Rehabbed A '14 Tier Unit – Open Design, Dramatic and Easy To Live In

by Bob Shamo

**R**emodeled in 2005, this not-so-recently rehabbed unit is notable for its modern design, efficient use of space, and easily-maintained surfaces.

Park Tower's one-bedroom units come in three configurations. At 700 sq/ft, this is a smaller one. But like comparable units in the '08, '09 and '15 tiers, it has an offsetting amenity, namely an additional room. Our owner, John Doe (JD), uses his as a closet, but others have installed washers/dryers or used it as a compact (window-less) office.

You know immediately upon entering that granite is a favored surface. The foyer and kitchen floors are Black Galaxy, as are the kitchen counter and breakfast bar top. Even the short sills abutting the heating units are this vibrant black granite with subtle gold specs. (Figure 1)

The sleek look is enhanced by a black glass cooktop backed by stainless steel tiles for easy cleanup. The oven is built in, and adjacent to it is an 18" stainless-fronted dishwasher.

The Kitchen Craft cabinets are maple, light in tone and faintly-grained. Except for over the stainless sink, they are 42" tall and separated from the ceiling by a narrow shadow line. The corner cabinet is fronted in glass and lit from within. Under-cabinet lights illuminate the counter, and a soffit with four canister lights is situated over the breakfast bar.

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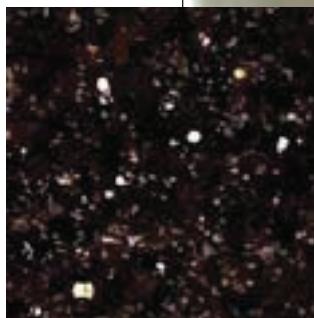
That breakfast bar sits roughly where a wall had originally separated kitchen from living room. The bar's granite top overhangs its base cabinet on two sides, thus accommodating two or three chairs or stools.

JD replaced electrical receptacles and switches throughout the condo and also started with new baseboard. For window treatment in the living and bedrooms, he simply bought new pull shades identical to the originals. Reflective gray on the outside and white on the inside, these are still available from Regent Window Fashions on Irving Park Road. A fresh coat of

paint brought the living room up to snuff. (Figure 3)

With the original kitchen walls removed, there is now but one short hallway leading to the bedroom, bathroom, and walk-in closet. All closets and storage spaces remain in their original locations, but JD made several inspired choices that make them ever so much more attractive and practical.

First, he outfitted them with the Elfa Shelving System from The Container Store. Key to this design are the horizontal "headers" which, once anchored near the top of any closet wall, support all manner of shelving and related com-



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## Recently Rehabbed - Continued

ponents without drilling any additional holes in the wall. Each closet is thus equipped but with different provisions for hanging clothes, shelves, and matching Elfa accessories. (figure 2)



Second, he replaced the original particle board closet doors with floor-to-ceiling mirrored glass doors. They are still bi-fold design but work smoothly and serve as a dramatic, light-reflecting, space-enhancing theme throughout the condo.

Finally, JD replaced the original hinged door to the walk-in closet with a pocket door, thereby simplifying the look of the hallway and maximizing space available in the tiny room. (Interestingly, he kept


the standard door knob, thus matching the bedroom and bath doors on either side.)

The bathroom features a deeper-than-standard "soaker" tub, a frameless and partially frosted shower door, walls in snow white granite squares, a vanity cabinet topped by a Blue Pearl granite counter, and floor in complementing blue tiles laid diagonally. No single picture can really capture all that!

JD lived in the unit himself for six years but decided to keep it for rental purposes when he moved to another unit at Park Tower. The cost of this remodeling – unstated here since it was done eleven years

ago – reflects the premium materials used throughout.

But to the owner's way of thinking, the price was justified by his continuing pride of ownership and the care with which his tenants have occupied that space these past five years.

By the way, he has offered to respond to questions addressed to [news@ptcondo.com](mailto:news@ptcondo.com) 

*Have you rehabbed recently? Or made just one or two significant improvements to your condo? Send us a pic and a short explanation. Units are identified by tier, and owners may remain anonymous if they prefer.*



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