



140 SHERIDAN ROAD

WINNETKA



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With a captivating majestic presence on premier Sheridan Road, this is a generational North Shore opportunity to own a regal, world class restoration of an architecturally divine Mayo and Mayo Revival Tudor masterpiece. Featuring steel and limestone windows, this brick beauty is complemented by intricate details and a thoughtful design that beautifully balances historic charm with modern livability. This year long, extensive restoration carefully preserved the home's architectural integrity while incorporating modern updates throughout with the best of the best in materials & products: Waterworks, Gaggenau, Miele, La Cornue, Zellige, Armac Martin & Tadelakt plaster. Inside, the residence is a sanctuary of comfort & refinement, featuring spacious living areas with soaring ceilings, intricate woodwork, and a wealth of original details that exude luxury at every turn. The main level flows effortlessly from one grand room to the next, perfect for both intimate gatherings and larger celebrations. Expansive new

Hope windows flood the rooms with natural light, offering stunning views of the estate's park-like grounds. Outside, the property boasts a charming pool house and a stunning 60-foot long pool, offering an exceptional space for outdoor entertaining or simply relaxing by the water. Beautifully designed, the pool and cabana house serve as a perfect complement to the estate's lush landscaping and provide an oasis of tranquility. In addition to the historic home, the property includes a rare buildable lot that allows for the construction of up to a 4,000 square foot structure, offering endless possibilities for expansion or development. This adds even more potential to an already exceptional property. With its combination of historical significance, architectural beauty, and unparalleled location, 140 Sheridan Road offers a rare opportunity to own a piece of Winnetka's most distinguished architectural legacy. This estate is more than just a home-it's a piece of history, and it's waiting for its next chapter.



GENERAL FEATURES

- Set on 1.04 Acres of newly landscaped grounds with pool & cabana house.
- **Lot Dimensions:** 217.5 x 341.5 x 50 x 134.3 x 118.5 x 77.5 x 27.2 x 119.2
- **Layers:** Home is composed of three-layers of brick construction, with two layers of common brick topped by a layer of striking face brick, all accented with refined limestone detailing. Each limestone piece has been expertly sandblasted for a flawless finish. The entire brick exterior has been precisely tuck-pointed.
- **Windows:** Hope steel windows, meticulously removed, fully restored, and reinstalled by Chris Botti, add an exceptional touch – as Hope windows are truly the pinnacle of steel window craftsmanship.
- **Roof & Gutters:** Original slate roof, copper gutters & downspouts has been repaired, restored and replaced as needed. The section of flat roof is brand new.
- Property includes a rare buildable lot that allows for the construction of up to a 4,000 square foot structure, offering endless possibilities for expansion or development.





restoration & design

FULL RESTORATION 2024

Meticulously restored & rehabbed down to the studs, ensuring every element feels brand new while keeping the original charm. From all-new electrical, plumbing, framing, and drywall, to an impeccable finish, no detail was overlooked in bringing this residence to a pristine, modern standard.

DESIGN INSPIRATION

The designer's vision centers on a refined, neutral palette that highlights natural materials and textures, creating a space that feels both timeless and sophisticated. Carefully selected Italian pieces lend a sense of artistry and intention, seamlessly blending minimalism with traditional elegance. This home's structure, soon approaching a century in age, embodies quality and craftsmanship that is unmatched. Preserving its original architectural integrity, the designer prioritized the use of authentic materials, honoring the home's heritage while maintaining a harmonious blend of classic and contemporary design. The result is a sophisticated, enduringly beautiful space that respects the past while embracing the present.







kitchen

- **Cabinetry:** The entire home's cabinetry has been custom handcrafted, respecting the traditional English techniques of cabinetry construction. Made from solid rift white oak, each piece is meticulously crafted with dovetail joints and solid wood drawers. The detailed interiors are designed for both beauty and functionality, elevating the space with a truly bespoke touch. This furniture-grade cabinetry blends seamlessly into the home, enhancing its timeless elegance.

KITCHEN APPLIANCES

- **Range:** La Cornue — A statement piece in both style and performance, this world-renowned range brings both functionality and exceptional artistry to the heart of the kitchen.
- **Oven, Microwave, and Warming Drawer:** Gaggenau — Leading the way in culinary precision, Gaggenau appliances offer state-of-the-art technology and sleek design for a true professional kitchen experience.
- **Dishwashers:** 2 Miele Dishwashers — Known for their quiet operation and superior cleaning performance, these dishwashers bring high-end efficiency and convenience to the kitchen.
- **Fridge and Freezer:** Gaggenau — A full refrigerator and freezer system, designed for seamless integration, ample storage, and superior cooling technology to preserve ingredients at their best.



KITCHEN FEATURES

- A standout feature is the newly added custom steel French doors that provide direct access to the outdoors, offering seamless indoor-outdoor living. These doors open to the beautifully landscaped garden, perfect for al fresco dining or enjoying the tranquil surroundings.
- **Island:** The expansive 14-foot island serves as the heart of the kitchen, with custom interiors thoughtfully designed for maximum efficiency and organization. This generously sized island offers ample workspace, making it ideal for both meal preparation and entertaining.
- **Scullery/Butler's Pantry:** On either side of the range, double arched openings lead into the scullery, fully equipped and designed for added convenience and storage, ensuring a clutter-free main kitchen. A seamless flow from the kitchen to this practical yet elegant area.
- **Countertops:** Handpicked Italian Marble — Gorgeous, high-quality marble countertops sourced directly from Italy, bringing timeless elegance and unmatched luxury to the kitchen workspace.
- **Hardware:** The cabinetry is fitted with handmade solid brass hardware crafted by Armac Martin, a world-renowned English manufacturer celebrated for their bespoke, luxury hardware. These exquisite details enhance the kitchen's sophisticated aesthetic with enduring quality and craftsmanship.
- **Lighting:** Handmade Lighting from England — The kitchen is illuminated by custom handmade lighting fixtures, created in England to match the home's refined style and craftsmanship. These elegant lights add warmth and sophistication to the space.
- **Waterworks Fixtures:** Waterworks fixtures throughout the home exude timeless style and superior quality, providing an unparalleled level of luxury in every kitchen and bathroom space.
- **Three Sinks:**
 - » Main Kitchen Sink (Handmade Fire Clay Farmhouse Sink): A beautiful handmade fire clay farmhouse sink, offering a classic yet durable design that is both functional and a centerpiece in the kitchen.
 - » Pantry Sink (Hand-Hammered Brass): A stunning, artisanal hand-hammered brass sink, located in the pantry, adding an organic yet refined touch to this utilitarian space.
 - » Wet Bar Kitchen Sink (Hand-Hammered Nickel): A beautifully crafted hand-hammered nickel sink, offering both elegance and functionality in the kitchen.







family room





laundry room

The laundry room is both practical and stylish, offering two full-size, one-piece LG washer and dryer systems for ultimate efficiency. The space is beautifully designed with a custom black Zellige tile dog wash station, ideal for cleaning pets with ease. Thoughtfully designed custom hampers are integrated into the room, adding to its functionality. For additional convenience, an adjustable English clothes hanging system is suspended from the ceiling, allowing for effortless drying of delicate garments or outdoor gear. This room blends classic design with modern functionality, making laundry chores a pleasure.





primary suite

- Primary Suite: Tucked within the south wing of the estate, the primary suite spans four spacious rooms, offering the ultimate in privacy and comfort. The suite is positioned to capture both sunrise and sunset views, ensuring natural light fills the rooms throughout the day. The thoughtful design and meticulous craftsmanship make this a true sanctuary.
- Bedroom: The primary bedroom is a grand and serene space, offering a restful retreat with ample room for relaxation and sleep. Expansive windows frame the stunning vistas, allowing the beauty of the outdoors to become a seamless extension of the room. Custom built-in cabinetry and elegant details add both function and style, blending timeless design with modern livability.
- Walk-In Closet: The suite includes a generous walk-in closet that can be fully customized to the buyer's preferences. Designed with both style and efficiency in mind, this space offers the flexibility to accommodate an expansive wardrobe. Bespoke shelving, hanging rods, and drawers will be tailored to the buyer's specific needs, providing the ultimate in organization and convenience.
- Wet Bar: Convenience and luxury meet in the suite's private wet bar, complete with custom solid white oak cabinetry. This sophisticated addition features a mini fridge and a sink, allowing for effortless entertaining or enjoying a quiet evening in the comfort of your own space. No need to venture downstairs—everything you need is right at your fingertips.



primary bathroom

- Primary Bathroom: The primary bathroom is a stunning retreat, offering an unparalleled sense of space and luxury. Vaulted ceilings with exposed white oak beams add architectural drama, while the limestone and steel windows, which have been fully restored with their original bronze screens, bring natural light into the room. A private Juliette balcony provides an additional touch of elegance and tranquility.
- The heart of the room is the floating tub, positioned in front of the original limestone windows. This breathtaking feature allows for a relaxing soak with views of the lush estate, creating a serene atmosphere. Every detail has been thoughtfully considered, with luxurious finishes and materials throughout.
- Primary Shower & Toilet Room: The custom shower is spacious and meticulously designed, providing an indulgent experience with high-end fixtures and finishes. A separate toilet room is equipped with custom cabinetry that includes both storage and built-in hampers—one for him and one for her—ensuring the space remains organized and functional.





ensuite bathroom



SECOND FLOOR BATHROOMS

The second floor features three beautifully designed bathrooms. There are two full bathrooms, each with a custom shower and radiant heating beneath the stunning Zellige-tiled floors, ensuring both comfort and luxury. The third bathroom includes a shower-tub combo, perfect for additional bedrooms. All bathrooms boast thoughtful design, combining functionality with timeless beauty.

- **Bathrooms:** Each bathroom in the home is a sanctuary of design, featuring custom cabinetry meticulously tailored to suit the unique character of the space. The craftsmanship continues with Waterworks plumbing fixtures, known for their superior quality and timeless style, providing an unparalleled luxury experience.
- **Materials:** The bathrooms feature stunning Italian marble countertops, adding a layer of sophistication and luxury, while authentic Zellige tile, handmade in Fez, Morocco, brings texture and warmth to the floors and walls, creating a perfect balance of elegance and charm.
- **Tubs:** All of the tubs in the home are solid cast iron, offering timeless beauty, exceptional durability, and superior heat retention. These luxurious tubs create a spa-like atmosphere, perfect for relaxation and indulgence.
- **Showers:** Several of the showers are finished with Tadelakt, a traditional Moroccan plaster technique. Tadelakt's smooth, polished finish provides a luxurious and water-resistant surface, creating an elegant, serene, and timeless atmosphere in the shower areas. Each shower is equipped with custom ribbed glass doors, providing a sleek, modern aesthetic, while custom matching marble door jambs create a seamless and refined transition into the shower space.
- **Other Walls:** The remaining walls throughout the bathrooms are painted with lime-wash, an eco-friendly, breathable paint that adds a subtle, matte finish with a soft, natural patina. This creates an organic and timeless aesthetic, enhancing the overall beauty and tranquility of the space.
- **Radiant Heat Flooring:** The Zellige tiles and radiant heating elevate the overall experience, creating a luxurious, spa-like environment.



INTERIOR

- **Flooring:** All new sub floor. New white oak mixed width 9 1/2 & 8 inch throughout.
- **Screens:** Restored all screens and hardware even down to the screws.
- **Drain Tile:** Installed interior drain tile in the basement to prevent water from coming in.

LOWER LEVEL

- **English Basement:** The newly finished English basement is an exceptional addition to this estate, offering a blend of luxury, comfort, and functionality. An English basement is known for its abundance of natural light, thanks to brand new steel windows that beautifully frame the outdoors. This level of the home offers a perfect balance of luxury, comfort, and functionality, featuring a variety of high-end amenities for every need. Thoughtfully designed with both relaxation and recreation in mind, this expansive space offers a variety of amenities for every lifestyle.
- **Theater Room:** The basement includes a theater room, designed for the ultimate cinematic experience at home. Equipped with the latest surround sound and projection technology, it's the perfect setting for movie nights or immersive entertainment. The room also features a snack and beverage center, allowing guests to enjoy refreshments without having to leave the space, enhancing the overall experience.

- **Gym & Steam Shower:** The gym space is a luxurious area for fitness and wellness, complete with a full bathroom and a steam shower, creating a spa-like retreat for after-workout relaxation. The space is designed for flexibility, allowing the buyer to add equipment if desired or to keep the focus on relaxation. Additionally, the gym area includes a beverage center and laundry facilities, ensuring convenience and comfort. The buyer also has the option to add either a classic Finnish sauna or an infrared sauna, allowing them to choose the wellness experience that suits their preferences.
- **Guest Suite:** The basement also features a private guest suite, offering a comfortable and elegant retreat for visitors. With ample space and luxury finishes, this suite ensures guests feel completely at home during their stay.
- **Wine Cellar & Safe Room:** One of the home's original features, a safe room with a solid steel door, provides both security and the potential for customization. This unique space can easily be transformed into a wine cellar, providing the perfect environment for storing and showcasing an impressive wine collection. The solid steel door adds historical character, combining both function and exclusivity.
- **Ample Storage:** The finished basement also provides ample storage that can hold many holiday decorations, keepsakes, and memories, neatly tucked away for the

future. This space ensures the home remains organized while offering the perfect solution for preserving cherished items over the years.

PLUMBING & BATHROOMS

- All rough plumbed with Waterworks
- All fixtures hand selected by designer Waterworks \$700,000

NEW ELECTRICAL

- The home is fully prewired for Smart Home capabilities, providing modern convenience and adaptability. An extensive new electrical system powers the property.
- All new light plan including can lights & designer selected fixtures. “Canless” lighting strategically placed (2 inch flush).
- 3 phase 800 AMPS
- Each floor has 150 amps breaker panel
- Basement has has 2 panels 200 amps each
- Garage has 1 panel 100 amps
- Cabana house has 1 panel 100 amps
- Plumbing service - 3 inch
- Garage has 2 electric wall heaters 3000 watts each. Garage has upgraded electric for 2 electric car chargers.

HVAC SYSTEMS MAIN HOUSE

- 3 new furnaces installed in the basement
- 4 new furnaces installed on the 3rd floor
- Furnace Breakdown
 - » Master Suite has its own furnace
 - » 3rd floor has its own furnace
 - » Bedrooms 1, 2 & laundry share one
 - » Angel room and small bedroom share one
 - » Sunroom and dining share one
 - » Kitchen and family room - share one
 - » Great hall and office - share one
- Brands/Models Installed:
 - » (2) R921T1155A24M4SNAS (115MBH, 92% efficiency single-stage gas furnaces)
 - » (3) R921T1005A21M4SNAS (100MBH, 92% efficiency single-stage gas furnaces)
 - » (1) R921T0603A17M4SNAS (60MBH, 92% efficiency single-stage gas furnace)

NEW AIR CONDITIONING INSTALLATIONS

- 3 new AC units installed in the basement
- 4 new AC units installed on the 3rd floor
- 7 AC units installed on the roof
- Brands/Models Installed:
 - » (2) RA13NZ60AJ1NA (5-ton R410A 13 SEER2 AC)
 - » (3) RA13NZ48AJ1NA (4-ton R410A 13 SEER2 AC)
 - » (1) RA13NZ30AJ1NA (2.5-ton R410A 13 SEER2 AC)

COIL INSTALLATIONS

- 3 new coils installed in the basement
- 4 new coils installed on the 3rd floor
- Brands/Models Installed:
 - » (2) RCFZ6024STANMC (5-ton R410A coil)
 - » (2) RCFZ4821STANMC (4-ton R410A coil)
 - » (1) RCFZ3617STANMC (3-ton R410A coil)

DUCTWORK & AIR DISTRIBUTION

- New duct supply and return for basement and 1st floor
- New duct supply and return for 2nd and 3rd floors
- 3rd-floor ducts insulated
- New registers installed for supply and return air distribution
- New humidifiers installed for each furnace ((6) R700M Aprilaire Manual Power Humidifiers)
- New drain pans under all furnaces



VENTILATION & AIR QUALITY

- New exhaust and fresh air PVC piping installed
- New Bathroom fans and dryer exhausts.

CONTROL SYSTEMS

- New ecobee Smart Thermostate Pro wiring for each unit
- New ecobee Smart Thermostate Pro installed

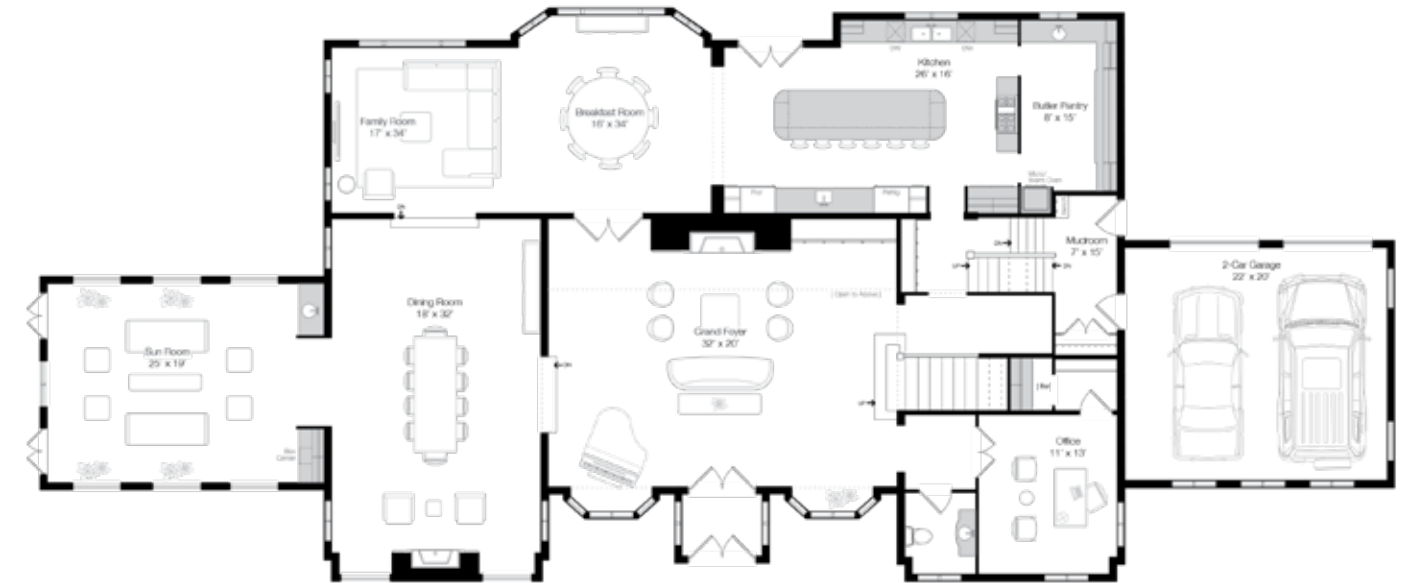
PLUMBING SYSTEMS

- All new plumbing up to 2025 international building code standards
- 2 brand-new Rheem gas hot water heaters. 75 gallons each in the basement main mechanical room next to the gym.
- Pool house has 1 tankless Rheem gas water heater

HISTORY

Designed by Mayo and Mayo in 1925, the Felix Lowy House at 140 Sheridan Road is one of Winnetka's most formal examples of the popular Tudor Revival style. The design takes its inspiration from grand Elizabethan manor houses and is symmetrical and imposing rather than rambling and picturesque.

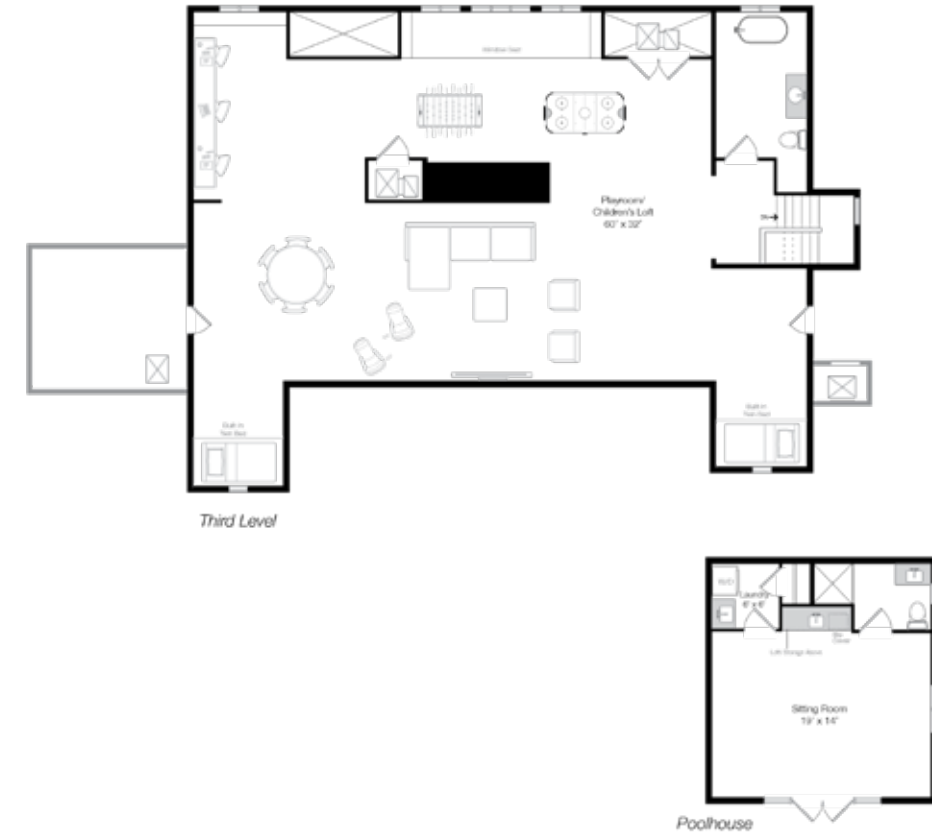
MAIN LEVEL



SECOND LEVEL



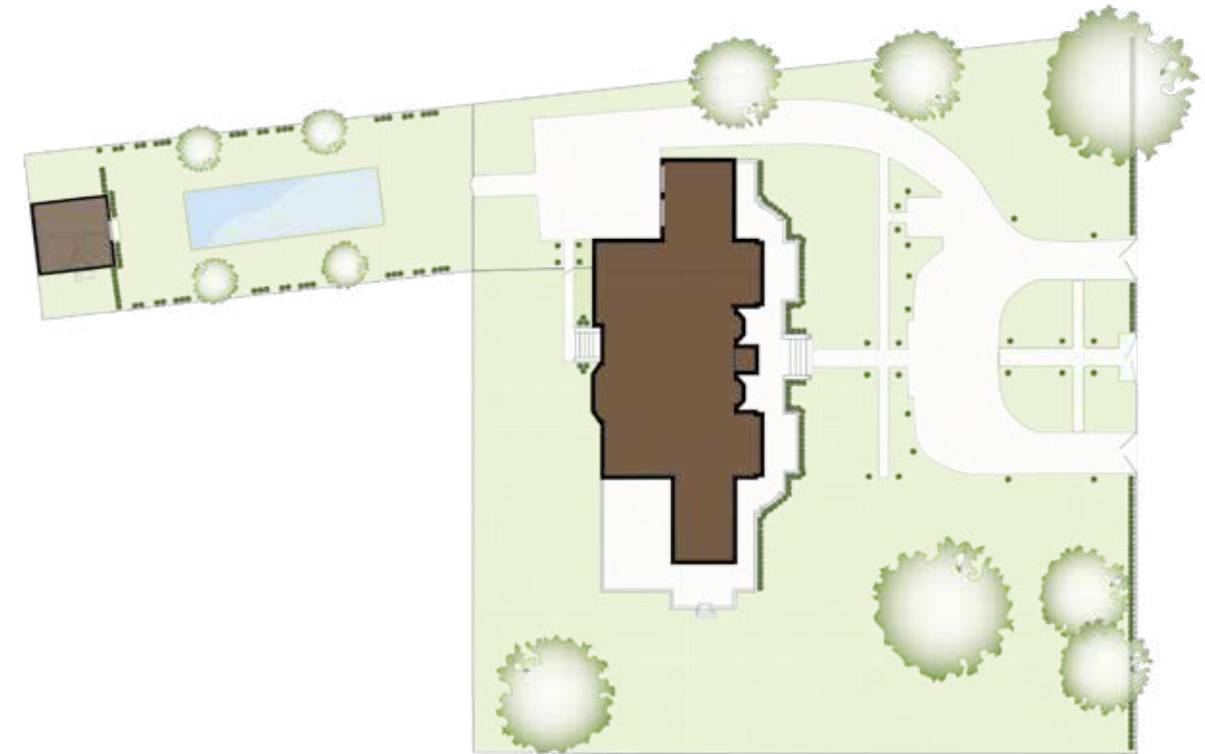
THIRD LEVEL



LOWER LEVEL



SITE PLAN





BRINGING THE BEST **TO YOU**

312.925.9899

jradnay@atproperties.com

30 Green Bay Road | Winnetka, IL 60093



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SHORE***
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