



**MICHAEL MARIN, MA, MSW, R.N. Top 1%  
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Top Producer 1%  
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1720 Maple Ave.  
Suite 2531  
Evanston, IL 60201  
"Facts, Not Pressure"



## Luxury Residences SHERMAN PLAZA

**Assessments Include:** All of the Amenities plus air Conditioning, Water, Master Insurance, Landscaping & Snow Removal, Window Washing, and Common Area Heating & Maintenance.



### Other Important Facts:

- **Pet Friendly** building with restrictions (2 dogs/cats; 40-lb limit)
- **Leasing restrictions** include a 25% rental cap, so new owners cannot rent at this time
- **Unit Electric Heat** is not included in the monthly assessment
- **VA Load Approved** in 2014
- **Commercial Space** comprises 21% of the building, however it is separately owned, operated and managed

For further information please contact the  
Luxury Expert

**Michael Marin MA, MSW, RN**  
**Managing Broker- Top Producer 1%**  
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**[Broker@michaelmarin.net](mailto:Broker@michaelmarin.net)**  
**[847-312-1014](tel:847-312-1014) call or text**

### Third Floor Hospitality Suite



### Third Floor Terrace







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# PROPERTY FACT SHEET

## SPRING 2015



Welcome to **The Residence of Sherman Plaza**, a luxury **251-unit** high-res condominium located in the heart of downtown **Evanston**, Illinois. The Residences of Sherman Plaza is conveniently located within walking distance of many fine restaurant, shops and entertainment venues. It is located three blocks from Lake Michigan and only one block from the Davis Street Metra and 'L' rail stations and is minutes away from the Northwestern University Campus.

### Building Statistics:

- Built in **2006** as a Condominium
- **27** Stories high
- **23** Residential Floors
- **251** Units
- **303** Assigned Parking Spaces
- **Four** Elevators (Including Garage & Freight Elevator)
- Owner Occupancy Currently **70%**

### Amenities Include:

- On-Site Property Management Office
- Full-Time Building Engineering Staff
- 24/7 Front Desk Staff
- Seven Days a Week janitorial Service
- Building Wired for Xfinity, DirectTV , and AT&T U-verse
- Various and Unique Floor Plans
- Most Units With Balconies or Terraces
- Hospitality Suite with Full Kitchen, Cable TV, and Internet
- Outdoor Common Area Terrace Adjacent to Hospitality Suite
- Indoor Access to L.A. Fitness
- Enclosed Private Parking with **303** Assigned Spaces
- Private Garage Access to Building via Elevator
- Assigned Storage Lockers and Separate Bike Storage Areas

### Entrance and Lobby

