



Ellis Passivhaus | 5485 South Ellis Ave, Chicago, IL 60615

312-399-5155 | www.kenwoodpassivhaus.com

\$1,725,000

4 beds - WIC. | 3 spa baths - heated floors | 3723 sqft | 100% rebuilt | Fee Simple | Single Family



As IL's first **Passivhaus Institut Certified Building**, **Ellis Passivhaus** achieves the highest levels of wellness, resiliency, and energy efficiency in fine green building. Planned, optimized and verified to the highest international standards. 100% rebuilt from inside out plus renovated masonry shell with vintage limestone façade. Prime campus location. Glorious natural light. 4b/3.1 spa baths w. radiant floors & towel bars. LR/Gallery/EIK/DR. **Zehnder** ERV delivers fresh filtered air 24/7. Eight climate zones. Roof deck. Views. Garden. New 2 car garage with EV charger. Go Net Zero with 10 kW plug in ready solar array. **Miele/Bosch/Kohler**. **AirRenew** Drywall. **Hydrotect** porcelain tile. Reclaimed Chicago white oak plank floors. No VOC paints and finishes. Artisan iron railings. Quartz countertops. Super low carbon footprint. Save \$5700 in energy expense vs. an average Chicago house of the same size. Super comfy. No dust. No street noise. 8 foot doors. Ball bearing hinges. 10 foot ceilings.

Neighborhood:	Hyde Park - UChicago	Stories:	3
Fencing:	New	Roof:	New, modified bitumen
Topography:	Flat	Façade:	Vintage, restored, Limestone
Heating & Cooling:	Mitsubishi Heat Pump, 8 zones	Structure:	Restored triple wythe brick, new solid reinforced concrete
Dehumidification:	Yes. Energy Star rated	Cladding:	Architectural cement board.
Ventilation:	Zehnder, 24/7/365	Appliances:	Miele, Bosch, Kohler,
Water:	Meter closet	Service Provider:	ABT Electronics - Miele, Bosch, Mitsubishi
Gas:	On-site	Ownership:	Fee Simple
Electric Service:	400 AMP underground	HOA:	NA
Laundry:	Laundry room + 2F laundry closet	Listing Agent:	Home Bay Broker IL, Inc #478.027033
Parking:	New 2 car garage	URL:	www.homebay.com/property/5485-s-ellis-ave
EV Charger:	Yes	Tax Credits:	Yes
MLS:	10291064		



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