



## Island Terrace New Unit Guide

# Island Terrace Renovations: What to Expect

The Island Terrace renovation marks an exciting new chapter for this historic building. With major updates to plumbing, electrical systems, ventilation, and structural work, along with modernized units and improved first-floor amenities, these renovations ensure Island Terrace remains a safe, comfortable, and sustainable home while honoring its place in Woodlawn and Chicago's affordable housing history.

That said, we want to be transparent about what to expect. Some features in your unit might look unchanged from their original state because the focus of this renovation has been on critical updates that aren't always visible. These necessary upgrades were made to preserve the building and ensure it remains functional for years to come.

As part of the renovation, around 20% of the units have been modified to improve accessibility for older residents and those with disabilities. These units, known as Type A and 504 units, include features like lowered cabinets and countertops, and blocking in bathroom walls for future grab bar installation (with grab bars already installed in 504 units). These units are dispersed throughout the building, so some residents may find that their unit includes these features even if they don't personally need them. While we understand this may be an adjustment, these updates are part of our commitment to making Island Terrace a more inclusive home for all.

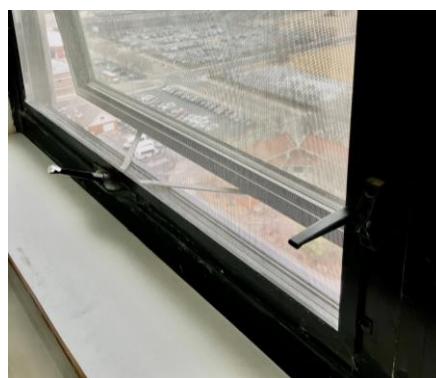
We hope this guide can help ease the transition and provide critical information about your new unit ahead of your move in. As always, please feel free to reach out to the management team if you have any questions about the renovated units or what to expect. We can't wait to welcome you—or welcome you back—to your new home and look forward to this next chapter in Island Terrace's life!

# Unit Features and Upgrades

## Windows & Air Conditioning

**New Windows:** Designed to bring in more natural light while providing better insulation.

**How to use the Windows:** The windows have a double lock system, with levers on either side of the window. To open the windows, flip the levers up and then turn the middle crank to the left as shown below.



### **In-Window Air Conditioning\*:**

- 1-bedroom apartments include 1 AC unit.
- 2- and 3-bedroom apartments include an additional AC unit in the primary bedroom.

\*Note: The AC unit will stay in the window all year. During the winter, POAH Communities will give each resident a thermal cover to help keep your home insulated.



## Flooring

**Wood-Style Flooring:** Wood-style flooring throughout the entire unit, including the bathroom, offers a sleek, modern look and durability.

## Kitchen

**Remodeled Kitchen Layout:** Solid surface countertops\* and new wooden cabinets bring a modern look to your kitchen.

\*Note: When cleaning your countertops, use soap, water, and a soft cloth; don't use harsh cleaners or bleach as they can damage the surface.

**Brand-New Appliances:** Includes a stove, oven, range hood, and larger refrigerators.

**Fire Suppression System:** Above your stove is a pre-installed fire suppression system that will activate in the event of a stovetop fire, spraying foam to extinguish the fire.



**Double-Basin Sink:** Stainless steel for convenience and easy cleaning.



# Bathroom

**Improved Lighting:** Energy-efficient fixtures for a brighter bathroom.



**Medicine Cabinet:** A mirrored cabinet provides extra storage.



**Showers\*:** Features a shower and tub combo with porcelain tile walls, a detachable showerhead, and new overhead lighting.

\*Note: Select units include pre-installed handicap-accessible showers for residents who need them.

# Additional Unit Amenities

**Secure Entry Locks:** Your front doors have a new interconnected lock system.

## **How to lock the front door\*:**

The new door handles have one main lock instead of a separate handle and deadbolt.

- To lock the door from the inside, simply turn the lock to the left.
- To lock it from the outside, insert your key and turn to the left. Your door will never lock automatically.

\*Please note: the inside handle will always open the door, even when it is locked. It automatically turns the deadbolt. This is an accessibility feature.



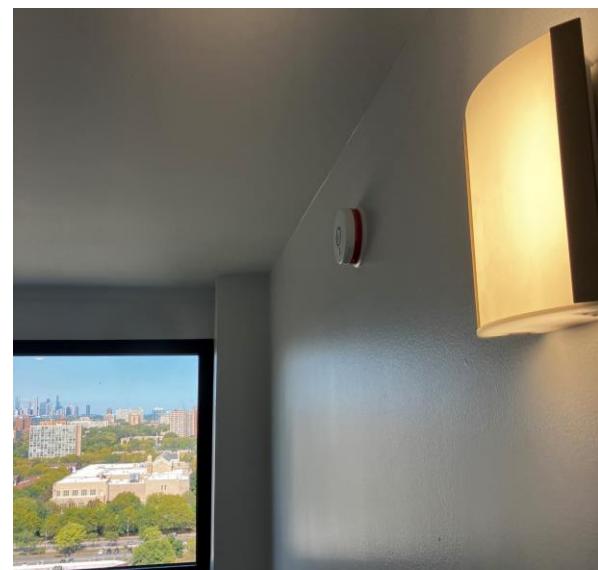
Note: The front doors have been replaced, but some original closet doors remain; however, they have been adjusted and serviced during renovation.

## **Internet & Cable Jacks**

Your unit has new Xfinity and AT&T jacks, located in the kitchen in most units. In X06 and X12 units however, the jacks are located in the front closet and may require additional wiring to reach your modem. For help with service setup or questions, contact:

•**Xfinity:** 1-800-934-6489      **AT&T:** 1-800-288-2020

**Lighting:** Bright and cost-effective lighting fixtures throughout your unit. The closet lights are motion sensor operated and turn themselves off after a few seconds.



**Heating:** Your unit features radiant floor heating system, which gently warms the floors and evenly heats the entire space from the ground up. This system automatically activates during the colder months and cannot be individually controlled.

# Building Amenities

**Laundry Facilities:** Recently renovated in-building laundry room with new washers and dryers.

**Parking Lot Access:** A secure, designated parking lot is available for residents with cars. Parking costs \$50/month.

**Coming Soon:** A new community space with a communal kitchen.



We hope you love your newly renovated home and enjoy the many updates still yet to come at Island Terrace. If you have any questions or need assistance, feel free to contact the management office. Welcome to Island Terrace!

## Detailed Appliance and Amenity Specifications

### 1. Entry Lock

1. **Type:** Falcon T-Series Grade Cylindrical Lock

### 2. Light Fixtures

1. **Type:** AFX EGRF0811 Energy-Efficient Light Fixtures

### 3. Flooring

1. **Type:** EcoSmart Designline LVT (Large Plank, Wood-Look Vinyl Flooring)

### 4. Air Conditioning

1. **Type:** General Electric AKCQ08ACJ

### 5. Kitchen Counter

1. **Type:** One Quartz Surfaces NQ76

### 6. Kitchen Appliances (Energy Star Certified)

1. **Refrigerator:** General Electric GTE19DTNWW (Top-Freezer, Adjustable Shelves, Temperature Controls)
2. **Oven/Range:** Whirlpool WFG320M0BW (4-Burner Freestanding Gas Stove)
3. **Backsplash Plate:** Broan 30" Stainless Steel Backsplash Plate
4. **Fire Suppression System:** FireBot Stovetop Fire Suppression Safety Device