

STANDARD FEATURES

LOCATION

WITHIN WALKING DISTANCE TO:

- ADLER CULTURAL CENTER, PARK & SWIMMING POOLS.
- INDEPENDENCE GROVE FOREST PRESERVE FEATURING 1100 ACRES WHICH INCLUDE LAKES, BICYCLE AND NATURAL TRAIL & BOATING, BEACHES, FISHING, PICNIC AREAS AND MORE.
- DOWNTOWN LIBERTYVILLE INCLUDING, LIBRARY, SHOPS, RESTAURANTS, PLACES OF WORSHIP, SCHOOLS, THEATER AND THE METRA TRAIN TO CHICAGO
- 15 MILES TO INTERSTATE 294
- 10 MINUTES TO THE CONDELL HOSPITAL, THE CENTRE HEALTH CLUB, HAWTHORN SHOPPING MALL, THEATERS, RESTAURANTS, SHOPS AND GARNER SHOPPING HALL.
- PACE MASS TRANSPORTATION SYSTEM TO LOCAL SHOPPING, MEDICAL FACILITIES AND MASS TRANSPORTATION

SITE & EXTERIOR OF BUILDINGS

- ONLY 24 TOWNHOMES CONTAINED WITHIN 8 BUILDINGS.
- ATTENTION TO DETAIL. FACADE COMPOSED OF BRICK, PRAIRIE STONE, STUCCO, GLASS AND CEDAR TRIM MAINTENANCE FREE.
- PRAIRIE STYLE ARCHITECTURE.
- VINTL CABINET AND FIXED WINDOWS AND PATIO DOORS WITH PRAIRIE STYLE GRILLS.
- ARCHITECTURAL GRADE ROOF SHINGLES.
- ALUMINUM GUTTERS AND DOWNSPOUTS.
- WOOD PRIVACY WALLS AT PRIVATE LANDSCAPED REAR YARDS.
- EXISTING NATURE TREES.
- COMPLETELY LANDSCAPED SITE.
- PRAIRIE STYLE EXTERIOR LIGHTING.
- PAVED DRIVEWAYS.
- INDIVIDUAL TOWNHOME IDENTITY AS CREATED BY COURT YARDS, LANDSCAPED ISLANDS AND GEOMETRY OF BUILDING.
- CITY SEWER AND WATER
- PLANTING POTS ON TOP OF EACH BRICK PIER & CEDAR PLANTING BOXES ALONG THE FRONT, FOR ADDITIONAL PLANTING.
- MAGNIFICENT VIEWS OF SUBSETS AND OPEN SPACES.
- ORIENTATION OF BUILDINGS TO MAXIMIZE LIGHT AND FAVORABLE CLIMATIC CONDITIONS.
- LOW MONTHLY ASSESSMENTS FOR A MAINTENANCE FREE COMMUNITY.

INTERIOR

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| • 2 CAR FINISHED GARAGES WITH OVERHEAD DOOR AND OPERATORS. | • FULL BATHS. | • OPEN FLOOR PLAN WITH VOLUME CEILINGS AND LARGE GLASS AREAS PROVIDING LIGHT AND INTERESTING GEOMETRIC SPACES. | • CLEARSTORY WINDOWS. | • FIREPLACES AND LOG LIGHTER WITH CERAMIC TILE SURROUND & HEARTH SKYLIGHTS | • PRAIRIE STYLE OAK STAIR | • CERAMIC TILE FLOOR IN SECOND FLOOR BATHROOMS AND LAUNDRY ROOM. | • SOLID OAK FLOORS ON FIRST FLOOR AS INDICATED. | • WET WALL CERAMIC TILE SURROUNDS. | • CARPETING ON 2ND FLOOR STAIRS TO BASEMENT AND GREAT ROOM. | • WASHER AND DRYER CONNECTIONS. | • EXCELLENT SOUND AND FIRE CONTROL FROM BASEMENT TO ROOF. | • LARGE OAK WOOD VANITY CABINETS WITH WHITE CORIAN TOPS. | • WOOD OAK KITCHEN CABINETS WITH GRANITE TOPS. | • SHOWER STALL, GLASS DOOR, SOAKING TUB AND TUB SHOWER. | • LARGE BATHROOMS AND CLOSET AREAS. | • APPLIANCES INCLUDING DISHWASHER, OVEN/RANGE AND DISPOSAL, MICRO-WAVE AND REFRIGERATOR | • 2 PANEL, SOLID CORE, ARCHED DOORS. | • COORDINATED HARDWARE FINISH THROUGHOUT. | • ELECTRICAL FIXTURE PACKAGES. | • 200 AMP ELECTRICAL SERVICE WITH 20 CIRCUIT BREAKER PANEL. | • 50 GALLON GAS HOT WATER HEATER. | • PHONE, COMPUTER AND TV JACKS. | • CENTRAL HEATING AND AIR CONDITIONING WITH INDIVIDUAL RETURN AIR DUCTS IN EACH ROOM. | • BATHROOM AND HOOD EXHAUST FANS TO EXTERIOR | • COPPER WATER SYSTEM WITH INDIVIDUAL FIXTURE SHUT OFF VALVES. | • MIRRORS OVER VANITIES. | • PARTIALLY ROUGHED IN BASEMENT BATH | • PUMP & EJECTOR PUMP. | • RECEASED LIGHTS. | • ROUGH-IN FOR CEILING FAN. | • FIRE SUPPRESSANT SYSTEM THROUGHOUT FOR FIRE PROTECTION. | • ELONGATED TOILET FIXTURES. | • VINTL WINDOWS & PATIO DOORS WITH INSULATED GLASS & PRAIRIE STYLE GRILLS. | • SCREENS FOR ALL OPERABLE WINDOWS & DOORS. | • JACUZZI SOAKING TUBS. | • WHITE PAINTED WALLS IN LATEX SPRAVED & ROLLED, SEMI GLOSS PAINT ON FINISHED WOOD TRIM. | • CHROME MOEN FAUCET SETS & RELATED. | • 8'-9" HIGH AND VOLUME CEILING, AS INDICATED. |
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