

Highland Terrace Townhouses

Exterior Features

- 30-year, high-definition shingles
- Aluminum gutters and downspouts tied into storm sewer
- Decorator selected light package
- Raised Panel insulated Therma-Tru fiberglass front entry door with transom and sidelights
- Brushed nickel Schlage deadbolt hardware
- Maintenance-free, energy-efficient siding
- Individual concrete sidewalks per home
- Two frost-proof hose bibs
- Fully landscaped front, side and rear yard
- Covered porch at entry
- Large balcony with Andersen insulated doors
- Ice and water shield at eaves and valleys
- Rake overhangs at sides and rear
- Decorative cut limestone sills
- Genuine “Old World” exterior with stone and stucco finishes
- Two coats of stain on premium cedar trim, soffits and fascia

Energy-Saving Features

- All homes are “Energy Star” compliant
- Tyvek house wrap
- R-13 insulation with integral vapor barrier in exterior walls
- R-38 batt/blown attic insulation
- Energy-saving day/night programmable thermostat
- Andersen 400 Series casement window package
 - Thermopane, Low-E windows with grills in glass airspace, screens and fold-down handles
 - Wood interiors and vinyl-clad exterior
 - 20 Year and 10 Year transferable warranty

Construction and Safety

- All electrical in conduit
- Ground-fault protector outlets in baths, powder room, kitchen, garage and exterior locations
- Full, fire-stopping compound at all walls and floor penetrations
- Smoke detectors in all bedrooms wired to electrical system with battery backup on each floor
- Drywall glued and screwed
- ¾-Inch tongue and groove sub-flooring, glued and nailed

- Damp-proof foundation walls
- Fully-sealed duct work
- Concrete foundation walls with steel reinforcements
- Soffit and attic ventilation system
- 10-inch demising wall separation for sound and fire safety
- Individual gas shut-off valve to range, water heater, dryer and furnace
- Insulated steel garage service door
- Return air vents in all living areas
- ½ inch roof and wall sheeting

Utilities and Storage

- Two-car attached garage with insulated finished walls and wall cabinets
- Insulated, raised panel, automatic garage door with transom windows and opener with two remotes keypad
- Garage floor with epoxy coated finish in a variety of colors
- 200-amp electrical service
- 50-gallon, high-efficiency, gas water heater
- All copper water supply system
- (3) Category 5E telephone jacks
- (3) RG-6 television/cable jacks with high-speed internet availability
- American Standard 90% high-efficiency gas forced furnace
- Individually controlled 13 seer central air conditioning

Interior Features

- Gracious nine-foot, first floor ceiling
- Finished first level
- Choice of 12x12 ceramic tile or solid hardwood in foyer
- Choice of plush carpeting with rebond pad
- Easy-care, vinyl flooring in laundry room and garage entrance
- 3 ¼ inch millwork casing on all doors and windows
- 4 ¼ inch millwork base and shoe in hard surface floor areas
- Traditional chair rail in dining room
- Elegant crown molding in living and dining rooms
- Fully-cased jambs on all windows
- Solid core, raised-panel interior doors with brushed nickel hinges
- Premium Schlage brushed nickel interior hardware
- Deluxe stained oak rails with painted spindles

Interior Features Cont...

- Elegant tray ceiling in master bedroom
- Decorative plant shelves per plan
- Bullnose edge on all arched openings and art niches
- Under-stair storage per plan
- Decorator-selected light fixture package
- Recessed lighting
- Decorative white rocker switches and receptacles
- Easy-clean vinyl clad shelving in all closets and pantries
- Linen closets per plan
- Oversized walk-in closets per plan
- Pantry per plan
- Two coats of high quality paint on all walls
- Choice of four wall paint colors with contrasting white ceiling
- Semi-gloss acrylic paint on all millwork
- Doorbell chime at front door and garage door
- Whirlpool gas washer and dryer
- Maple base and wall cabinets in laundry room with laminate top and laundry sink

Gourmet Kitchens

- Maple "castled" cabinets with full-overlay dimensional doors, crown molding and choice of glaze
- Glass uppers on corner cabinets and trim molding on end panels
- Full-extension drawers with dovetail construction, flutes, trash and recycling pullout bins per plan
- Beadboard on islands per plan
- Choice of 12x12 ceramic tile or solid hardwood in kitchen and breakfast area
- Stainless steel Whirlpool self-cleaning gas range
- Stainless steel Whirlpool microwave/lighted hood combination vented to the outside
- Stainless steel, high-efficiency Whirlpool dishwasher
- Stainless steel KitchenAid counter-depth refrigerator with ice maker and water installed
- Choice of stainless steel or cast iron double bowl, under mount sink with disposal
- Kohler pullout spray faucet
- 1 ¼ inch thick granite countertops with bullnose edge and four-inch granite backsplash
- Recessed lighting
- Eat-in kitchen and built-in pantry per plan

Lavish Baths

- Adult height maple vanity with cultured marble top, integral double bowl, and brushed nickel Kohler Devonshire faucets in master bath
- Kohler water-saving showerhead in master bath
- Kohler soaker tub with deck-mounted, brushed Nickel Devonshire faucets in master bath
- Poured shower base floor with 6x6 inch Ceramic tiled walls and 2x2 inch mosaic floor in separate shower surround
- 12x12 ceramic tiled floors in all baths
- ¼ inch glass shower door in master bath with optional corner bench
- Kohler Highline water-saving, comfort height, elongated toilets in master bath and powder room
- Maple vanity with cultured marble top, integral bowl, and brushed nickel Devonshire faucets in powder room and secondary bath per plan
- Kohler Wellworth water-saving elongated toilets in secondary bath
- Kohler Villager cast iron tub with brushed Nickel faucet and water-saving showerhead in secondary bath
- Designer lighting in all baths
- Broan exhaust fan lights in all baths
- Wood frame surrounds on all bath mirrors with one-inch bevel
- Brushed nickel towel bars and paper holders in all baths

Community

- Walking distance to library, high school, 50 acre community park, downtown and Bangs Lake
- Convenient access to Chain of Lakes and Northwest suburbs via Route 12
- Distinctive clock tower entrance and decorative street lights
- Beautiful French Country architecture with private entrances for each unique home
- Sidewalks and parkway trees on both sides of street
- Quiet cul-de-sac with boulevard entrance and landscaped island
- Curb and gutter with paved streets and driveway with two extra parking spaces per home
- Underground utilities with separate storm and sanitary sewers
- Municipal sewer and water
- No special Service Area Fees
- Maintenance-free living with low monthly fee

Your Monthly Assessment Provides:

- Maintenance of common areas, service walks, driveways and building exterior
- Lawn cutting, fertilizing, shrub and tree trimming
- Snow removal of driveways and service walks
- Liability and casualty insurance on common property and building exterior
- Professional and administrative services for the association
- Covenants to protect your value

Options to Personalize Your Home

- Fireplace with a variety of surrounds and mantels per plan
- Whirlpool tub in master bath
- Custom finishes in floor, countertops, cabinets and closets
- Built-in ironing board
- Central vacuum system
- Variety of lighting choices including under-cabinet and rope lighting
- Home theatre, whole-house audio, intercom and security
- Built-in wall cabinetry for Murphy bed, home office or media center
- Humidifier and air cleaner
- Heated bath floors
- Heated garage
- Solatube per plan
- Pull-down attic stairs per plan
- Special ceiling treatments and trim packages
- Ceiling fans
- Bay windows per plan
- Iron spindles on staircase