

Interior Features

- ◆ Pella® Low-E insulated glass windows with grilles
- ◆ Carrier® 91% efficiency Gas Furnace
- ◆ Carrier® 13 SEER Central Air Conditioning
- ◆ 50 Gallon Water Heater
- ◆ Honeywell® Whole House Humidifier
- ◆ Honeywell® Programmable Digital Thermostat
- ◆ Full Basement with 8'10" nominal ceiling height and Rough-in Bath Plumbing
- ◆ 42" Fireplace with Tile Surround and Decorative Wood Mantle
- ◆ Decora Rocker Switches and Switched Outlets in Bedrooms, Dens, and Great Room
- ◆ Recessed Can Lighting in Hallways and Kitchen; Ceiling Fan Wiring in each bedroom
- ◆ Choice of Pittsburgh® wall paint colors
- ◆ Cat 5e Phone & Cable TV outlets (10 locations)
- ◆ Generous Allowances for Carpet, Tile, Appliances, and Lighting
- ◆ 2 Panel Painted Solid Interior Swing Doors
- ◆ 5 1/4" Premium painted base trim & 3 1/2" premium painted trim casing on first floor
- ◆ Colonial Detailed Staircase
- ◆ 9' Ceiling on First Floor
- ◆ Vaulted Ceilings and Bay Windows (per plan)
- ◆ 3" Red Oak Wood flooring with flush wood floor vents in foyer, kitchen, dining, & great rooms
- ◆ Brushed Nickel lever interior Door Hardware
- ◆ Free-Slide Wire Closet Shelving
- ◆ Fire Sprinkler System
- ◆ Plywood Sub-floors
- ◆ Laundry Room with built-in Sink & Cabinetry

Exterior Features

- ◆ Concrete Driveways and Service Walks
- ◆ Oversized Brick Exteriors on all sides of home complimented with Fiber Cement Siding and detailed cedar trim
- ◆ 2 Car Attached Insulated, Drywalled, & Painted Garage with Automatic Door Opener (2 transmitters), keyless entry, and Insulated Garage Door
- ◆ Front entry door with transom and side-light
- ◆ Maintenance free aluminum soffits, gutters, and downspouts
- ◆ Two water spigots per home
- ◆ Limestone Address Block
- ◆ 30 year Class A Shingled Roof
- ◆ 8 x 12 Cedar Deck
- ◆ Professionally Landscaped Lot

Kitchen Features

- ◆ Autumn Woods® Custom Raised Panel Staggered Height Maple Cabinetry with decorative crown. Includes pull-out waste bin, light plinth & built-in refrigerator cabinet.
- ◆ Granite Countertop with 3" backsplash
- ◆ Pantry per plan
- ◆ GE® Stainless Steel Gas Cook-top
- ◆ GE® Stainless Steel 30" Oven
- ◆ GE® Stainless Steel Dishwasher
- ◆ GE® Stainless Steel Microwave
- ◆ Kitchen Aid® 1/2 HP Garbage Disposal
- ◆ Stainless Steel under-mount sink with Moen Camerist® single-handle pullout spray faucet
- ◆ Plumbing for Icemaker Line

Bathroom Features

- ◆ Master Bath includes: Maple Raised Panel Autumn Woods® Cabinetry, Granite Countertop with 3" backsplash and 2 under-mount Kohler® China sinks, Spa Shower with wall jets, tiled seat, floor and walls with Glass Block Wall or Clear Frameless Glass Surround (per plan), Heat Lamp, One Decorative Framed Mirror over each sink, Linen Closet (per plan)
- ◆ Powder Room includes: Maple Raised Panel Cabinetry, Granite Countertop and Under-mount China Sink
- ◆ Upstairs Hall Bath Includes: Vanity with White One Piece Cultured Marble Top with framed mirrors, Maple Flat Panel Cabinetry from Autumn Woods®, Cast Iron Tub with Tile surround
- ◆ Kohler Wellworth® Toilets elongated bowls
- ◆ Moen® Brushed Nickel Faucets & Towel Bars, Bath Accessories

For Low Maintenance Living

Your monthly assessment provides:

- ◆ Maintenance of common and exterior areas: lawn cutting, roof repair, deck repair, shrub and tree trimming, weed control, etc.
- ◆ Snow removal on public sidewalks, driveways and private service walks
- ◆ Common Property Liability & casualty insurance
- ◆ Lawn Irrigation System
- ◆ Management and Administrative services for town-home association

The association fees are estimated to be \$150 per month, which will be determined in accordance with Illinois law. A \$200 one-time fee will be due at closing for the Association Reserve Account.

Information is deemed accurate, but is subject to change without notice.

Kingsbrook Glen

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