

## McNaughton Development Amberley Court of Lake Forest Information Sheet

### Introduction:

McNaughton Development is excited to be building in Amberley Court of Lake Forest! As we prepare to roll out architecture and pricing for the homes that we will be offering, this Information Sheet will provide some basic information so that prospective purchasers have a general idea of the homes, price point, timeline, and other basic information regarding McNaughton and Amberley Court, so that customers can determine if a McNaughton home in this community is the right fit for them.

### Lots:

There are 19 wooded homesites available.

To start, McNaughton will construct 2 models on lots 8 (Fenwick Shingle) and 9 (Bostonian French Country), and a spec home on lot 10 (Carlisle Tudor).

### Architecture:

McNaughton will be offering 4 different floor plans (2 ranches and 2 two-stories with master bedroom on the 1<sup>st</sup> floor) with 3 different elevations for each plan consisting of different architectural styles (Shingle, French Country, and Tudor). PLEASE NOTE: this is all preliminary and subject to change, but this will provide some baseline information.

#### Standard Features (Architecture)

<i>Ranches</i>	<i>1<sup>st</sup> Floor Master 2-stories</i>
2 bedrooms	3 bedrooms
2 ½ bathrooms	2 ½ bathrooms
2,400-2,500sf	3,200-3,300sf
2-car attached garage	2-car attached garage
Laundry/Study/Open Kitchen, Dining, Family	Laundry/Study/Open Kitchen, Dining, Family
Full 9' basement walls	Full 9' basement walls

#### Optional Features (Architecture/Lot Specific) \*

<i>Ranches</i>	<i>1st Floor Master 2-stories</i>
3 different elevations per plan	3 different elevations per plan
Finished Basement	Finished Basement
Lot Premium	Lot Premium
Sunroom	Sunroom
-----	Additional Bedroom + Bath 2 <sup>nd</sup> Floor

\*Please note: this architecture is “semi-custom” because we have set floor plans and elevations to choose from. Aside from that, the homes are fully customizable to purchaser’s specifications. We will have baseline home specifications when architecture and pricing is released, which may be modified by the customer, and such modifications shall be priced on an as-requested basis by the customer. As a result, published option pricing is limited to the set options above (or any other set options we may add between now and release of pricing), but that does not limit the customer’s ability to customize.

\*\*Please note: McNaughton will build custom architecture as well (here and offsite), please call the office for inquiries.

**Timeline:**

*Stage 1: Now Accepting Lot Deposits (Present)*

We are now accepting refundable deposits that will correspond with prospective purchasers' place in line to select their lot when architecture and pricing are available.

*Stage 2: Models and Spec (6/1 – 7/31)*

We are now permitting lots 8-10 for the construction of the 2 models and 1 spec home – we anticipate that all 3 homes will be under construction by end of July.

*Stage 3: Architecture, Pricing, and Build-Order Contracts (By 7/31)*

We are in the process of developing the architecture for and pricing out the 4 plans that we are offering for this development. We will roll out architecture and pricing by 7/31 and be in a position to accept contracts for build-orders on lots by that time.

*Stage 4: Model Grand Opening (12/4)*

We are targeting December 4<sup>th</sup> as the grand opening of our 1<sup>st</sup> model on lot 8.

**Courtyards of Amberley Woods HOA and Amberley Woods Master Association:***Current General Assessments*

\$50/month payable to Amberley Woods Master Association (includes snow plowing of Amberley Court)

McNaughton will be re-vitalizing the Courtyards of Amberley Woods HOA and its responsibilities will now include snow plowing of driveways and front walks/stoops/porches, turf maintenance, weed control and fertilization (as needed), re-mulching (as-needed), and spring and fall clean-up to create a “maintenance free” living experience within Amberley Woods. Flowers, bush, shrub, and tree maintenance, and sprinkler start-ups and shut-downs shall remain the responsibility of the individual homeowners.

**Lot Deposit Form:**

Please see attached lot deposit form if you are interested in reserving your spot in line to pick a lot when architecture and pricing becomes available.

**Contact for More Information / View Existing Model:**

Please call Pam at 708-767-1509 for more information about this development, and to see models with similar architecture at our subdivision in Burr Ridge – Lakeside Pointe, which is located at 7203 Lakeside Circle, Burr Ridge, IL 60527.

**[McNaughtonDevelopment.com/LakeForest](http://McNaughtonDevelopment.com/LakeForest)**