

TIMBER TRAILS

of WESTERN SPRINGS

Quality Exterior Features

- 4 Floor Plans w/ 3 Elevations per Plan (price varies)
- Ranch and 1st Floor Master Architecture Ranging from 2,400 - 3,400 sq. ft. (base plan)
- Landscaped Homesite w/ Underground Sprinkler System
- Lifetime Warranty 3D High Definition Architectural Shingle
- Silverline Double Hung Windows & Casements
- Raised Panel, Insulated Steel Garage Doors w/ Exterior Keypad
- 3 Frost Proof Hose-bibs
- 1 BBQ Gas Stub
- Maintenance Free, Pre-Finished Exterior Building Materials
- 3'6" x 8'0" Wood Front Door w/ 7/8" SDLs and Frosted Glass
- Front Covered Porches w/ Decorative Post & Rail (varies per plan)
- Paver Walk, Driveway, Porches & Rear Patio
- Composite Deck & Aluminum Rails on Lookout and Walkout Lots
- Architectural Features
 - Metal Roof Accents (plan specific)
 - Board and Batten and Shake Siding Accents
 - 1.5 Story Roofs on Ranches for Enhanced Curb-Appeal

Construction Features

- Cellulose Insulation Throughout Home
- Cellulose Sound Insulation at all Waste and Water Pipes
- Low Expansion Foam at all Windows and Doors, Plates, and Vertical Penetrations
- Upgraded Advantek 3/4" Subfloor
- 9'0" Foundation Walls
- 9'0" 1st Floor Exterior Walls
- 9'0" 2nd Floor Exterior Walls
- Energy Star Rated Home
- 3rd Car Garage Standard
- Optional Finished Lower Level
- Optional Additional Bedroom & Bath
- Optional Sun Room (varies per lot)
- Fire Sprinklers (included)

Quality Interior Features

- Pre-Fabricated Fireplace
 - Tile Hearth and Surround
 - Carpentry-Built Mantel w/ Legs
- Solid Core Interior Doors 8'0" x 1 3/4" throughout w/ Schlage Accent Hardware
- Extra-Wide 3 1/2" Painted Casing & 7 1/4" Painted Base
- 5 1/4" Painted Crown in Specified Areas
- Flat Panel Millwork
- 42" Wainscot in Specified Areas
- 1 Lite French Doors to Study
- 3 1/2" White Oak Floor Throughout 1st Floor (Except Bedrooms)
- Generous Tile Allowance Throughout
- Tray/Vaulted Ceilings in all Bedrooms
- Decorative Coffered Ceiling in Study
- Custom Romar Cabinetry Throughout
- Quartz Countertops Throughout
- Generous Electrical Fixture Allowance
- Oak Posts & Rails & Painted Stringers & Balusters
- Pediment Heads over all Exterior Doors
- Fully Cased Windows w/ Sill and Apron
- Carpentry Built Lockers in Laundry Room

Kitchen Features

- Custom Romar Cabinetry w/ Kitchen Island w/ Decorative Legs and Valance
 - Concealed Hinges w/ Soft Close
 - Undermount Drawer Slides w/ Soft Close
 - Wood Dovetail Drawer Boxes (Match to Standard Door Faces)
- Quartz Countertops
- SS Kitchen Aid Appliance Package
 - 36" Range and Venting
 - 36" Counter-Depth Refrigerator
 - 30" Single Oven w/ Microwave and Trim Kit
 - 24" Dishwasher
 - Disposal
- Pulldown Kitchen Faucet
- Tile Backsplash
- Under Cabinet Lighting in Kitchen

Bath & Laundry Features

- 2 Full Bathrooms & 1 Powder Room w/ Custom Romar Cabinetry & Quartz Tops
- 1st Floor Laundry Room w/ Custom Romar Cabinetry and Quartz Tops
- Luxury Master Bath
 - 70" Signature Hardware Free Standing Tub & Deck-Mount Tub Filler & Hand Shower w/ 42" Tile Wainscot Around Tub
 - Spacious Master Shower w/ Frameless Heavy Glass Shower Door
- Kohler Comfort Height Elongated Bowl Toilets w/ Slow Close Seats
- Moen Faucets Throughout
- Furniture Grade Mirrors Over All Vanities
- Soap Niches in All Shower/Tub Areas

Utility Service Features

- 200 amp / 40 Circuit Electrical Service Panel
- (1) Carrier Comfort 95% 1 – Stage Furnace
- (1) 3 Ton, 13 SEER AC Unit
- (1) Carrier by -pass Humidifier
- Honeywell Programmable T-Stat(s)
- 2 - Story Homes will have 1st & 2nd Floor Electronic Zoning for Maximum Control and Comfort
- (1) 50 Gallon Power Vent Hot Water Heater
- Underground Rough-in Plumbing Installed for Future Bath and Wet Bar
- Security System w/ Termination Enclosure
- Structured Wiring Package w/ Termination Enclosure
- Hot Water Recirculating Line w/ Pump
- Passive Radon Pipe Vented from Basement slab through Roof
- Automatic Fire Sprinklers Included

Site Features

- Common Area Maintenance
- Simulated Guard Houses
- Walking Paths
- Lookout and Walkout Lots Available
- Easy Access to I-55

HOA Information

- Monthly Assessment includes:
 - Turf Maintenance
 - Weed/Control / Fertilization
 - Snow Removal on Driveways & Sidewalks

School District

- School District
 - LaGrange Highlands Elementary School (106)
 - LaGrange Highlands Middle School (106)
 - Lyons Township High School (204)