

404 Olive Street, Arlington Heights IL

EMERALD
HOMES

EMERALD PREMIER LUXURY HOMES



Please call for pricing information!

Don't miss this exceptional 3059 sq. ft. custom home in the heart of Arlington Heights

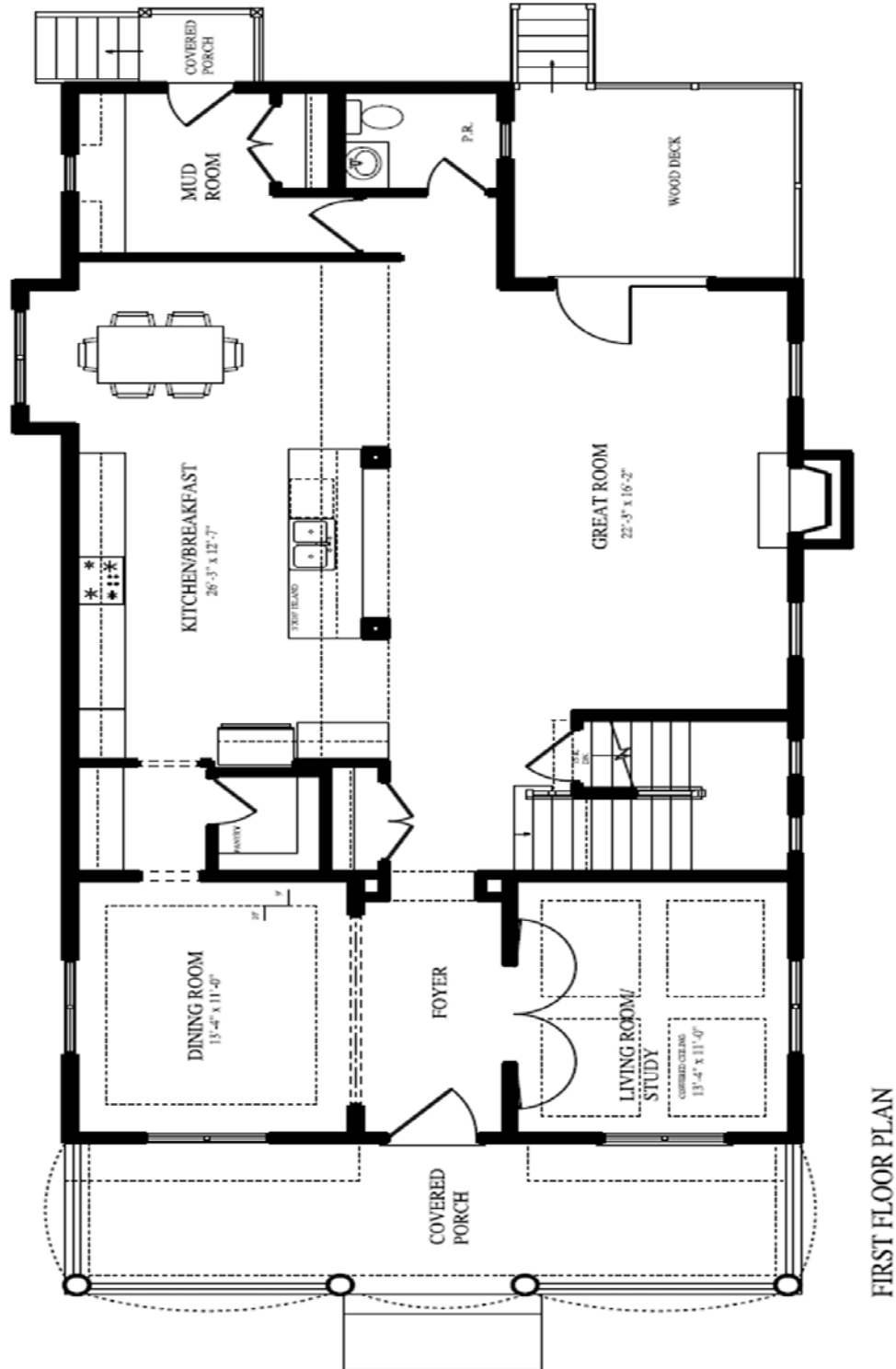
- Fabulous two-story home with open floor plan
- Four bedrooms and three and a half baths
- Gourmet kitchen with large island, pantry & breakfast nook
- Formal dining room
- Large open great room with fireplace
- Generous mud room with built-in bench cubbies
- Library with French doors
- Private Owner's Suite with volume tray ceiling and walk-in closet
- Luxury Owner's Bath with soaking tub and separate shower
- Princess suite w/private bath
- Jack and Jill bedrooms with connecting bath
- Detached two car garage
- 9' deep full unfinished lower level with bath rough-in for future expansion!

All prices, included features, availability and delivery dates are subject to change without notice. Elevations may vary. All measurements are approximate.

FOR MORE INFORMATION OR TO SCHEDULE A SHOWING CONTACT **DEBORAH MURPHY**
224.778.0367 | DeborahMurphy@EmeraldHomes.com



FIRST FLOOR PLAN



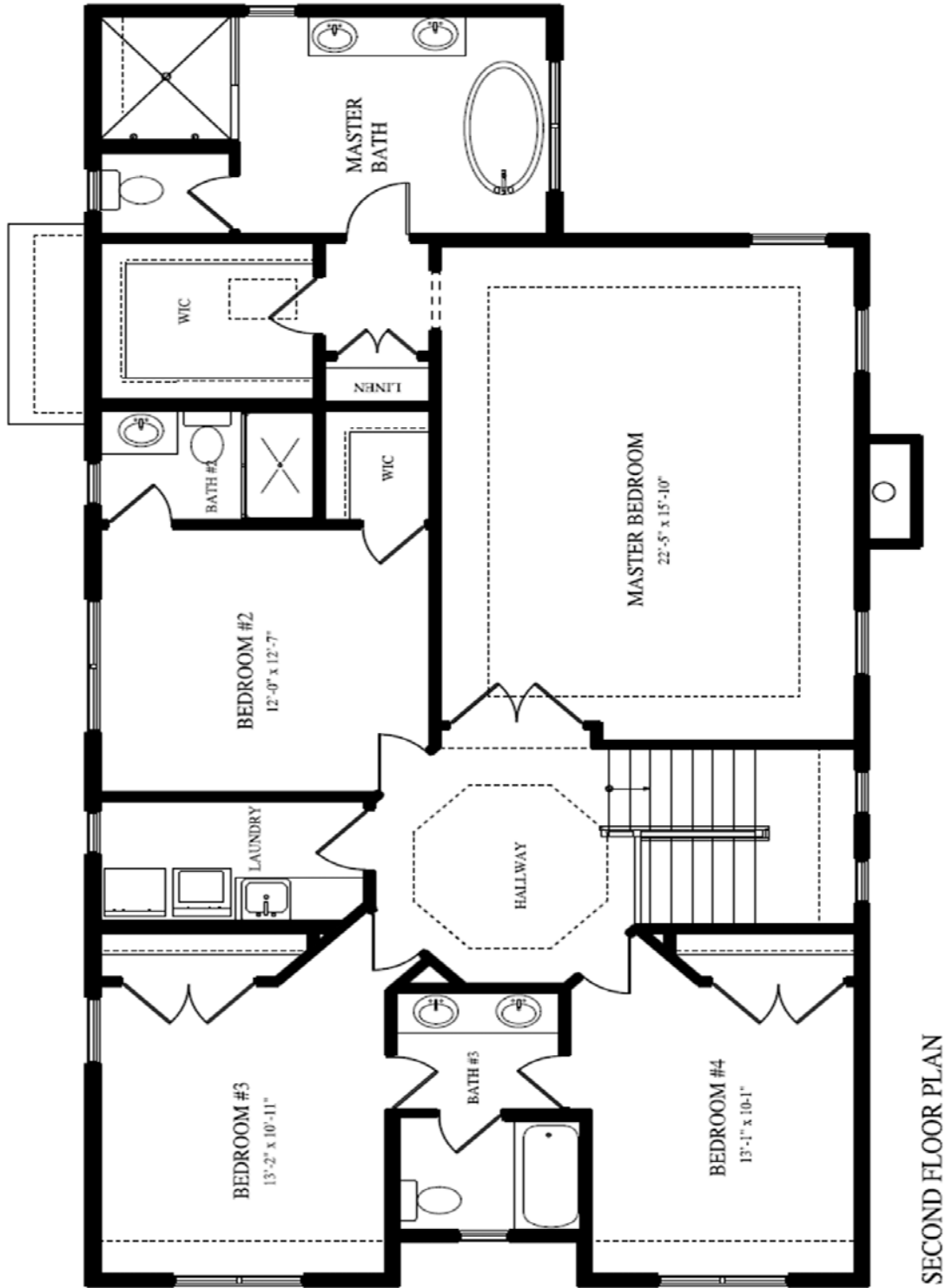
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SECOND FLOOR PLAN



SECOND FLOOR PLAN

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QUALITY FEATURES

This 3,059 sq. ft. home features quality craftsmanship and materials throughout. Careful attention has been paid to every construction detail to assure lasting value. We hope that you will take the time to notice the many extra features that have been added to enhance the style and comfort of this fine home.

ENERGY FEATURES

- Green Guard® max wrap house wrap
- R-19 insulation with vapor barrier in all exterior walls
- R-45 insulation with integral vapor barrier in ceiling
- Cold air returns in all bedrooms and throughout living areas
- Dual heating and air conditioning systems
- Honeywell® programmable thermostats
- Low-E glass windows
- Aprilaire® humidifier
- Lower level R-11 blanket insulation
- Energy tested

INTERIOR FEATURES

- Formal dining room
- Gourmet island kitchen with breakfast nook
- One story family room with wood-burning, gas-start fireplace featuring ceramic face
- Hardwood flooring throughout first floor (ceramic tile in bath and mudroom) and upper hallway
- Upgrade carpet on second floor (ceramic tile in baths)
- Oak stair case and railings
- Designer lever door hardware
- 9 foot first floor ceilings
- Solid core interior doors
- Oversize trim throughout
- Wood jamb extensions and cased openings around all windows
- 5 1/2 inch Crown molding throughout first floor and upper hallway
- Volume ceilings
- Laundry with utility sink cabinet
- Recessed can lighting
- Walk-in closets
- Full deep-pour lower level unfinished

KITCHEN

- Electrolux built-in cooktop with sealed burners and warming drawer
- Exterior-vented canopy range hood
- Electrolux stainless steel built-in double oven
- Electrolux stainless steel deluxe multi-cycle dishwasher
- Electrolux stainless steel refrigerator
- In-Sink-Erator® 1/2-hp garbage disposal
- Moen® single-lever faucet and pull out sprayer
- Double-bowl stainless steel sink
- Large pantry for extra storage
- Butler pantry
- Granite countertops
- Island breakfast bar counter
- Furniture-finished cabinets with 42" uppers and crown molding
- Under cabinet lighting
- Waterline for icemaker

BATHS

- Moen® plumbing fixtures
- Water-saver toilets and showerheads
- Furniture-finished vanity cabinets in all baths
- Granite countertops in all full baths.
- Exhaust fan in all baths
- Towel bars and toilet paper fixtures
- Ceramic tile tub and shower surrounds in full baths
- Ceramic tile walk-in shower in master bath
- Durock® cement board on all ceramic wall tile areas

EXTERIOR FEATURES

- Exterior decorator light package
- Woodtone Trim fascia and aluminum soffits
- James Hardie siding pre-finished on all sides
- Maintenance-free heavy gauge gutters and downspouts
- IKO Shingles 30 year warranty laminated architectural-style roof shingles
- Low-E insulated vinyl windows
- Raised-panel, insulated, front entry door with grip handle and deadbolt hardware
- Insulated steel garage doors with torsion spring hardware
- 3/4-hp garage door opener with remote
- Frost proof exterior faucets in convenient locations
- Fully sodded yard
- Wood deck
- Asphalt driveway

UTILITIES AND STORAGE

- 2-car detached garage fully insulated and painted
- 200-amp electrical service
- Single Carrier 92%efficient, 60,000 btu, gas forced-air heating systems
- Single 13 Seer Carrier air conditioning systems
- 75 gallon, insulated, gas, quick-recovery power vented water heater
- Underground utilities
- PVC underground plumbing
- Exterior remote water meter readout

CONSTRUCTION AND SAFETY FEATURES

- Ground-fault protector outlets in all bathrooms, garage and kitchen locations
- Ground-fault protector exterior outlets with weather-proof covers
- Gypsum® drywall, glued and screwed to reduce nail pops and cracks
- Smoke detectors wired to electrical system with battery back-up on each floor and in bedroom areas
- Carbon monoxide detector near bedrooms

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EMERALD
HOMES

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Emerald Homes is excited to bring you premier luxury homes in our current locations: Deerfield, Glencoe, Glen Ellyn, Highland Park, Hinsdale, Lake Bluff, Barrington, Western Springs, Downers Grove, Libertyville, Northbrook, Elmhurst, Naperville, Mt. Prospect and Arlington Heights with new locations coming. The Emerald Homes luxury home experience starts with identifying the best locations in well established, highly regarded areas that are in the heart of it all. In these locations only, we are offering a more personalized luxury home experience where you will work with your Emerald Home builder, an individual who is dedicated to helping you create a personalized new home in a prime location. Emerald Homes has the national credibility, experience and reputation that you expect from a builder that will deliver the new home you imagine. All Emerald homes have been designed and built with a focus on enduring quality, uncompromised value, and world class design. In addition, your home will have numerous energy efficient features. Call today to learn more about the location and home right for you. We look forward to meeting you. The Emerald Homes team is here to work with you to build your dream home.

Premier Luxury Highlights includes

- One-on-one new home design consultation to customize your new home design
- Personal builder representative throughout the construction process
- Luxurious and unique home designs with beautiful architectural detail from 2,000 to 4,500 sq. ft.

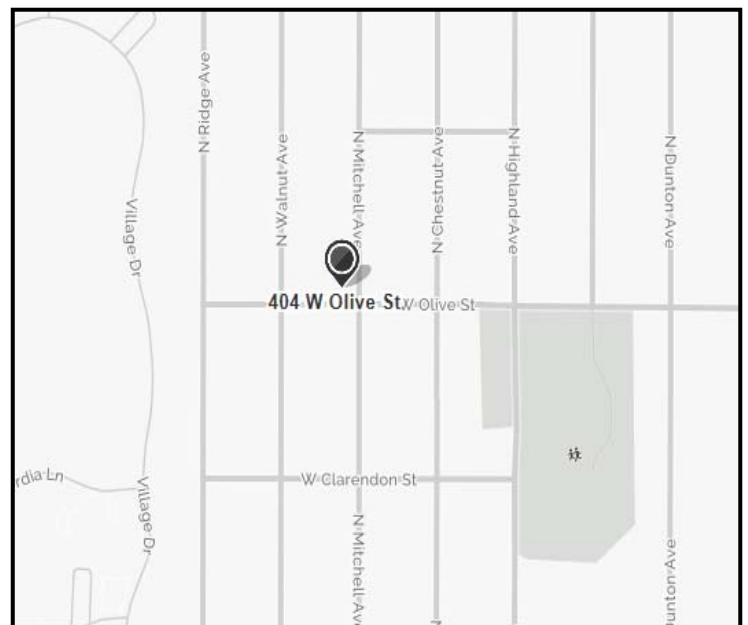
COMMUNITY INFORMATION

Award winning Arlington Heights Location

- Excellent School district 25 & 214
- Metra station and historic downtown Arlington Heights just minutes away featuring coffee shops, fine dining, boutiques, bookstores, and more!
- Easy access to I-94 tollway
- Less than 1 hour from downtown Chicago and O'Hare International Airport

Map is subject to change without notice. Map is schematic for exhibition only and does not represent the exact location or configuration of site features, amenities, lot lines, easements, units, buildings, or details shown thereon. All homesite sizes are approximate. All prices, included features, availability and delivery dates are subject to change without notice. Elevations may vary. All measurements are approximate.

COMMUNITY MAP



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