

Auburn Ridge, Palatine **EMERALD** H O M E S

EMERALD PREMIER LUXURY HOMES



Please call for pricing information

Don't miss this exceptional 2,473 sq. ft. Linville Floor Plan

- Fabulous two-story Townhome with first floor spacious den
- Full basement with full bath rough-in
- 2,473 Square Feet of living space
- 3 bedrooms, plus loft with 2-1/2 baths
- Spacious great room
- Gourmet island kitchen with pantry & breakfast bar
- Convenient second floor laundry
- Attached two car garage

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, please contact:
DEBORAH MURPHY 224.778.0367 DeborahMurphy@EmeraldHomes.com
BRIAN RAYMOND 224.500.9164 BSRaymond@DRHorton.com



FIRST FLOOR PLAN

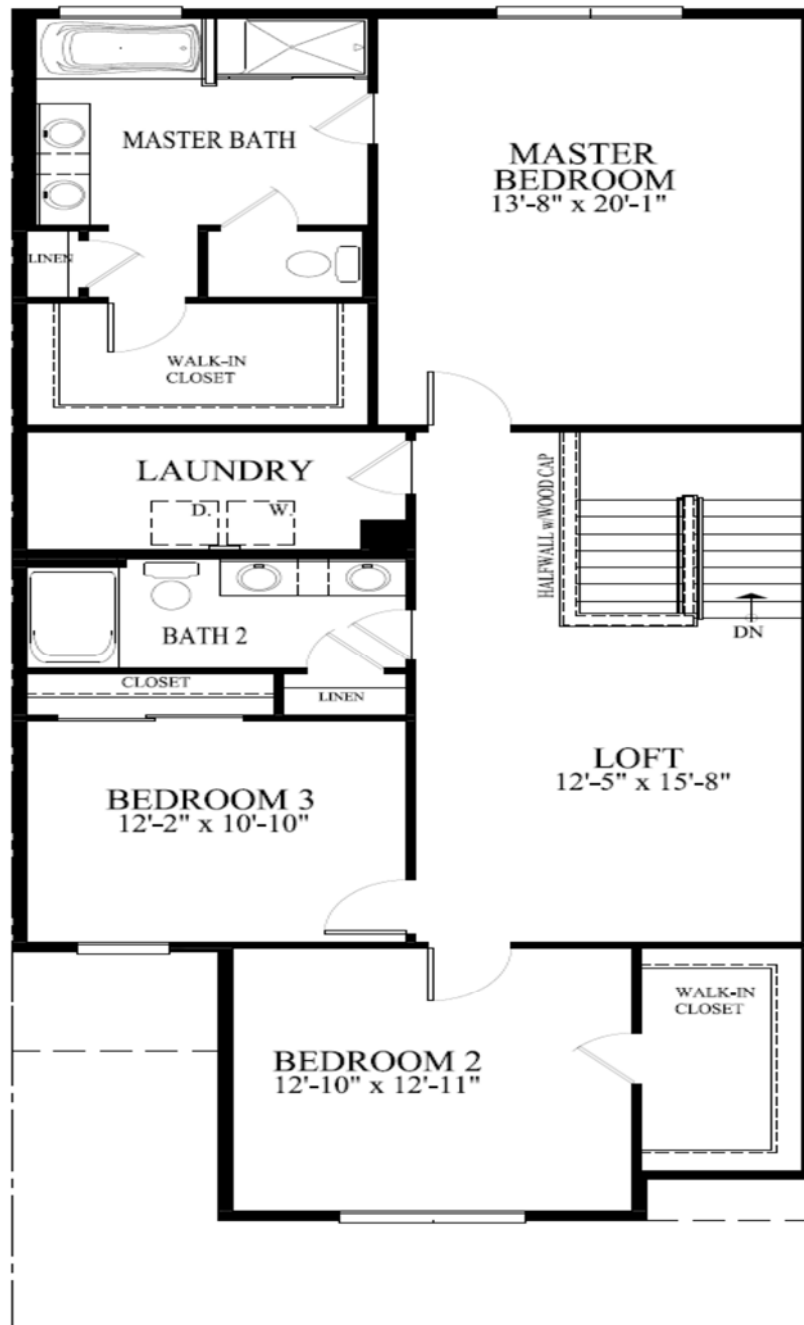


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SECOND FLOOR PLAN

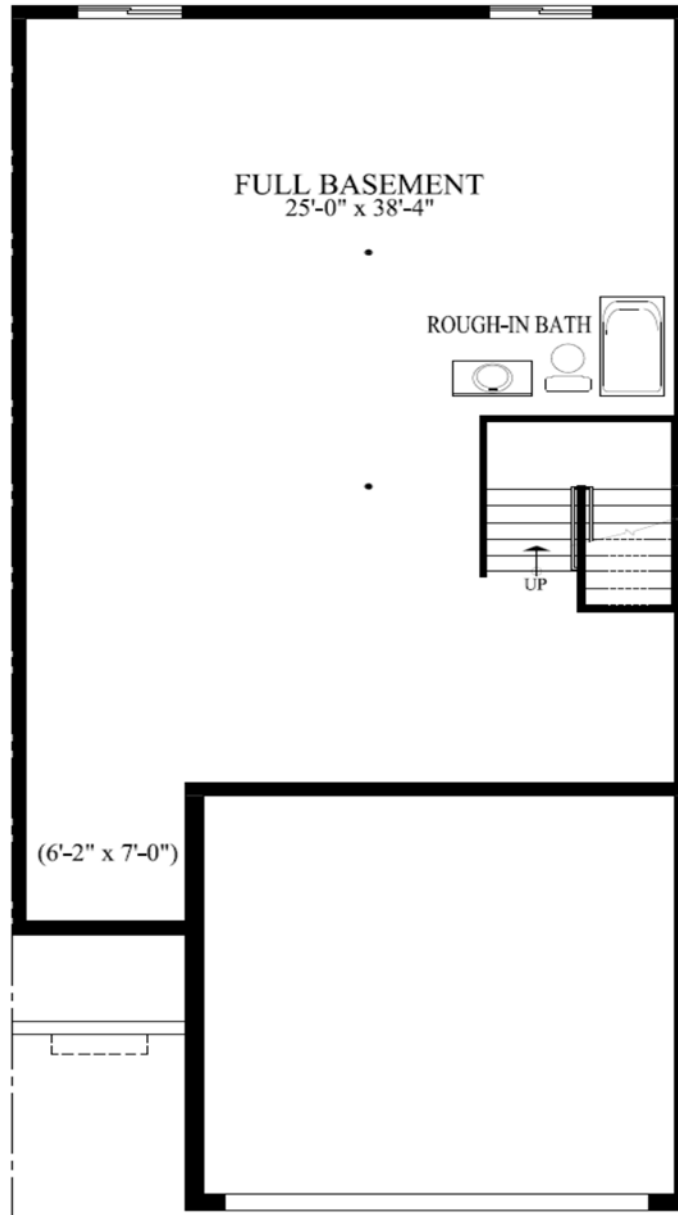


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BASEMENT FLOOR PLAN



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QUALITY FEATURES

This 2,473 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

ENERGY FEATURES

- Green Guard® max wrap house wrap
- R-19 insulation with vapor barrier in all exterior walls
- R-49 insulation with integral vapor barrier in ceiling
- Cold air returns in all bedrooms and throughout living areas
- 92% AFUE Heating and 13 Seer air conditioning systems
- Honeywell® programmable thermostats
- Low-E glass windows

- Energy tested

INTERIOR FEATURE

- 9' foot first-floor ceilings
- Gourmet island kitchen with breakfast bar
- Large Great Room
- Hardwood flooring throughout first floor
- Carpet on second floor (ceramic tile in baths)
- Designer lever door hardware
- Solid core interior doors
- Oversize trim throughout
- Recessed can lighting
- Walk-in closets
- Full basement with full bath rough-in

KITCHEN

- Stainless steel refrigerator
- Stainless steel range with exterior-vented canopy range hood
- Stainless steel built-in microwave and second oven
- Stainless steel deluxe multi-cycle dishwasher
- In-Sink-Erator® 1/2-hp garbage disposal
- Moen® single-lever faucet and pull out sprayer
- Kohler® Single stainless steel sink
- Granite countertops
- Island breakfast bar counter
- Furniture-finished cabinets with 42" uppers and crown molding
- Waterline for icemaker

BATHS

- Moen® plumbing fixtures
- Water-saver toilets and showerheads

- Furniture-finished vanity cabinets in all baths
- Pedestal sink in powder room
- Granite countertops in master bath
- Exhaust fan in all baths
- Towel bars and toilet paper fixtures
- Ceramic tile walk-in shower in master bath
- Durock® cement board on all ceramic wall tile areas

EXTERIOR FEATURES

- Aluminum fascia and soffits
- Maintenance-free heavy gauge gutters and downspouts
- 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
- 1/2-hp garage door opener with 2 remotes per door
- Frost proof exterior faucets in convenient locations
- Fully sodded yard with foundation plantings
- Asphalt driveway

UTILITIES AND STORAGE

- 2-car attached garage fully insulated and drywall with fire tape
- 200-amp electrical service
- Single Carrier 92%efficient, 60,000 btu, gas forced-air heating systems
- Single 13 Seer 3 ton Carrier air conditioning systems (3.0 & 2.5 ton)
- 50 gallon, insulated, gas, quick-recovery power vented water heater
- Underground utilities
- 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 fire alarm panel with battery back-up on each floor and in bedroom areas
- Carbon monoxide detector near bedrooms

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Emerald Homes is excited to bring you premier luxury homes in our newest locations: Arlington Heights, Deerfield, Downers Grove, Elmhurst, Glen Ellyn, Highland Park, Lake Bluff, Libertyville, Naperville, Northbrook, and Palatine, with new locations continually being added. The Emerald Homes 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 Homes 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. For over 30 years, 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 include

- Personal builder representative throughout the purchasing process
- Luxurious and unique home designs with beautiful architectural detail from 2,000 to 4,500 sq. ft.

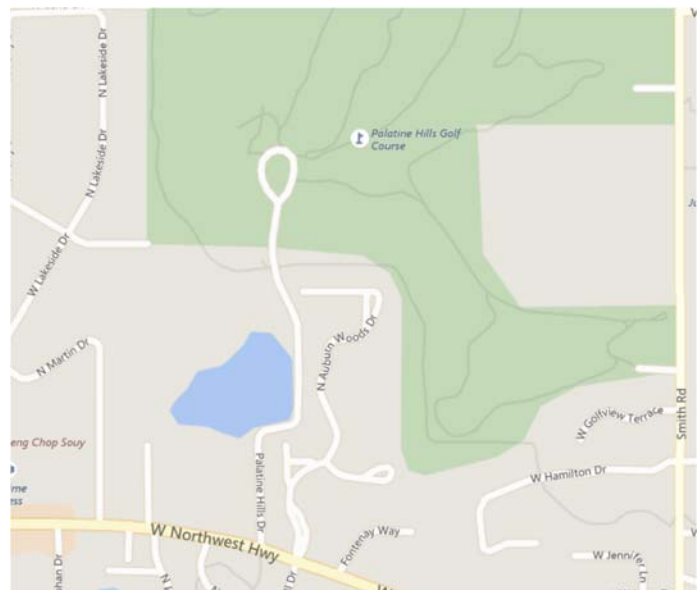
COMMUNITY INFORMATION

Award winning Palatine Location:

- Excellent school districts 215 & 211
- Short Drive from historic Palatine.
- Easy access to Route 14, Dundee Rd and the Metra
- Less than 1 hour from downtown Chicago and O'Hare International Airport

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COMMUNITY MAP



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Don't miss this exceptional 2,282 sq. ft. Savannah Floor Plan

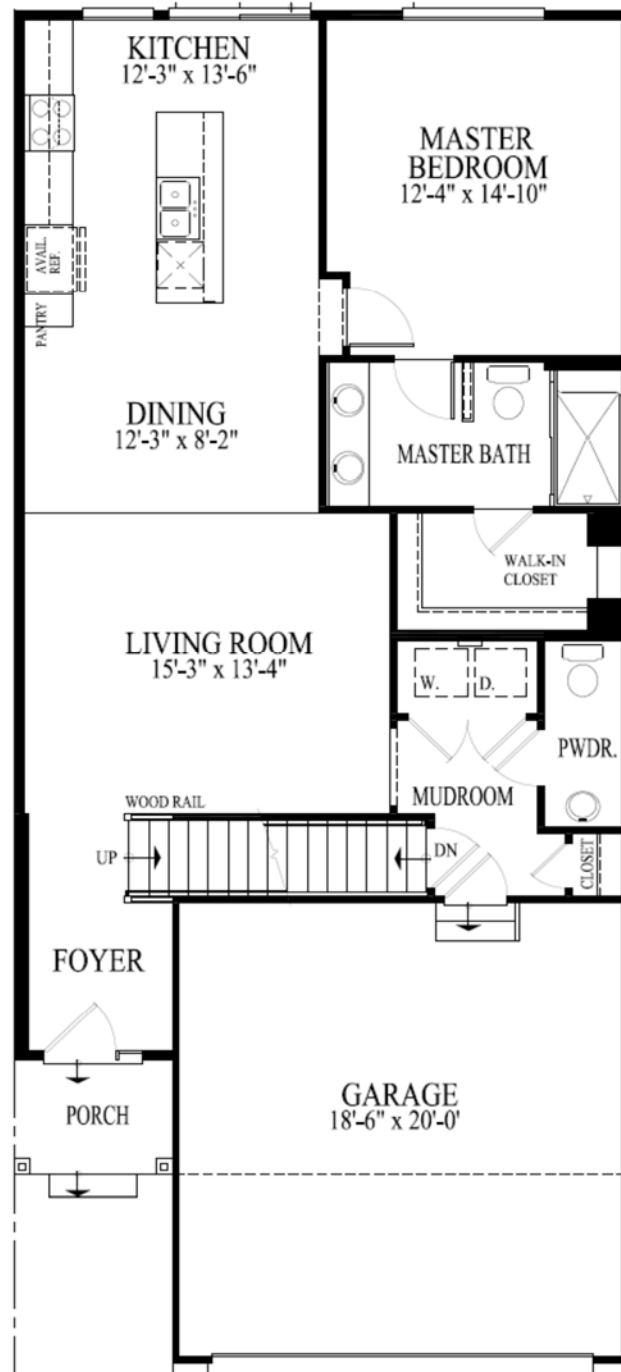
- Fabulous two-story Townhome with first floor luxury master suite
- Full basement with full bath rough-in
- 2,282 Square Feet of living space
- 4 bedrooms, plus loft with 2-1/2 baths
- Spacious great room
- Gourmet island kitchen with pantry & breakfast bar
- Convenient first floor laundry
- Attached two car garage

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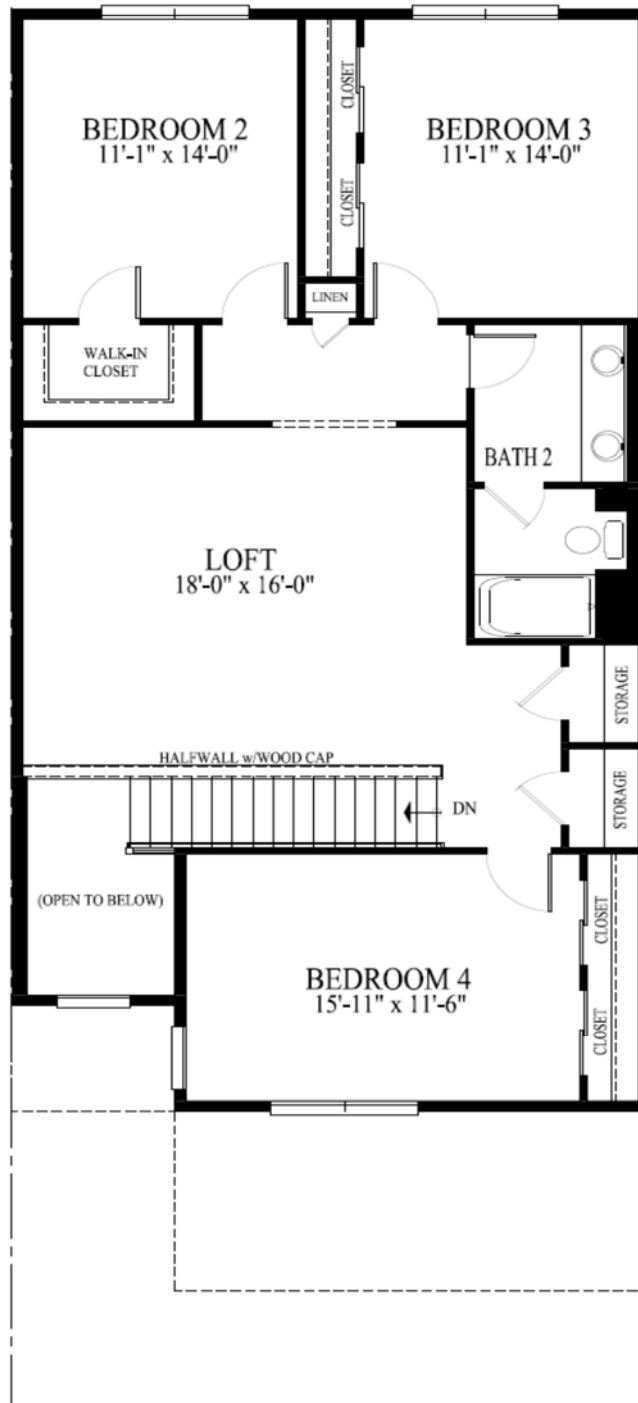


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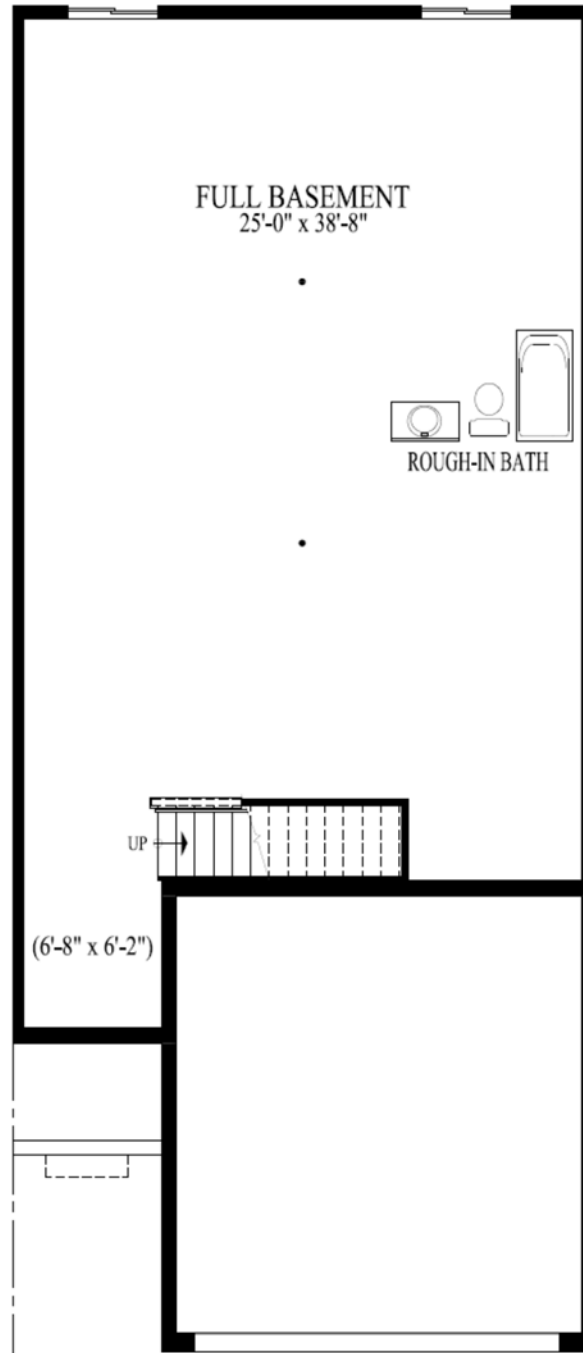


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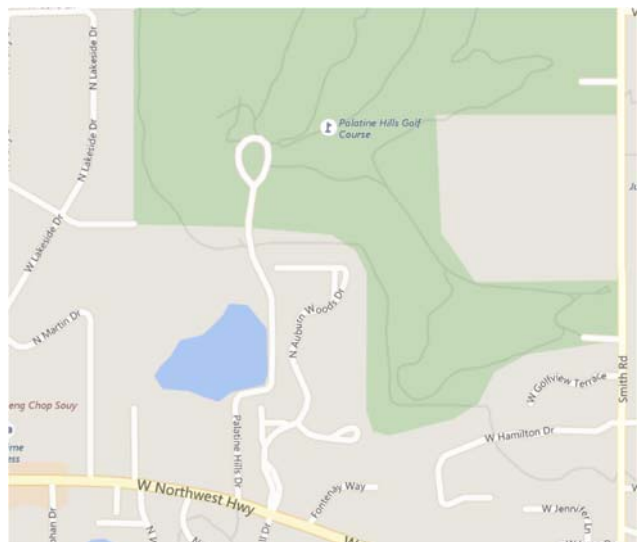
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