

Chicago Ave, Highland Park

EMERALD
HOMES

EMERALD PREMIER LUXURY HOMES



Please call for pricing information

Exceptional duplex homes with first floor master suites in the heart of Highland Park

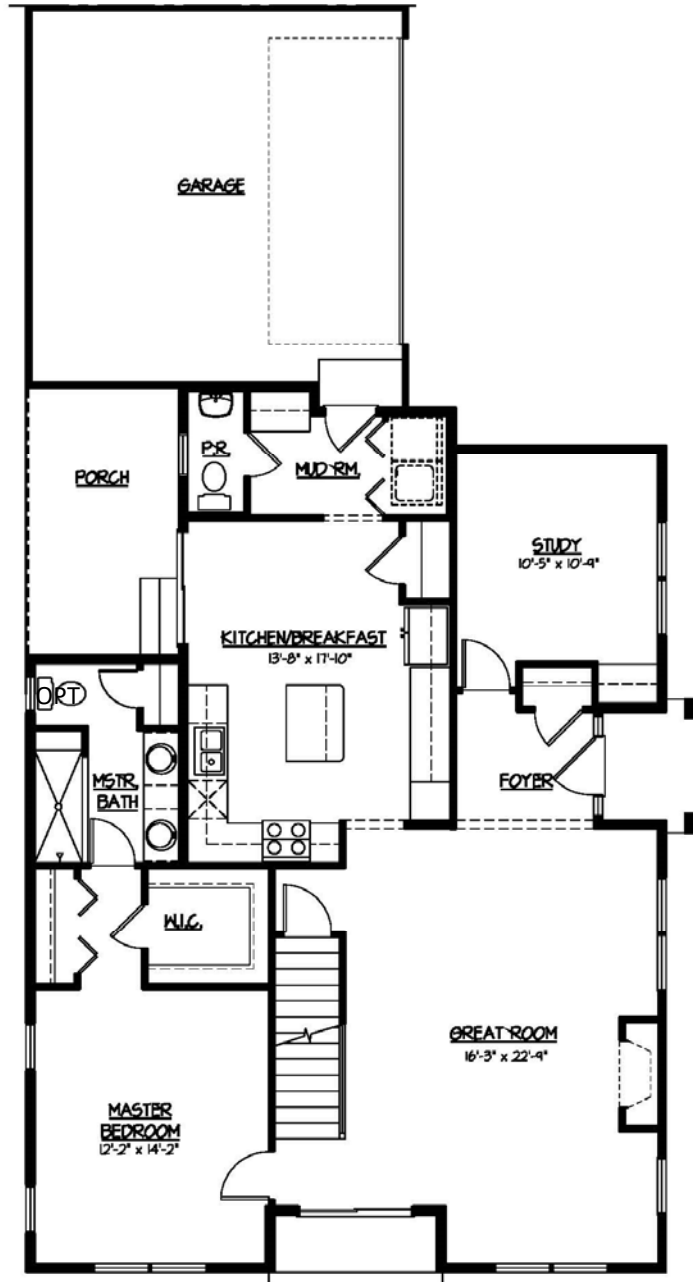
- Fabulous two-story duplex with first floor master suite
- 1,961 Square Feet of living space
- 3 bedrooms, study and loft with 2-1/2 baths
- Gourmet island kitchen with pantry & breakfast area
- Large great room with optional fireplace
- Private first floor study
- Generous first floor mud room
- Luxury master bath with separate shower
- Convenient first floor laundry
- Attached two car garage
- Full basement with full bath rough-in

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:
MICHELE PAPPAS 224.229.1386 MMPappas@DRHorton.com
DEBORAH MURPHY 224.778.0367 DeborahMurphy@EmeraldHomes.com



FIRST FLOOR PLAN



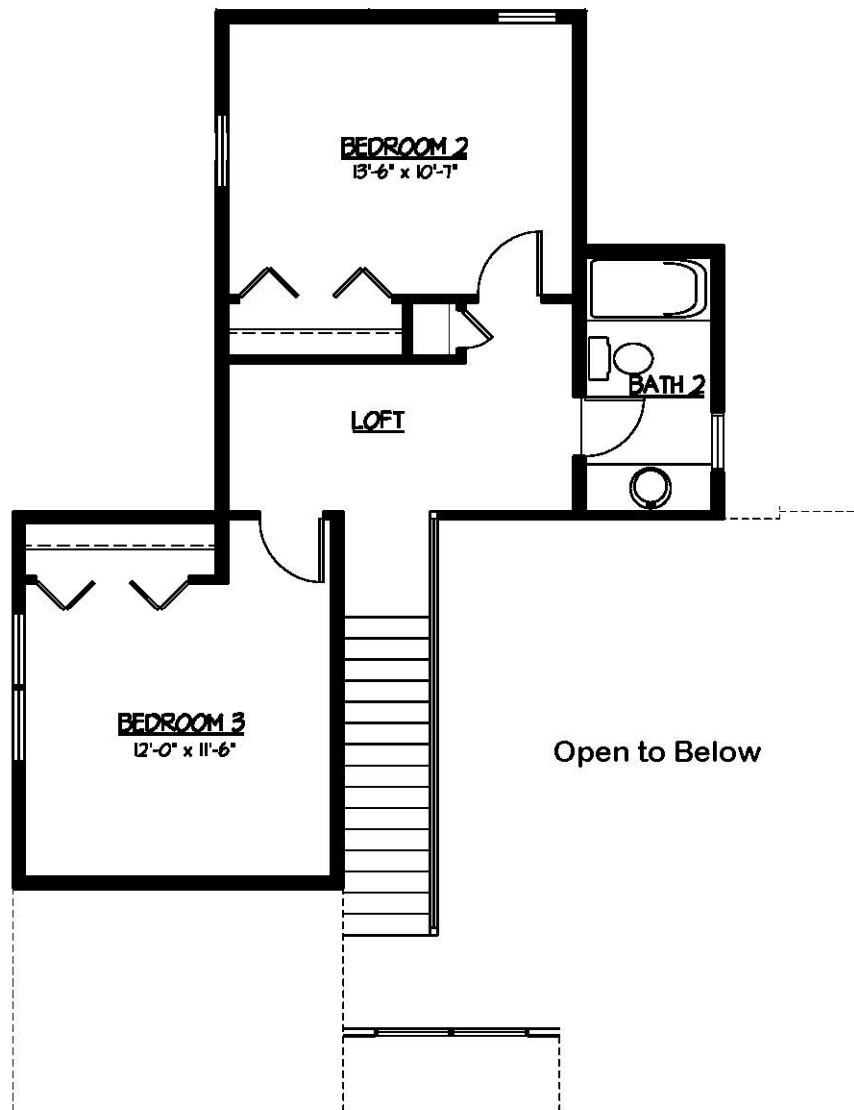
FIRST FLOOR PLAN - Unit C

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SECOND FLOOR PLAN



SECOND FLOOR PLAN - Unit C

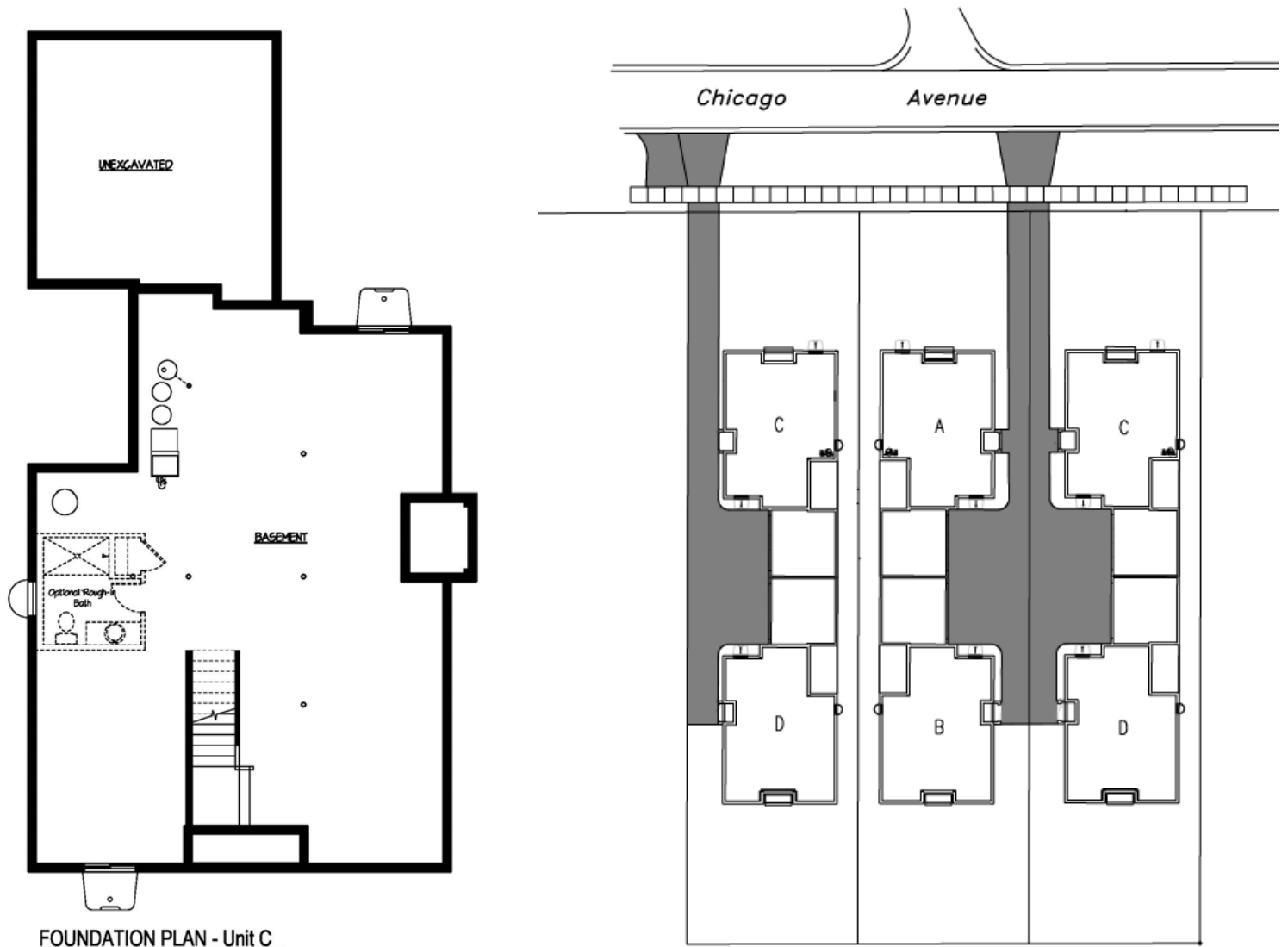
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FOUNDATION PLAN - Unit C

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QUALITY FEATURES

This 1,961 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-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 FEATURES

- 9' foot first-floor ceilings and volume ceiling in the great room
- Gourmet island kitchen with breakfast nook
- Large Great Room
- Hardwood flooring throughout first floor (ceramic tile in bath and mudroom)
- Carpet on second floor (ceramic tile in baths)
- Designer lever door hardware
- Solid core interior doors
- Oversize trim throughout
- Wood jamb extensions and cased openings around all windows
- 7 inch Crown molding in master bedroom
- Volume ceilings
- First floor laundry with utility sink cabinet
- 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 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

- Hardie siding with stone accent
- 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 PREMIER LUXURY HOMES

Emerald Homes is excited to bring you premier luxury homes in our newest locations: Arlington Heights, Barrington, Deerfield, Downers Grove, Glen Ellyn, Highland Park, Lake Bluff, Libertyville, Lombard, Naperville, Northbrook, and Palatine, with new locations continually being introduced. The Emerald Homes experience starts with identifying the best locations in well established, highly regarded areas in excellent school districts that are in the heart of it all. 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's 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 construction process
- Luxurious and unique home designs with beautiful architectural detail from 2,000 to 4,500 sq. ft

COMMUNITY INFORMATION

Award winning Highland Park Location

- Just blocks from the Highland Park Hospital
- Excellent school districts 112 & 113
- Metra station and historic downtown Highland Park just minutes away featuring coffee shops, fine dining, boutiques, bookstores, and more!
- Easy access to I-94 tollway

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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