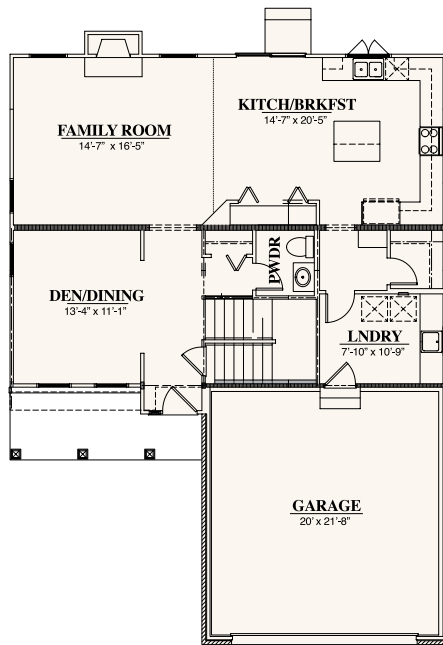
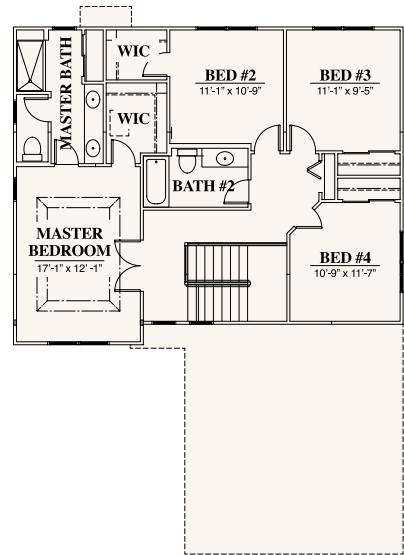


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Located only 2 blocks from the Brookfield Metra station, this inviting two-story design with covered front porch leads you to the foyer and den/dining room and staircase with wrought iron balusters. The first floor, with its nine-foot ceilings, has wide moldings to accentuate the large den/dining room, family room and kitchen/breakfast room. The gourmet kitchen, with stainless steel appliances, has numerous work spaces that can be shared with guests sitting at the breakfast counter. The second floor features a luxurious master suite with a coffered ceiling and sensational master bath. The three secondary bedrooms all have large closets and share the additional full bath. For the busy household, the laundry/mud room is conveniently located on the first floor as you enter from the attached two car garage.



1st Floor Plan



2nd Floor Plan



**CHESTNUT HOMES INC.**  
[www.chestnuthomes.com](http://www.chestnuthomes.com)

*Exterior rendering is artist's conception only. All dimensions are approximate; specifications are subject to change without prior notice by Developer.*



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# G R O V E L A N D

## Features & Amenities

### KITCHEN

- Custom designed cabinets
- Whirlpool® stainless steel slide-in range
- Frigidaire counter depth stainless steel refrigerator
- Under-counter microwave oven
- Under-mount stainless steel sink with pull out single lever faucet control
- Whirlpool® stainless steel multiple cycle dishwasher
- Granite counter tops
- 5-inch wide wood flooring
- Pantry with easy clean shelving
- Garbage Disposal

### MASTER SUITE

- Spacious master bedroom with volume ceiling
- Large walk-in closet with custom shelving plan
- Luxury master bath with free-standing soaker tub
- Custom designed cabinets
- Six-foot walk-in shower with integrated seat and ceramic tile surround
- Granite countertop with under-mount sinks
- Mirror with wood frame
- Deep linen storage
- Ceramic tile designer flooring
- Deluxe Moen faucets
- Kohler water closet

### BATHS & CLOSETS

- Walk-in closets in all bedrooms
- Oversized linen closets
- Easy clean shelving in all closets
- Ceramic tile designer flooring
- Ceramic tile tub/shower surround
- Granite tops and Moen faucets
- Furniture quality vanity in powder room
- 5-inch wide wood flooring in powder room

### INTERIOR

- Staircase with wrought iron balusters
- 9' first floor ceilings
- White solid core oversized 2-panel doors with wide base and casing
- 5-inch wide hardwood flooring on entire first floor except mudroom
- Designer selected wall-to-wall carpeting on entire second floor

- Crown moulding in foyer, dining, den, powder room, family room, kitchen, breakfast and master bedroom
- Picture mold in foyer
- Designer coordinated interior light fixtures
- High efficiency gas fireplace in great room
- Schlage® Designer lever door hardware

### EXTERIOR

- Two-car attached garage with steel insulated overhead doors and electric openers
- Brick and shakes in front with low maintenance vinyl siding, sides and rear
- Aluminum gutters and downspouts
- Maintenance-free vinyl siding per plan
- Aluminum gutters and downspouts
- Eight-foot tall entry door with sidelight
- Jeld-Wen® insulated low "E" windows with grills and removable screens
- Asphalt driveway and concrete service walks
- Two (2) exterior GFI electrical outlets
- Frost-proof water hose valves, front and rear
- Designer selected exterior lighting

### UTILITIES & STORAGE

- First floor laundry room with gas line, vent and water hook up
- Cabinets with drop-in laundry sink
- 200 Amp electric service panel with circuit breakers
- High efficiency gas fired forced-air furnace
- Automatic gas fired glass lined energy efficient 50 gallon water heater
- Three designated television and telephone jacks
- 13 SEER central air conditioning

### FOR YOUR PEACE OF MIND

- Full basement with perimeter walls framed, insulated and ready for finishing
- Plumbing rough-in for future bath in basement
- Self-sealing fiberglass shingles with ice and water shield
- Ten (10) Year insured warranty issued by Professional Warranty Service Corporation
- Fully landscaped homesite per plan
- Tyvek® or equivalent exterior house wrap per plan
- Smoke and carbon monoxide detectors
- House fire protection system
- Two block walk to Brookfield Metra station to downtown Chicago