

# Fairview Estates

OF BUFFALO GROVE

presented by Fidelity Wes

## QUALITY INCLUDED FEATURES

### EXTERIOR FEATURES

- Maintenance free vinyl siding exterior
- Aluminum soffits, fascia, gutters & downspouts
- Owens Corning® Supreme 25-year three tab roof shingles
- Type 15# felt under layment
- Private concrete driveways
- Maintenance free energy efficient windows with screens
- Insulated six panel front door
- Insulated glass door to deck
- Insulated exterior doors
- Brass Finish Decorator front door hardware
- Two car attached dry walled and fire-taped garage
- Raised panel garage door
- One Frost proof exterior faucet in convenient location
- Exterior front and rear decorator lighting
- Basement window wells with escape window
- Fully sodded front, rear and side yards
- Professionally designed and installed landscaping
- 10'x12' raised exterior wood deck

### INTERIOR FEATURES

- 8' FULL unfinished basement (7'8" min)
- 9' first floor ceilings
- 8' second floor ceilings
- Easy no wax flooring in entry foyer
- Wall to wall carpeting in designer colors (per plan)
- Hollow Core painted interior doors
- 3 1/4" painted baseboard and 2 1/4" painted door trim package
- Stairs carpeted with capped half wall
- Polished brass interior hardware
- Convenient laundry room with ~~easy no wax~~ HARDWOOD flooring (per plan)
- Large clothes, linen, and guest closets (per plan)
- Decorator Style Polished brass light fixture package (per plan)
- Walk-in lighted closets (per plan)
- Easy-clean wire closet shelving

### LUXURIOUS BATHS

- Decorative plumbing fixtures
- Tubs, showers, and surrounds (per plan)
- Cultured marble vanity tops in a variety of standard colors
- Furniture finished birch cabinetry
- Pedestal sink with designer mirror in powder room
- TILE flooring in Master bath and secondary baths
- Vanity mirrors

### KITCHEN

- - **Stainless Steel** appliance package:
  - freestanding oven/range
  - built-in multiple cycle dishwasher,
  - re-circulating range hood
  - Side by Side Refrigerator/Freezer
- ~~Premium laminate countertops in a variety of color choices~~ LEVEL 1 GRANITE COUNTERTOPS
- Double Bowl stainless steel sink
- Chrome kitchen sink faucet with side spray
- Furniture finished birch cabinetry
- ~~Easy no wax flooring~~ HARDWOOD FLOORS

### UTILITIES

- Municipal sewer and water services
- 200-amp electrical service
- 13-Seer central air conditioning
- High-efficiency gas forced air furnace
- high efficiency 40-gallon hot water heater
- thermostat
- Advanced home wiring compatible telephone/television jacks (2 each included)
- Gas supply and vent hookup for optional dryer
- 1/2" conduit wiring
- Copper water pipes
- Underground utilities
- Exterior remote water meter readout

### QUALITY CONSTRUCTION

- Drywall glued and screwed reducing nail pops and cracks
- Ground Fault Interrupting protection outlets
- Tyvek® or equal house wrap cap nailed for air infiltration barrier
- 3/4" sub flooring to reduce squeaks
- R-13 fiberglass insulation in all exterior walls
- R-30 ceiling attic insulation
- 1/2" insulated wall sheathing
- Interconnected smoke detectors on each floor and in each bedroom hardwired with battery back-ups
- Carbon Monoxide detectors
- Sill sealer at exterior foundation plates to prevent air infiltration

The above features are currently proposed to be included in and specific to your Fairview Estates home. In the interest of continued improvement and to meet changing market conditions, Fidelity Wes reserves the right to modify maps, floor plans, exteriors, specifications, features and product types without notice or obligations. Please consult Sales Associate for more and current information. Rev 3/07



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OF BUFFALO GROVE

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**!! NEW PRICING --- NEW PLANS !!**

Starting at

~~\$609,000~~

**\$490,900**

**2,862 sq ft - 4 bedroom - 2 1/2 bath - full basement**



**The Birch 1**

3,001 s.f. ~~\$629,000~~ **\$499,900**



**The Birch 2**

2,862 s.f. ~~\$609,000~~ **\$490,900**

**Stevenson H.S. - Aptakisic Jr. High  
Meridian Elementary - Pritchett K-1**

\* Brick (as shown) and other options additional  
Pricing subject to change without notice

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