

# The Gables of Roselle

by Fidelity Wes

## QUALITY INCLUDED FEATURES

### EXTERIOR FEATURES

- Full brick first floor elevations
- Maintenance free vinyl siding on balance of exterior
- Aluminum soffits, fascia, gutters & downspouts
- Owens Corning® Supreme 25-year three tab roof shingles
- Type 15# felt underlayment
- Private driveways
- Maintenance free energy efficient windows with screens
- Insulated six panel front door with window
- Insulated glass patio doors
- Concrete landing
- Insulated exterior doors
- Brass Finish decorator front door hardware
- Two car attached dry walled and fire-taped garage
- Raised panel garage door with window panels
- 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 (per plan)
- Professionally designed and installed landscaping

### INTERIOR FEATURES

- 8' FULL unfinished basement (7'8" min) (9' Optional)
- 9' first floor ceilings
- 8' second floor ceilings
- Easy no-wax sheet vinyl in entry foyer
- Wall to wall carpeting in designer colors (per plan)
- Choice of 2-panel or 6-panel Colonist 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 sheet vinyl (per plan)
- Large clothes, linen, and guest closets (per plan)
- Decorator style Polished brass light fixture package
- 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 beveled edge mirror in powder room
- Easy no wax flooring in Master bath and secondary baths
- Oversized vanity mirrors

### KITCHEN

- **Stainless Steel** appliance package:
  - freestanding gas 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
- Double Bowl stainless steel sink
- Chrome kitchen sink faucet with side spray
- Furniture finished birch cabinetry
- Easy no-wax sheet vinyl (per plan)
- Garbage disposal

### 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

- 2-Hour firewall
- 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 batt/blown 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 included in and specific to your Gables of Roselle Townhome. 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 10/08



www.fidelitywes.com

# The Gables of Roselle

presented by Fidelity Wes

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

Starting at

~~\$404,900~~

**\$319,900**

**1,854 to 2,488 sq ft**

**- 2/3 bedroom - 2 1/2 bath**

**- full basement**



## The Delaware

1,854 - 2,167 s.f. ~~\$404,900~~ **\$319,900**

## The Arlington

2,209 - 2,488 s.f. ~~\$404,900~~ **\$334,900**

**Lake Park H.S. - Spring Wood M.S.  
Waterbury Elementary**

*\*Other options additional*

*Pricing subject to change without notice*

**Mike 847-980-9686**



www.fidelitywes.com

# The Gables of Roselle

## RENT TO OWN !!



- ❖ Starting at \$1,800/ month\* (\$300/mo. goes towards equity!)\*\*
- ❖ **NO DOWN PAYMENT REQUIRED**
- ❖ Customize your new home and choose **\$10,000** in options!!!
- ❖ Add 1% of the option price to your monthly rent for options over \$10,000
- ❖ PURCHASE OPTION price locked-in today!
  
- ❖ Rent to buy, continue renting or just walk away...
  
- ❖ Purchase Price Option varies for each location and options chosen
- ❖ Just 1½ months security deposit and the first months rent in advance
- ❖ Add \$280 per month for End Units
  
- ❖ At the end of your rental term you can:  
Continue Renting, Purchase Your Home or just walk away...

**For additional information or to schedule a  
showing please contact:  
Mike DeMar (847) 980-9686**

\*\$1,800 / Month does not include monthly HOA dues

\*\*Equity only accrues if home is purchased.



www.fidelitywes.com



MODEL

MODEL



SITE PLAN

# The Gables of Roselle

## Luxury Townhomes by Fidelity Wes

### **The Delaware** from 1,854 -2,167 Sq. Ft.

2-3 bedrooms, loft, 2.5 baths

Two-story townhome with 9' first floor ceilings, spacious kitchen w/breakfast area, formal dining room, dramatic 2-story great room w/ 2 bedroom only, extra large master bedroom, 2<sup>nd</sup> floor laundry and loft, including two-car garage.

~~\$389,900~~

**\$319,900**

**3<sup>rd</sup> Bedroom \$9,660**

### **The Arlington** from 2,209 – 2,488 Sq. Ft.

2-3 bedrooms, loft, study, 2.5 baths

Two-story townhome with 9' first floor ceilings, spacious kitchen w/ breakfast area, 1<sup>st</sup> floor study, formal dining room, dramatic 2-story great room w/ 2 bedroom only, master bedroom w/walk-in closet, loft, including two-car garage.

~~\$404,900~~

**\$334,900**

**3<sup>rd</sup> Bedroom \$11,660**

#### Monthly Association Fee

\$150.00

**(\$125 per Month for the First Year!)**

Association provides landscape maintenance, snow removal, and association insurance.

**\*\* End Unit & Location Site Premiums Apply\*\***

Fidelity Wes maintains a quality review program. Due to this quality commitment, we reserve the right to make changes in specifications, equipment, landscape plans, dimensions and/or prices without notice. These changes may not be reflected in this information.

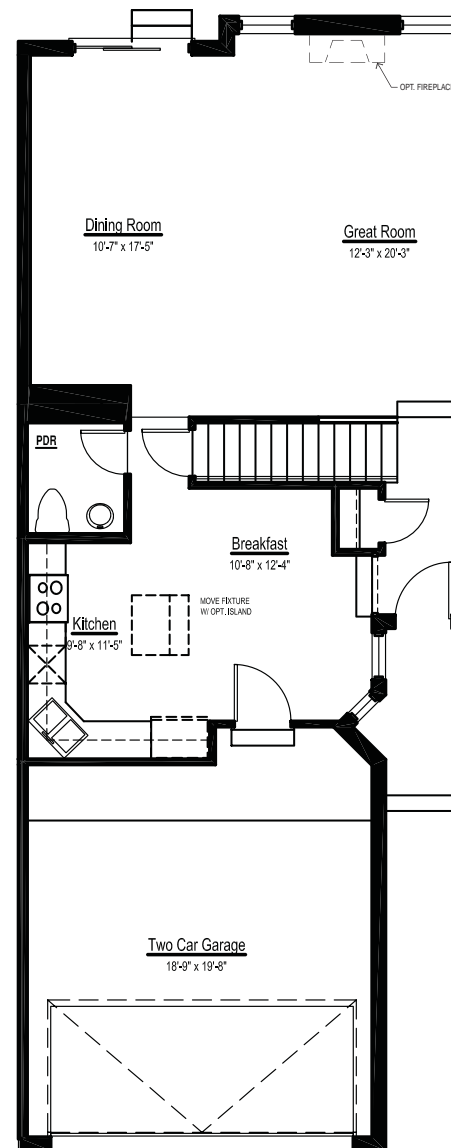
1540 E. Dundee Road - Suite 300 Palatine, IL 60074 PH: (847) 980-9686

[www.fidelitywes.com](http://www.fidelitywes.com)

EFFECTIVE DATE 02/01/2009



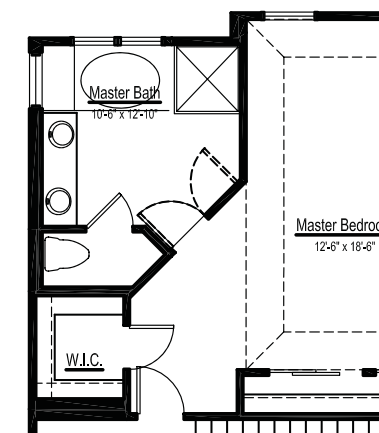
[www.fidelitywes.com](http://www.fidelitywes.com)



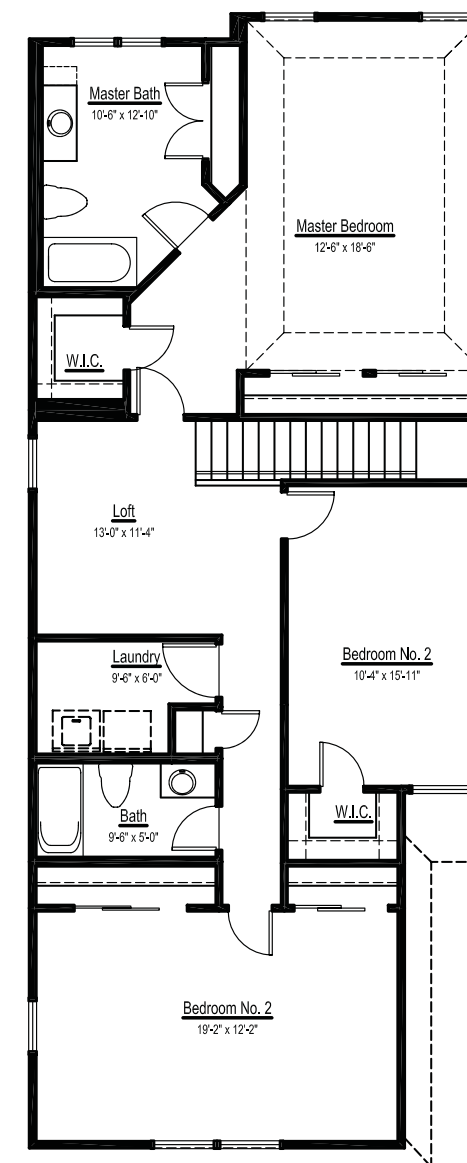
**FIRST FLOOR PLAN**  
882 SF



# The Delaware

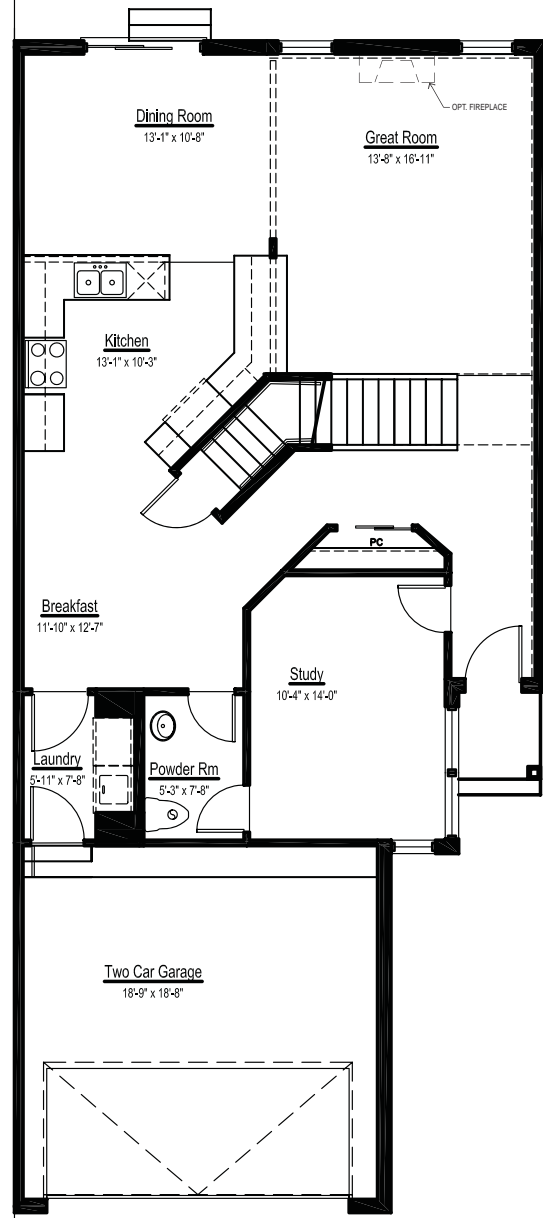


OPTIONAL LUXURY  
MASTER BATH

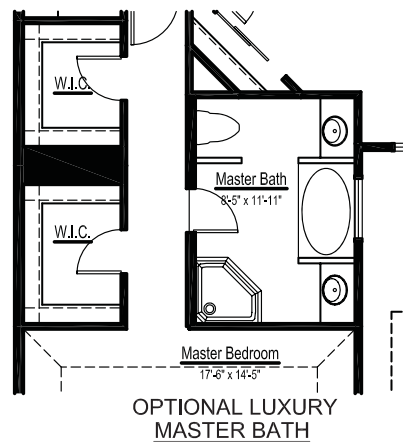


**SECOND FLOOR PLAN**  
1,285 SF

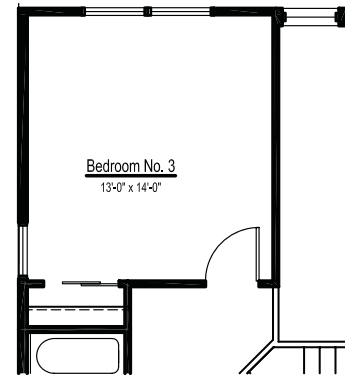
# The Arlington 1



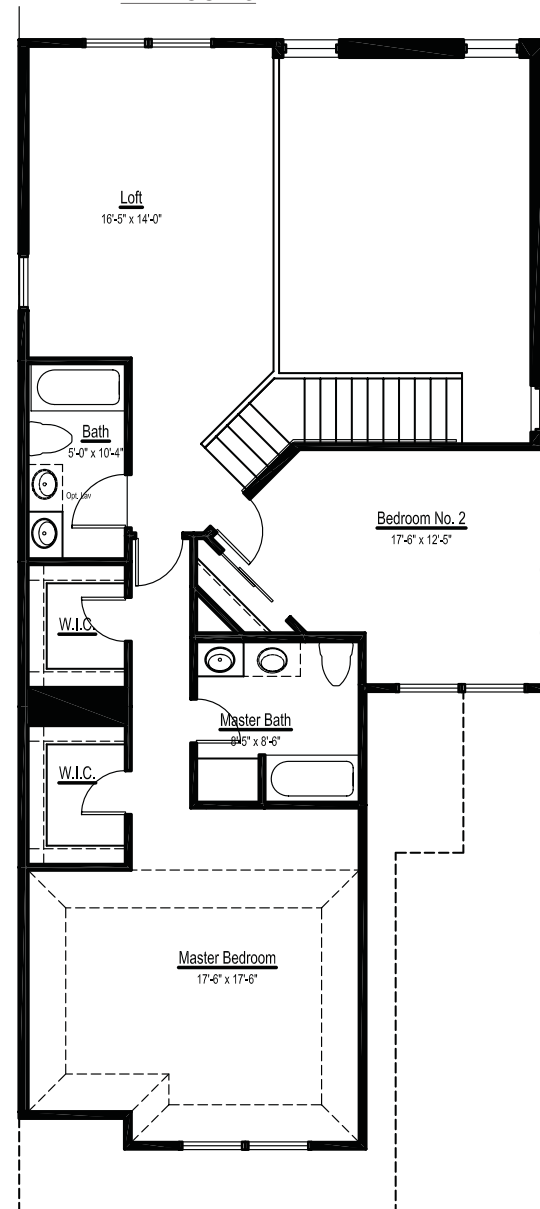
**FIRST FLOOR PLAN**  
1,156 SF



**OPTIONAL LUXURY MASTER BATH**



**OPTIONAL BEDROOM 3**

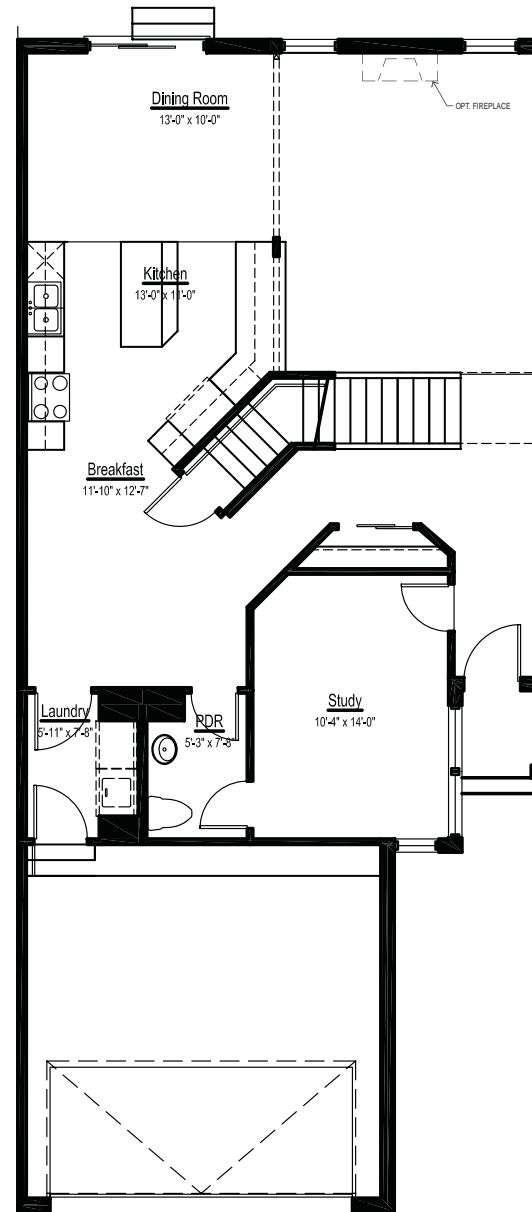


**SECOND FLOOR PLAN**  
1,035 SF

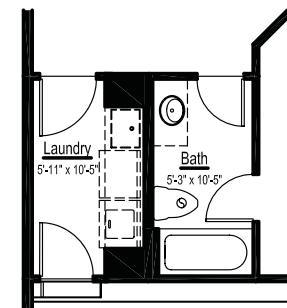


Fidelity Wes

# The Arlington 2



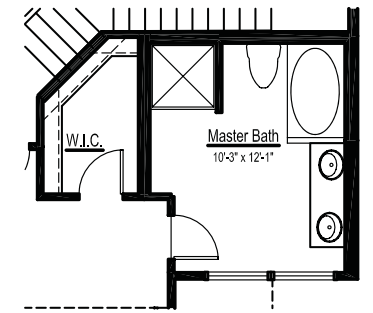
**FIRST FLOOR PLAN**  
1,156 SF



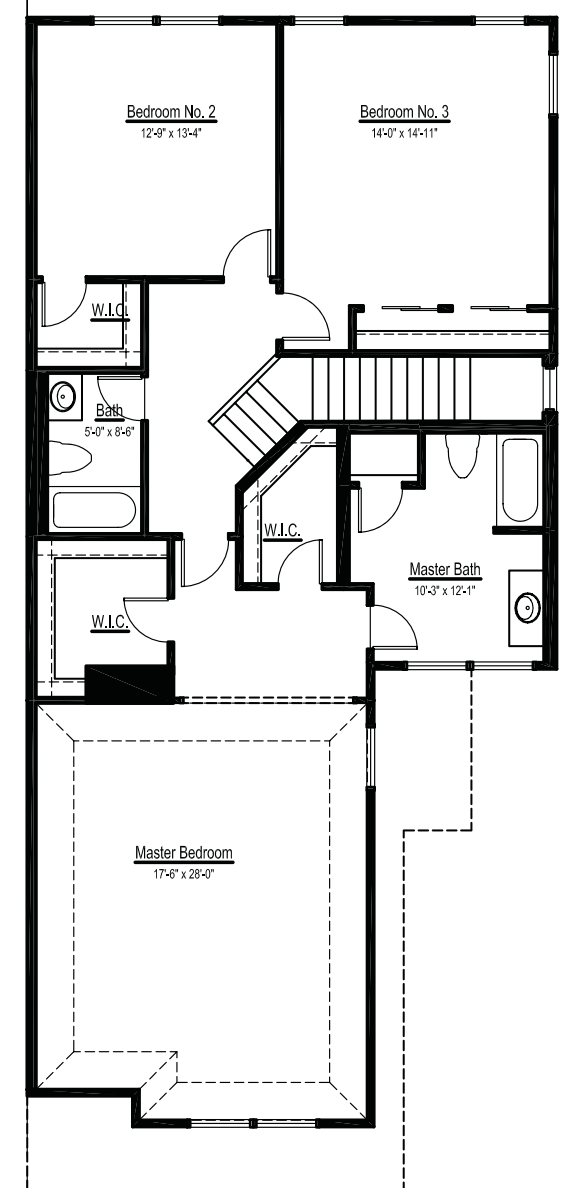
**OPTIONAL FULL BATH**



Fidelity Wes



**OPTIONAL LUXURY MASTER BATH**



**SECOND FLOOR PLAN**  
1,332 SF