

Eastgate Estates of Long Grove by Fidelity Wes

QUALITY INCLUDED FEATURES

EXTERIOR FEATURES

- Brick, cedar, stucco or combinations on all four sides on all elevations (per pan)
- Smart Trim soffits & fascia, aluminum gutters & downspouts
- 200 s.f. concrete patio
- Split cedar shake roof shingles
- Asphalt driveways and approach
- **Pella pro-line low E** energy efficient windows
- **Pella** Insulated glass patio doors
- Screens on all operating windows
- Insulated exterior doors
- Luxurious front entry door (per allowance)
- **Schlage®** deadbolt hardware on garage entry door
- Pella raised-panel, steel insulated garage door
- Three-car garage, insulated and finished with openers, keypad and (2) remotes
- Frost proof exterior faucets (3) in convenient locations
- Exterior decorator light selection (per allowance)
- Seeded front and rear lawn

INTERIOR FEATURES

- **9'** High first floor ceilings
- **9'** High basement ceilings actual 8'10")
- Full unfinished basement
- **Schlage** quality door hardware in choice of style & finish
- Oak hardwood floors in foyer, powder room and kitchen, breakfast room and dining room
- Choice of 2-panel or 6-panel solid core interior doors
- Anti-scald shower heads
- Plush pile carpeting with padding
- 4" Crown in living room and dining room with additional chair rail and wainscoting
- Custom painted millwork package with 5¼ base & 3½ casing
- Generous light fixture allowance
- Masonry wood burning fireplace w/ gas lighter
- Custom fireplace mantle (per allowance)
- Ceramic fireplace surround (per allowance)
- Convenient laundry room (per plan)
- Large clothes, linen and guest closets (per plan)
- Oak stained and/or painted custom staircase
- Easy-clean wire closet shelving
- (17) Can lights per plan
- Rough-in basement plumbing
- Vaulted, tray or cathedral ceiling (per plan)

LUXURIOUS BATHS

- Granite vanity tops with under mount bowls in Master Bath
- **Corian®** or similar solid surface vanity tops with integral oval bowls in a variety of designer choices
- **Kohler®** plumbing fixtures and elongated toilets
- **Grohe** (Eurodisc) **and Moen** interior designer faucets for kitchen, baths and laundry room. (per allowance)
- Furniture-finished cabinetry
- Whirlpool tub & separate walk in shower in master bath
- Luxurious tile on tub deck, shower walls and bath floor in master bedroom (per allowance)
- Ceramic tile shower walls in secondary baths
- Ceramic tile flooring in secondary baths (per allowance)
- Jack and Jill style bathroom layout (per plan)
- Oversized vanity mirrors (per plan)
- Solid surface vanity tops in secondary baths

UTILITIES

- Community Septic and Private Well
- **400-amp** electrical service
- High efficiency central air conditioning
- High-efficiency gas forced air furnace (one or two per plan)
- Two **50-gallon** hot water heater
- Electronic digital setback thermostat
- Advanced home wiring compatible telephone/television jacks (7 each)
- Copper water pipes
- Underground utilities
- Exterior remote water meter readout
- Gas dryer hook-up

KITCHEN

- **G.E.®** Profile appliances with built-in multiple cycle dishwasher, built-in refrigerator, five burner cooktop with built-in double oven, built-in microwave (per allowance)
- Custom kitchen cabinetry designs
- 1 ¼ Granite countertops in variety of choices
- Free standing island per plan
- Over sized under mount sink
- Ceramic back splash tile (per allowance)
- Furniture-finished cabinetry with 42" uppers
- 2 ¼ select solid oak flooring (per allowance)

QUALITY CONSTRUCTION

- Completely custom blueprints
- Quality controlled “stick built” construction
- Drywall glued and screwed
- Tyvek® or equal house wrap cap nailed with taped seams
- R-19 fiberglass insulation in all exterior walls
- R-38 batt/blown attic insulation
- Walls and ceilings have a Poly vapor barrier
- Walls and ceiling have poly vapor barrier
- ½” insulated wall sheathing
- Interconnected smoke detectors on each floor and in each bedroom with battery back-up
- Sill sealer at exterior foundation plates to prevent air infiltration
- April-air humidifier
- Cold air returns throughout
- Sub pump and ejector pump in basement
- Electronic set back thermostat

Community & Schools

- Stevenson High School
- Twin Groves Middle school
- Prairie elementary school
- Long Grove/Lake Zurich Synagogues
- Various private Country Clubs
- Long Grove/Lake Zurich Churches
- Long Grove, Lake Zurich and Buffalo Grove Park Districts

FOR YOUR CONSIDERATION

- Finished Basement or Bonus room
- Columns, Skylights
- Alarm System
- Arched doorway openings
- Central vacuum
- Wet bar or vegetable sink
- Underground landscaping sprinklers
- Trash compacter
- Paved brick driveway, walks or patios
- Sunroom
- Architectural exterior lighting
- Smart Home advanced wiring package
- Gas back-up generator system
- Sunroom
- Pavers block patio, walks or driveway
- Concrete driveway
- Battery back-up sump pump
- Professionally designed landscape plan
- Maple or other species of hard wood flooring
- Up graded floor and bath tile
- Studded insulated basement walls
- 10’ Basement
- Intercom system
- Window seats in bedrooms
- Ceiling fans
- Cedar closets
- Custom designed decks
- Multi piece crown or additional mill work