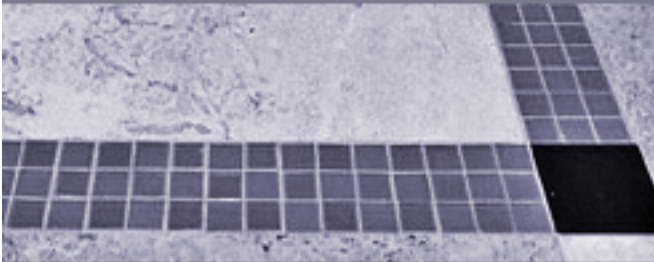




home features & specifications

4007 Sterling Road Downers Grove, Illinois

Estimated Delivery Date:
Winter 2006



LUXURY HOMES 630.663.0112

general home specs

- Approximately 6,300 square feet (plus English lower level) of unsurpassed quality priced at \$1,999,000
- Beautifully landscaped 122' x 218' large corner lot with mature trees
- Five bedrooms, four full baths, two half baths (plus rough-in basement)
- Approximately 10 ft. ceiling on first level, 9 ft. ceiling on second level, 9.5ft. ceiling in lower level
- Three car side-load garage with radiant heated floor and second entry to lower level
- Custom chef's kitchen with Wolf, Subzero and Bosch appliances
- Separate sunroom adjacent to breakfast area and family room
- Two wet bars on first level – family room and butlers pantry
- Four fireplaces – living room, family room, master bedroom, lower level
- Formal staircase - Dramatic Brazilian Cherry custom staircase
- Second staircase – Brazilian Cherry custom staircase from basement to attic
- Natural Brazilian cherry floors throughout the first and second levels
- Enormous master suite with exterior covered terrace, sitting room, morning kitchen with beverage center, two large walk-in closets with a separate dedicated central heating and cooling system
- Lavish master bath with steam shower, private water closet, dual vanities, skylights, generous use of stone on walls
- Second level laundry room
- Gravity fed re-circulating hot water system to the master bathroom and kitchen
- Three zone Carrier high efficiency central heating and cooling systems with a 96% AFUE and 12 SEER rating
- In-slab radiant heat in lower level and garage
- In-ceiling speakers installed throughout the first floor, master suite, third level, and exterior (including 5.1 surround in family room)
- Structured wiring throughout the home for telephone, data network, cable and/or satellite TV, including Plasma TV wiring in family room and master bedroom
- Brinks alarm system with all exterior doors covered, glass break sensors, motion detectors, smoke and CO2 detection



FRONT ELEVATION



REAR ELEVATION



LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION

Foyer

- Stone Flooring – 4 piece pattern Tumbled Carmel
- 7 ¼" decorative crown molding
- Custom Faux finish painting
- Recessed lighting
- Foyer closet with custom built-in closet
- Custom Mahogany front entry door
- Custom Brazilian Cherry staircase with iron balusters and over-sized newel posts
- Treads, Risers, Stringers, Newels, and Rails all in Brazilian Cherry

Living Room

- 3 ¼" Brazilian Cherry flooring
- Coffered ceiling with decorative crown molding
- 4" Recessed lighting with halogen bulbs
- 2 In-ceiling speakers
- Custom masonry fireplace with gas line
- Custom stone mantle surround and hearth
- French glass door entry to family room
- Phone/Video/Data jack

Dining Room

- 3 ¼" Brazilian Cherry flooring
- Custom decorative ceiling design with 3 levels of crown molding
- Decorative chair rail and panel molding
- 4" Recessed lighting with halogen bulbs
- Electric box for Chandelier
- 2 In-ceiling speakers
- Bay window
- Phone/Video/Data jack

Butlers Pantry (adjacent to Dining Room)

- 3 ¼" Brazilian Cherry flooring
- Cherry custom cabinetry with 42" glass upper cabinets
- Grohe plumbing fixture
- Stainless steel sink
- GE Beverage center
- GE Ice Maker
- Limestone Countertops
- Oceanside Glass tile backsplash
- Recessed lighting

Family Room

- 3 ¼" Brazilian Cherry flooring
- Tray ceiling with lighted soffit and 2 levels of decorative crown molding
- Approximately 18' ceiling height
- 6" Recessed lighting with halogen bulbs
- Casablanca Ceiling fan with cherry blades and wireless remote control
- 2 Rear surround In-ceiling speakers included
- Prewire for front speakers, subwoofer and HD plasma TV
- Phone/Video/Data jack
- Custom masonry fireplace with gas line
- Custom wood mantle surround and stone hearth
- Decorative columns with arched openings to family room
- Limestone countertops on half wall separation
- Family room wet bar (see next item)

Family Room Wet Bar

- Cherry custom cabinetry with 42" glass upper cabinets
- Grohe plumbing fixture
- Stainless steel sink
- GE Beverage center
- Limestone Countertops
- Oceanside Glass tile backsplash
- Under-cabinet recessed halogen lighting

Sun Room

- 3 ¼" Brazilian Cherry flooring
- 7 ¼" decorative crown molding
- 2 In-ceiling speakers
- 4" Recessed lighting with halogen bulbs
- French door to outdoor patio
- Phone/Video/Data jack

Powder Room #1

- Stone Flooring – 4 piece pattern Tumbled Carmel with Steel accent
- 7 ¼" decorative crown molding
- Custom Faux finish painting with black glaze
- Cole & Co. furniture piece vanity with matching wall mirror
- Rohl country plumbing fixture
- Hammered stainless steel sink
- Kohler toilet with soft close seat
- 2 Wall Sconce light fixtures
- 4" Recessed lighting with halogen bulbs

Kitchen

- 3 ¼" Brazilian Cherry flooring
- Cherry custom cabinetry with Sable glaze
- Oversized 2 level center island – approximately 8' x 6'
- Custom built-in hood mantle with pull-out spice racks
- Various roll-out drawers, spice racks, soft-close drawers, glass doors, lazy susan
- Designer cabinet hardware
- 7 ¼" decorative crown molding
- Soffit over island with 7 ¼" decorative crown molding
- 2 - Rohl plumbing fixtures with handsprays
- 2 - Franke stainless steel sinks, main sink and prep sink
- 2 - ¾ HP Garbage disposals with air switch
- 48" Wolf Duel Fuel (gas and electric) Range
- 48" Subzero Stainless Steel Refrigerator/Freezer with ice maker
- 2 – Bosch Stainless Dishwashers
- Wolf built-in microwave oven
- Dacor warming drawer with wood panel front
- 1500 CFM stainless steel built-in hood
- Soap dispenser
- Dust-Pan Central Vacuum in kitchen sink base
- Under-cabinet and above-cabinet recessed halogen lighting
- Under-cabinet electric outlet strips (no ugly outlets on backsplash)
- 1 ¼" Crema Vanilla Granite countertops
- Custom designed stone backsplash with accents
- Island light fixture
- 4" Recessed lighting with Halogen bulbs
- 2 In-ceiling speakers
- Phone/Video/Data jack
- Prewire for under-cabinet TV

Walk-In Pantry (adjacent to Kitchen)

- Extra-large walk-in pantry
- Custom built-in shelving
- 3 ¼" Brazilian Cherry flooring
- 6" Recessed lighting with Halogen bulbs

Breakfast Room

- 3 ¼" Brazilian Cherry flooring
- 7 ¼" decorative crown molding
- 2 In-ceiling speakers
- 4" Recessed lighting with Halogen bulbs
- Electrical box for light fixture
- French door to outdoor patio
- Phone/Video/Data jack

Mud Room

- Porcelain Flooring – 4 piece pattern
- Custom built-in niche lockers – 4 separate lockers with storage door, coat hooks and bead board backing
- Mud Room closet with built-in closet system
- Entry from outside and garage
- 7 ¼" decorative crown molding
- 4" Recessed lighting with halogen bulbs
- Brinks alarm keypad

Auxiliary Rear Staircase

- Custom Brazilian Cherry staircase
- Treads, Risers, Stringers, Newels and Rails in Brazilian Cherry
- Iron ballusters
- 3 flights from lower level to 3rd level

Study

- 3 ¼" Brazilian Cherry flooring
- Custom cherry built-in bookcase with raised panel doors
- Limestone countertop
- 4" Recessed lighting with Halogen bulbs
- 2 In-ceiling speakers
- Phone/Video/Data jack
- French glass doors opening to blue stone outdoor patio

Powder Room #2

- Natural Stone Flooring – 8" x 16" Herringbone pattern
- 42" custom vanity
- Rohl plumbing fixture
- Kohler sink and toilet with soft close toilet seat
- 7 ¼" decorative crown molding
- 4" Recessed lighting with Halogen bulbs
- 2 Sconce light fixtures

Garage

- Three Car heated garage
- Radiant heated floor with digital thermostat
- Two Coachman Carriage House overhead garage doors – 18' W x 8' H, and 9' W x 8' H – 1 3/8" thick insulated doors with divided glass window lights
- Two Liftmaster ¾ horsepower garage door openers Model 13575 with automatic lighting and safety reverse beams
- Three (3) remote control units and one (1) wireless keypad included
- 6 – 48" fluorescent light fixtures
- Separate entry to basement from garage

Master Suite with Sitting Area and Morning Kitchen

- 3 ¼" Brazilian Cherry flooring
- Extra-large master suite
- Sitting area
- Morning Kitchen
- Separate his/hers closets
- Individual HVAC system for master suite, separately controlled
- 2 levels of 5 ¼" decorative crown molding
- Lighted ceiling soffit
- Electrical box for Ceiling Fan
- 6" Recessed lighting with Halogen bulbs
- 2 In-ceiling speakers
- Direct vent fireplace with custom wood mantle surround
- Phone/Video/Data jack
- HD Plasma TV prewire
- 2 French glass doors to outdoor covered deck
- Brinks alarm keypad

Master Suite – Morning Kitchen

- 3 ¼" Brazilian Cherry flooring
- Walnut custom cabinetry
- Crema Mar-Fel marble countertop
- Grohe plumbing fixture
- Stainless steel sink
- GE Beverage center
- 4" Recessed lighting with Halogen bulbs

Master Suite – Bathroom

- Natural Stone Flooring – 16" x 16" Pinwheel pattern with 3" x 3" mosaic accent
- Duel 10' custom vanities
- Custom designed stone tile throughout – including mosaics, custom moldings, bronze accent inserts
- 72" x 42" undermount Aquatic Air Bubble tub with mood light
- Extra-large steam shower
 - 2 shower heads
 - 4 body sprays
 - 1 overhead rainshower
 - 1 handheld body spray
 - Digital steam shower thermostat/control
 - 8' granite seat bench
- Separate his/hers drying area with bench and cabinets
- Rohl oil rubbed bronze plumbing fixtures
- Kohler sinks and toilet with soft close toilet seat
- 5 ¼" decorative crown molding
- 6" Recessed lighting with Halogen bulbs
- 4 – Sconce light fixtures
- 2 – Velux skylights
- 3 – Ultra quiet Broan bath fans
- Phone jack
- Prewire for TV in wall

Master Suite – Closet

- Separate his and hers master closets
- 3 ¼" Brazilian Cherry flooring
- 6" Recessed lighting with Halogen bulbs
- Allowance for closet system - \$3,000

Master Suite – Outdoor Deck

- Outdoor covered deck off master suite
- Trex decking
- Wrought Iron railings
- Tongue and groove bead board ceiling with decorative crown molding
- 2 In-ceiling speakers
- 6" Recessed lighting with Halogen bulbs
- Electrical box for ceiling fan

Bedroom 2

- 3 ¼" Brazilian Cherry flooring
- Volume ceiling
- 6" Recessed lighting with Halogen bulbs
- Electrical box for ceiling fan
- Phone/Video/Data Jack
- Walk-in closet with custom built-in closet system
- Private bath

Bathroom 2

- Natural Stone flooring with glass tile accents
- Natural Stone tile on tub walls with glass tile accents
- Custom cabinetry with granite countertop
- 5 ¼" decorative crown molding
- Grohe plumbing fixtures
- Kohler sink and toilet with soft close seat
- Kohler Mendota bathtub – deeper than standard tub
- 6" Recessed lighting with Halogen bulbs
- 2 – Sconce light fixtures
- Ultra quite Broan bath fan

Bedroom 3 – Jack and Jill

- 3 ¼" Brazilian Cherry flooring
- Volume ceiling
- 5 ¼" decorative crown molding
- 6" Recessed lighting with Halogen bulbs
- Electrical box for ceiling fan
- Phone/Video/Data Jack
- Closet with custom built-in closet system
- Jack and Jill bath

Bedroom 4 – Jack and Jill

- 3 ¼" Brazilian Cherry flooring
- Volume ceiling
- 6" Recessed lighting with Halogen bulbs
- Electrical box for ceiling fan
- Phone/Video/Data Jack
- Closet with custom built-in closet system
- Jack and Jill bath

Bathroom 3 – Jack and Jill

- Ceramic tile flooring
- Ceramic subway tile on tub walls
- Custom cabinetry with granite countertop
- Dual vanity sinks
- 5 ¼" decorative crown molding
- Grohe plumbing fixtures with handshower
- Kohler sink and toilet with soft close seat
- Kohler Mendota bathtub – deeper than standard tub
- 6" Recessed lighting with Halogen bulbs, 2 – Sconce light fixtures
- Ultra quite Broan bath fan

Laundry Room

- Second floor laundry room
- Porcelain Tile Flooring – 4 piece pattern
- Custom built-in locker for clothes baskets and hanging clothes
- Custom maple cabinetry with granite countertops
- Kohler porcelain laundry tub
- Whirlpool Duet washer and dryer
- 6" Recessed lighting with Halogen bulbs

Bedroom 5 – Third Floor

- Berber Carpeting
- 2 window dormers, 1 with window seat
- 6" Recessed lighting with Halogen bulbs
- Electrical box for ceiling fan
- 2 In-ceiling speakers
- Phone/Video/Data Jack
- Closet with custom built-in closet system
- Linen closet with custom built-in shelves
- Private bath

Bathroom 5 – Third Floor

- Natural Stone flooring
- Natural Stone tile on shower walls
- Walk-in standing shower
- Custom cabinetry with granite countertop
- 5 ¼" decorative crown molding
- Grohe plumbing fixtures
- Kohler sink and toilet with soft close seat
- 6" Recessed lighting with Halogen bulbs, and sconce light fixture
- Ultra quite Broan bath fan

Mechanical/Storage Room – Third Floor

- Porcelain Tile Flooring
- Master suite furnace
- Second floor bedrooms and third floor furnace
- Ample storage space

Additional Interior Features

- Ten Foot 1st floor ceiling height and nine foot second floor
- Ten foot basement wall height
- 8' doors on first floor, 7' doors on second floors
- Custom Cherry built-in bookcase with limestone top in second floor hallway
- Oil rubbed bronze Emtek door hardware
- 5/8" drywall through-out on walls and ceilings
- 2x6 wall exterior wall construction on first floor
- Central Vacuum system through-out home
- Window and Door pediments on all windows and doors
- Window stool and apron on windows, plinth blocks on doors
- Decora switches and receptacles
- 400 Amp electric service
- Interconnected smoke detectors through-out home
- Satellite prewire for HD dish
- 2 – 75 gallon hot water heaters
- Radiant heat boiler for heated basement slab and garage slab
- Gravity fed re-circulating hot water system to the master bathroom and kitchen

interior specifications

Insulation

- Blown-in fiberglass blanket wall insulation for all first and second floor exterior walls with an approximate R-Value of 24 on first floor and R-Value of 15 on second floor..
- Builder will insulate between floors in select areas for sound with unfaced batts.
- Exterior ceiling joists or roof rafters insulated with faced batts with an R-Value of 38 (any 2x10 Cathedral ceilings will have an R-Value of 30).
- All windows and doors insulated with a foam sealant.
- Caulking of all masonry control joints and around all exterior windows and penetrations.
- Builder will insulate for sound around the second floor laundry room with 3 ½ Roxul Batts.

Electric

- 400-amp electrical service will be provided throughout the house to meet the code requirements specified by the Village of Downers Grove.
- Recessed lighting will be provided in the main living areas including all bedrooms.
- Recessed lighting for the first floor will be 4" Halo insulated can lights with a white baffle trim.
- Recessed lighting in all other areas of the home will be constructed using 6" Halo can lights with a white baffle.
- Low voltage lighting will be provided under and over the cabinets in the kitchen and under the cabinets in family room wet bar.
- Each bedroom will also have a junction box in the ceiling for a ceiling fan / light fixture – these switches will be wired for fans without lights as each of these rooms will have recessed lighting.
- Builder will provide GFI protected circuit breakers for electrical outlet strips under the wall cabinets in the kitchen.
- Two standard GFI outlets will be provided by the wet bars – electrical outlet strips will not be used.

Doorbell Intercom System

- Builder will install a Viking Phone Intercom System at the front door and rear mud room entry door.
- The Viking system is tied into the phone lines and includes 2 outside door stations, 1 power supply, and 1 master control unit.
- Telephones are not included.

Security System

- Builder will install a security system from Brinks with the following specifications:
 - Motion Detectors on the First Floor (2)
 - Door contacts on all exterior doors
 - Glass breakage sensors throughout the first floor
 - Three upgraded LCD Control Keypads
 - Smoke Detector and Carbon Monoxide connected to Brinks via phone lines
 - Alarm Siren
 - Control Unit
- Buyer is responsible for signing and paying for a three-year contract with Brinks at an approximate monthly cost of approximately \$33.00.

Hardwood Flooring

- Hardwood Flooring will be installed on the first and second levels in all rooms except the bathrooms, Mud room, and entry foyer.
- Hardwood flooring to be natural brazilian cherry select or better with a board width dimension of 3 ¼”.
- The floor finish to be provided will be a natural finish using a Synteko finish product or a water-based finish product (Street Shoe) and will include one coat of sealer and three coats of finish product.
- No staining of hardwood flooring is included in the price of the home but can be done as an upgrade.

Painting

- Benjamin Moore paints are to be used.
- All window and door casing, crown molding, interior doors and closets including closet shelving will be primed, spackled, sanded and finished with two coats of sprayed white semi-gloss latex paint.
- Kitchen and Bathrooms to have an eggshell latex finish.
- Ceilings and all other interior walls to have a flat latex finish.
- If buyer wishes to paint the home in another paint finish type then it may be done so as an upgrade.
- All walls and ceilings will be primed then spackled and sanded. One coat of paint to be provided on the ceiling and two coats will be applied to the walls with spackling and sanding to be performed between the two coats.
- Final touch up of all ceilings and walls will be performed prior to buyer move-in and are included.
- If buyer requires additional touch-up painting after the closing / move-in then that will be provided at a rate of \$40 / hour (materials included).

Sound, Phone and Cable TV System

- Builder will install a sound, phone and cable TV system with the following specifications.
- On-Q Structured Wire Network Connection Center including:
 - 2 – 1x8 Phone Module
 - 2 – 1x8 Video Module
 - 1 – 4-port Router/Switch for internet sharing
 - 30 Cat5E runs
 - 30 RG6 Coax runs
- 5.1 Surround Sound Home Theater Wiring in Living Room including Plasma TV pre-wire
- Plasma TV pre-wire in master bedroom
- Ceiling speakers installed in the following rooms (no Audio/Video Equipment is included)
 - Living Room
 - Dining Room
 - Library
 - Kitchen
 - Family Room
 - Breakfast Room
 - Outdoor patio
 - Outdoor Master Bedroom Deck
 - Master Bedroom
 - Master Bathroom

Decorative Trim Package

- Millwork package throughout home includes custom window and door pediments, plinth blocks, window stool and apron on windows, doors, and cased opening.
- First level crown molding is 7 ¼" throughout except Coffered ceiling in living room with 6" crown, and two levels of 5 ¼" crown in dining room. Second level crown is 5 ¼".
- Painted Wainscoting with Chair Rail in Dining Room
- Window and door casing on first level is oversized 4 ¼", and 3 ½" on second and third level.
- Baseboard trim is oversized 7 ¼" poplar trim on the first level, and 5 ¼" on second and third level.

Interior Doors

- All interior doors to be solid core Masonite with the first floor doors having a height of 8' and the second floor and basement doors to have a height of 7'. The door style is to be a 2 panel Colonial Style molded door. All interior doors will be sprayed with Benjamin Moore paint the same color as the trim color.

Mirrors

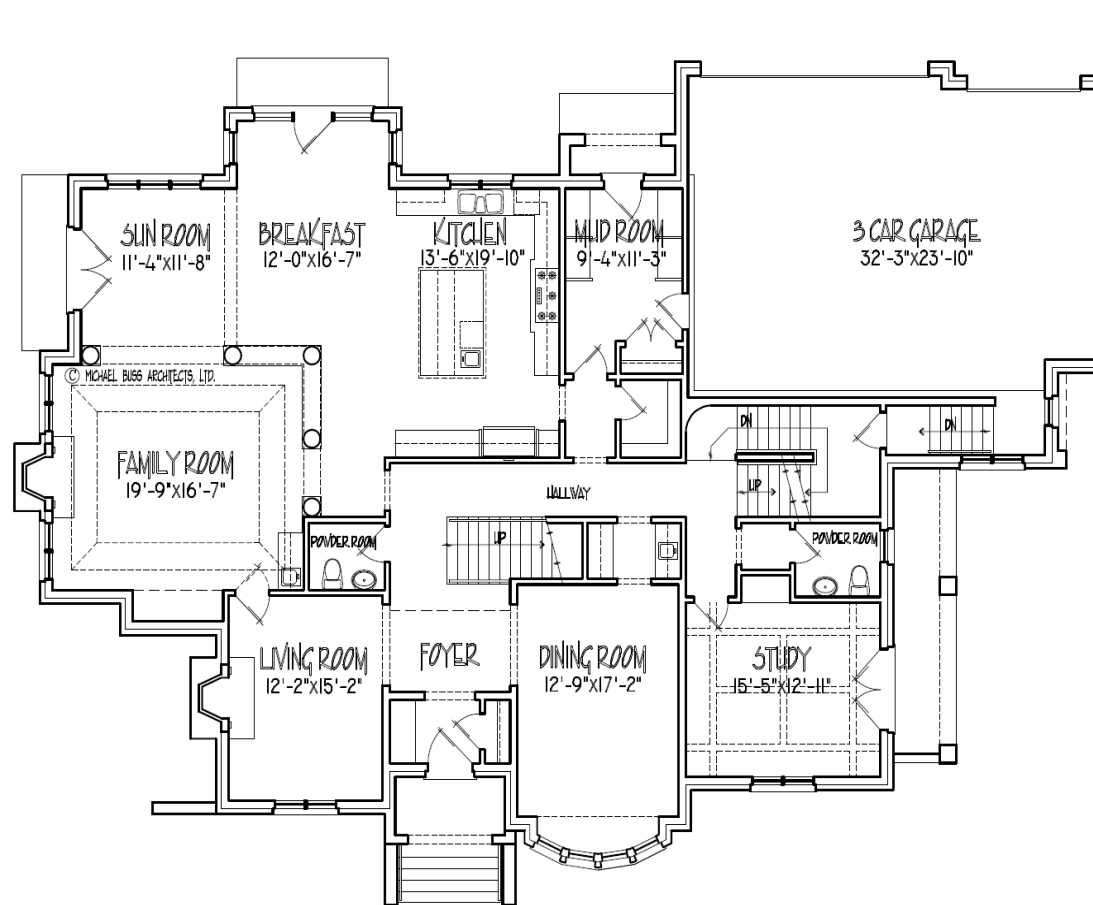
- Mirrors in all bathrooms and powder rooms will be included as part of the Decorative Hardware allowance described in the allowances section. Any electrical and lights installed in the baths that result in additional cuts in the mirrors will also be included as part of this allowance.

Mechanicals

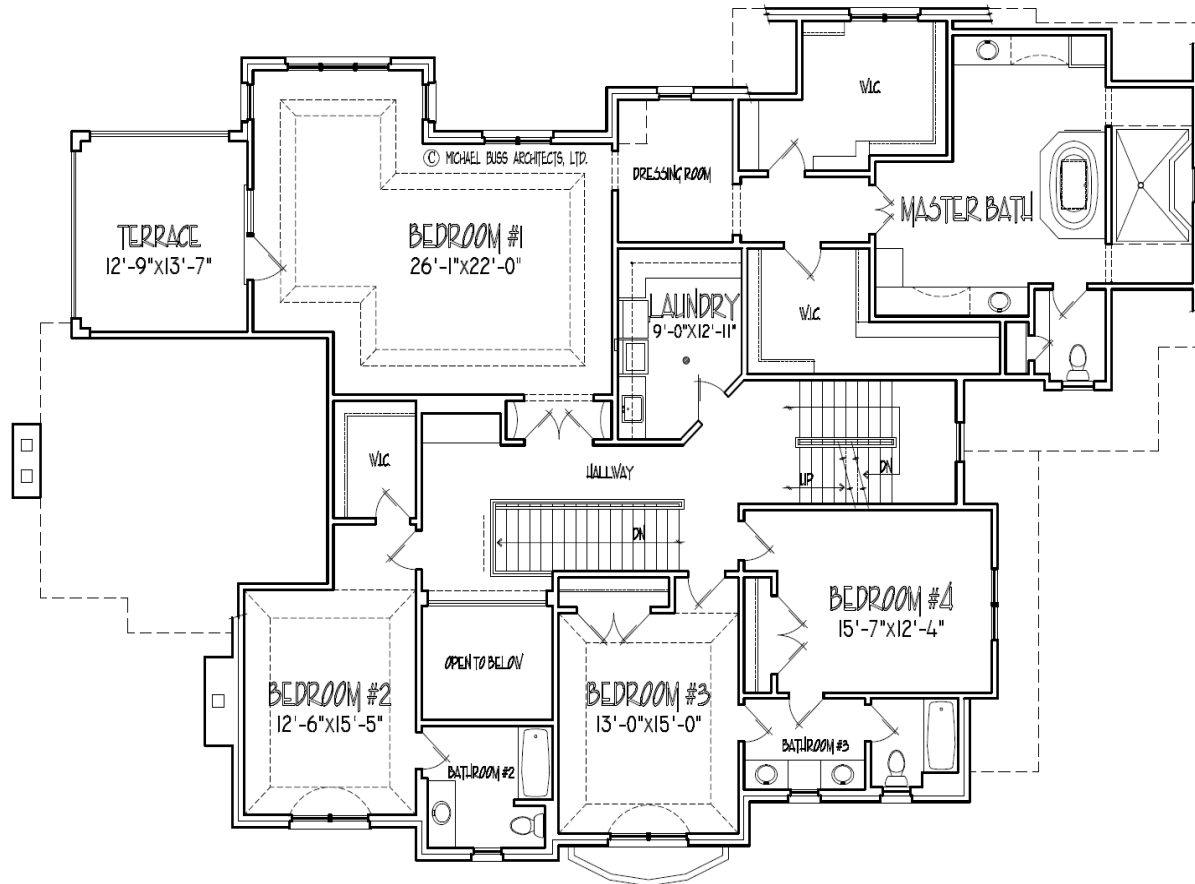
- Carrier high efficiency triple zoned central heating and cooling systems with a 96% AFUE and 12 SEER rating.
- Master Bedroom HVAC is on separate individually controlled zone.
- Lower Level contains in-slab radiant heat.
- Garage contains in-slab radiant heat.
- The home contains two high recovery power vent 75 gallon hot water heaters.
- Overhead sewer with ¾ horse motor ejector pump.
- Separate catch basins for sump pump and ejector pump.
- Central humidifier systems with individually controlled humidistats for each of the three furnaces.

Exterior Features

- Stone and Brick exterior, with Stucco accents (dormers)
- Cedar soffit, fascia, frieze boards
- 2 stone and brick chimneys
- Copper flashing and counter flashing
- Copper roof on dining room bay
- Seamless aluminum gutters and downspouts
- Copper scupper box and downspouts on exterior master suite deck
- Ice and Water Shield 6' on all eaves and valleys
- Jeld-Wen Norco wood windows with an exterior aluminum cladding with a 1 1/8" bead simulated divided light.
- Glass for all windows and doors are dual pane Low-E insulated glass.
- The front entrance door is a custom arch-top solid Mahogany door with custom upper panel glass. The front door is 3'6" x 8'0" x 1 3/4"
- Unilock paver bricks for driveways, patios, walkway and retaining walls
- Natural blue stone for front entry stairs, rear stoop, and side stoop
- Hunter Pro-C Irrigation system with rain sensor
- Sod Installation – front and rear
- Plant installation
- 3 frost proof hose bibs
- 1 gas line stubbed to exterior patio
- Concrete and brick basement window wells, with iron escape ladder
- Wrought iron railings and hand rails
- Exterior lighting at all doors and patios
- Tongue and groove bead board ceiling with decorative crown molding at front entry ceiling and study porch ceiling
- 2 – wall mounted exterior speakers at rear patio
- 2 – in-ceiling speakers at master bedroom exterior terrace



FIRST FLOOR PLAN



SECOND FLOOR PLAN

Please feel free to contact us with any questions:

Dino Orfanos

- (630) 916-2555 Office
- (630) 916-2556 Fax
- (630) 235-9105 Mobile

dino@orosdevelopment.com

www.orosdevelopment.com