

COMMUNITY FEATURES



The Pines

by:

Nielsen Development, Inc.

Lake Villa, Illinois

(847) 356-7895 or 7893

www.nielsendevelopmentinc.com

Community Features

• 100 home sites including:

- Pond Lined
- Forest Lined
- Walk-Out
- Look-Out

• The convenience of Lake Villa schools:

- Thompson School (directly across Cedar Lake Road) K-6
- Palombi School 7-8
- Lakes Community High School 9-12

- The conveniences of Lake Villa beaches, parks and recreation, metra, and the toll way
- The beauty of a neighborhood designed to save and enhance natural resources, wetlands and existing trees.
- Decorative Street Lights
- City Sidewalks
- Decorative Mail Boxes

Exterior Home Features

- Maintenance-free siding
- Seamless aluminum gutters and downspouts
- Aluminum soffit & fascia
- SEMCO maintenance free premium wood windows with low "E" glass & aluminum clad exterior wrap
- Heavy weight dimensional roof shingles
- Water and ice shield
- Insulated steel paneled garage doors
- Insulated steel garage service door
- Concrete exterior door stoops & garage door aprons
- Frost proof water spigots
- GFI Outlets where needed for safety
- Custom exterior lighting fixture allowance
- Brick accent facades
- Full garage width blacktop driveways

Interior Features

- 9' first floor ceilings
- 9' basement ceilings
- Wood burning fireplace with gas log lighter
- Custom built staircases with stained oak and white painted railings
- Solid Core 6 panel white interior doors
- Wide profile base trim millwork package, includes wide profile white painted door casing
- SCHLAGE pewter finish interior door hardware
- Upgraded carpeting over 6lb. padding
- Site finished oak hardwood flooring
- Ceramic Tile foyer, bathrooms and laundry room
- Custom lighting fixture allowance
- Laundry rooms with utility tubs and MOEN faucets
- Television / cable and telephone outlets

Kitchen Features

- MERILLAT premium maple custom cabinetry
- Granite countertops, 1 1/4" thick with 4" backsplash
- MOEN stainless steel undermount sink
- MOEN faucet
- Stainless Steel appliances
- GFI outlets where needed for safety

Master Bathroom Features

- MERILLAT premium maple custom high vanities
- Recessed medicine cabinets
- OASIS whirlpool tubs
- MOEN lavatories
- MOEN faucets
- KOHLER toilets
- Ceramic tile floors
- Ceramic tile whirlpool surround
- Ceramic tile shower surround with niche
- Oversized vanity mirrors at full cabinet width
- GFI outlets where needed for safety

Hall Bath / Secondary Baths

- MERILLAT premium maple custom vanities
- KOHLER tubs
- MOEN lavatories
- KOHLER pedestal sink per plan
- MOEN faucets
- KOHLER toilets
- Ceramic tile floors
- Ceramic tile tub surrounds
- Oversized vanity mirrors at full cabinet width
- GFI outlets where needed for safety

Mechanical Features

- Concrete foundations including re-bar and 9' walls
- Lumber framed roof construction for maximum height attic spaces per plan
- Roof, floor & wall framed 16" on center
- 3/4" Plywood rough flooring
- 1/2" Plywood roof sheathing
- Insulated vapor barrier sheathing wall board
- Interconnected smoke detectors
- Automatic Sump Pump
- Powder room stubbed in basement

Energy Heating / Cooling

- ARMSTRONG 90+ efficiency heating systems
- ARMSTRONG 13 seer air conditioning systems
- Programmable thermostats
- 50 or 75 gallon hot water heaters per plan
- Insulated steel raised panel overhead garage doors
- R-30 fiberglass ceiling insulation
- R-15 fiberglass wall insulation
- Insulated vapor barrier wall sheathing
- TYVEK house wrap

Architectural Details

- SEMCO maintenance free premium wood windows with Low "E" glass and vinyl wrapped exterior
- Maintenance-free siding
- Aluminum maintenance free soffit & fascia
- Aluminum maintenance free gutters & downspouts
- Brick facade accents per plan
- Stone facade accents per plan
- 2 1/2 and 3 car garages per plan