

TBL's New **Ranch** Model with 3 Bedrooms & Study

20243 WATERVIEW TR. (LOT 2), CANDLE CREEK SUB. FRANKFORT, IL.



Candle Creek of Frankfort:

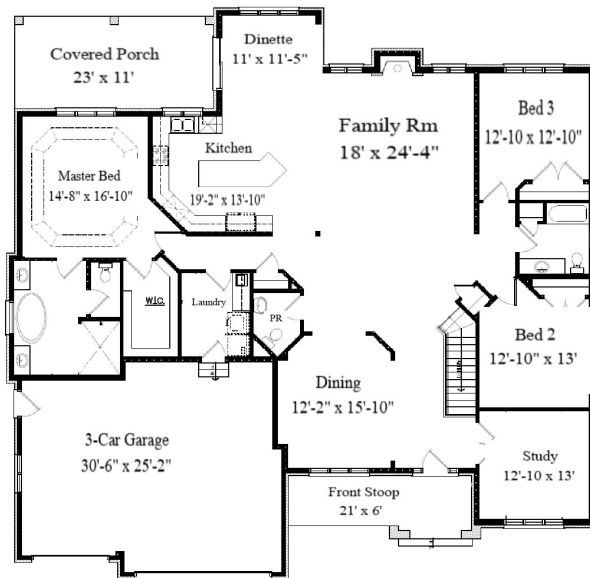
Lincoln Way - EAST & 157-C Schools:

*** Fences Allowed * No Association Fees**

*** Grand Prairie, Chelsea, Hickory Creek**

3 BEDROOMS / STUDY / FAMILY RM. / DINING RM. : 2-1/2 BATH : 3-CAR GARAGE

BLDG AREA = 3020 sq. ft. FULL 9' BASEMENT = 3020 sq. ft. TOTAL AREA = 6040 sq. ft.



- Easy Accessible Rooms w/ 3' Doors
- Sunken Master Shower Floor (No Step)
- Open Plan w/ High Custom Ceilings
- Covered Rear Porch w/ Stamped Concrete
- Radiant Heat Tubes in Basement & Garage
- White Oak Floors / Tile Throughout
- Various Upgrades / Distinctive Features
- 18,000 + s.f. Lot w/ Great Covenants



Partial Look-Out Basement and Covered Porch

Other Layouts Available - We customize to your needs.

**ASK IF YOU WANT THIS HOME BUILT ON A DIFFERENT LOT
WE HAVE OTHER PLANS AND LOTS AVAILABLE**

Model as shown on LOT 2 valued at : \$ Ask For Current Pricing .

T.B.L. custom builds all homes to your specifications.

* Pictures, Layout, Specs may not represent current design for Lot 2.
Please review current design specs with builder

RANCH LAYOUT AND FEATURES - LOT 2:

3 - BEDROOM / STUDY - 20243 WATERVIEW TR., CANDLE CREEK SUB. FRANKFORT, IL.



- * Foyer:**
 - Hardwood Floor & 11'-8" Ceiling w/ Large Crown
 - Open Stairs to Basement w/ Box Newels & Iron Balusters
- * Dining Room:**
 - Hardwood Floor & 11'-8" Designer Ceiling
 - Cased Openings, Wainscot & Double Crown
- * Kitchen / Dinette:**
 - Hardwood Floors
 - Custom Silver Maple Cabinets - White w/ Stained Island
 - Granite Countertops, Blanco Sink & Tile Backsplash
 - Kitchen 12'-9' Ceiling w/ Large Crown
 - Kitchen w/ Can and Hang Lights
 - Appliance Pkg Allowance / Design For:
 - Frigidaire Pro Refrigerator / Freezer (5'-6" space)
 - Kitchen Aid 36" Cooktop
 - Kitchen Aid Double Oven
 - Kitchen Aid Microwave & Dishwasher
 - Zephyr Built in Hood Fan
 - Dinette w/ 13' Designer Ceiling
 - Dinette with Oversize 8' x 7' Patio Door
- * Study:**
 - French Doors w/ Glass Transom
 - 12'-4" Designer Ceiling
 - Hardwood Floors
- * Family Room:**
 - 16'-10" Designer Ceiling w/ Recessed Cans & Ceiling Fan
 - Full Height Stone Fireplace w/ Concrete "Wood Series" Mantel
 - Heat & Glo Direct Vent Fireplace (H&G 6000 CLX)
 - 2 Custom Built Stained Trusses
- * Laundry Room:**
 - Custom Stained Cabinets / Locker Package
 - Quartz Top & Stainless Sink
 - Tile Floors
- * Windows & Doors:**
 - Pella Casement Windows / Grills
 - Pella Front Door w/ Arch
- * Exterior:**
 - Upgraded Brick w/ Stone Accents
 - Front Gable Trusses
 - Soffit Elec for Xmas Lights
 - Architectural Shingles
 - Aluminum Facia, Soffit, Gutters, & Downspouts
 - 21' x 6' Stamped Concrete Front Stoop
 - 23' x 11' Covered Rear Porch w/ Stamped Concrete
- * Yard:**
 - .42 Acre Look-Out Lot w/ Covenants
 - Concrete Driveway / Stamped Approach, & Stoop
 - Landscape / Spinkler Allowance (TBD)
- * Powder Room:**
 - Custom Stained Vanity & Quartz Top
 - Travertine Tile Floor & Accent Wall
- * Main Bath:**
 - Custom Stained Vanity & Quartz Top
 - Travertine Tile Floors & Tile Tub Walls
- * Master Bedroom:**
 - 11'-4" Designer Ceiling
 - Walk-In Closet
- * Master Bath:**
 - 6'-6" Custom Sunken Shower (No Step)
 - Shower Rain Head and Handheld
 - Freestanding Tub
 - 2 Custom Stained Vanities & Quartz Tops
 - 12'-8" Designer Ceiling w/ Hang Lights
 - Tile Floors, Shower Walls & Tile Accent Wall
- * Other Bedrooms:**
 - Designer 10' Ceilings w/ Crown
 - Hardwood Floors
- * Finish:**
 - Wheelchair Friendly 36" Doors w/ Levers Throughout
 - Knotty Alder Stained Doors
 - White Trim Pkg w/ Peds, Stools, Crown, & Wainscot
 - White Oak Floors or Tile (as indicated)
 - Wire &/or Laminate Shelving (TBD)
 - Finish Paint
 - Lighting Fixtures as Installed (TBD)
 - Moen Faucets / Kohler &/or American Standard
- * 3-Car Garage:** 16' x 8' & 9' x 8' Upgraded Wood Accent Doors
 - Radiant Heat Tubes in Concrete
 - Fully Insulated / Finished - (Taped & Painted)
- * Mechanical:**
 - 75 Gallon Hot Water Heater
 - Gas High Efficiency Furnace w/ Humidifier
 - Air Conditioning
 - Programmable Thermostat
 - Alarm System
 - Boiler for Radiant in Basement and Garage (TBD)
- * Full Basement:**
 - Radiant Heat Tubes in Concrete
 - 9' High Walls
 - Look - Out w/ Pella Windows
 - 3/4 Bath Rough-In
 - Doors to Close Off Stairs
- * Other Options / Upgrades Available - Ask for more info.**

Above specifications and price subject to change.

**** Please refer to T.B.L.'s Standard Construction Features for more details. ****

These Features Supersedes Standard Construction Features

T.B.L.



INCREASED VALUE FEATURES: LOT 2 3020 s.f. RANCH

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In addition to our Exceptional Standards.....

*These Additional Value Enhancing Features have already been incorporated into the price of this home.
Any TBL features can easily be adjusted or deleted to accommodate your budget when building your TBL home.*

EXTERIOR & CONSTRUCTION FEATURES:

Larger / Partial Look-Out Lot:	18,079 sf Lot w/ Flat Patio and Above Ground Windows in Basement
Overall Design Elements:	3020 s.f., Open Plan Ranch w/Covered Porch, Impressive Elevations, Sunken Shower, 36" Doors, High Ceilings, Etc....
Waterproofing:	TBL Standard is Waterproofing Foundation (Industry Standard is Dampproof)
Radiant Heat Tubes:	Heat Tubes Installed in Basement & Garage (Boiler TBD)
Concrete Stamp:	Stamped Concrete Covered Patio, Approach & Stoop
Gable Trusses:	Decorative Trusses Installed in Three Gables on Front Elevation
Masonry Allowance:	Brick & Stone Allowance Upgrades and Additional Exterior Design Elements
Mailbox:	Custom Masonry Mailbox w/ Flowerbox.
Bed 2 & Bed 3 Ceilings:	Framed Higher to 10' w/ Crown
Larger Patio Door:	Wider & Taller Pella Patio Door from Dinette to Covered Patio
Garage Doors:	Long Panel "Wood Accent" Doors Upgrade w/ Wifi Openers

INTERIOR FEATURES:

Family Room Trusses:	Custom Built Decorative Stained Trusses
Fireplace Unit:	Upgraded Direct-Vent H&G 6000 CLX Fireplace Unit w/ Remote
Fireplace Veneer:	16' -10" Full Height Stone Fireplace w/ Concrete "Wood Accent" Mantel
Hardwood Floors:	White Oak Material Upgrade, Hardwood Installed in Family Rm, Study, and all Bedrooms vs Carpet
Plumbing:	Brushed Nickel, Brantford Fixtures, Master Bath Rainshower & Extra Hand Shower Slide Bar
Alarm System:	Hardwired / Monitored System Installed
Tile Work:	Accent walls in Powder Room and Master, Upgraded Material / Labor Allowances
Trimwork / Painter Stain Pkg:	Foyer Crown, Kitchen Crown, Bedroom Crown, Upgraded 36" Door Size and All Doors are Stained Knotty Alder
Shower Doors / Mirrors:	Bath Mirrors & Master Shower Door Allowance
Closet Shelving:	Laminate Shelving in Master Closet & Foyer Coat Closet

ALLOWANCES USED FOR THIS HOME:

Cabinets:	\$	30,000.00
Countertops:	\$	10,000.00
Appliances:	\$	12,000.00
Electrical Fixtures:	\$	5,000.00
Landscaping Package w/ Extended Stamped Concrete Patio / Sprinkler System / Exterior Lighting:	\$	30,000.00

PLEASE NOTE THAT OTHER SIMILAR PLANS ARE AVAILABLE THAT MAY ACCOMMODATE YOUR BUDGET AS WELL