

TBL's **DOG CASTLE** MODEL : Family / Pet Friendly

20145 Waterview Tr (LOT 9), CANDLE CREEK SUB. FRANKFORT, IL.

Showhouse Will Be Available to Purchase



Candle Creek of Frankfort:

Lincoln Way - EAST & 157-C Schools:

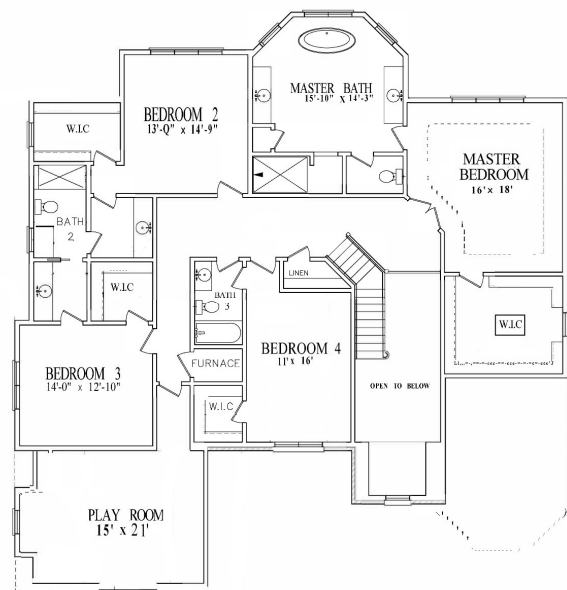
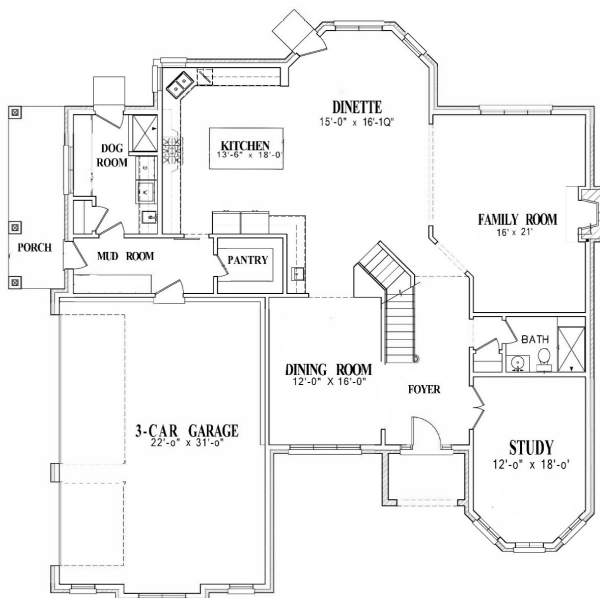
*** Fences Allowed * No Association Fees**

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

This TBL 2-Story Model accommodates everyone in the family, including your pets w/ Dog Room & Dog Shower. Specifically designed for a large corner lot with side-load driveway incorporating a Covered Porch and plenty of Windows to watch your kids playing in the driveway and Cul-De-Sac. Playroom, Study, Jack & Jill Bath & More...

4 BEDS, STUDY, DOG ROOM w/Shower & 2nd Flr PLAYROOM : 5 BATH : 3-CAR GARAGE

BLDG AREA = 4280 sf. ; Full Basement ~2066 sf. 1st Flr = 2066 sf. 2nd Flr w/Playroom = 2214 sf. **TOTAL AREA = 6346 sf.**



Other Layouts Available - We customize to your needs.

* Pictures, Layout, Specs may not represent current design for Lot 9.
Please review current design specs with builder

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

2- Story as shown on LOT 9 valued at : \$ Ask For Current Pricing .

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

DOG CASTLE FEATURES - CANDLE CREEK LOT 9:

20145 WATERVIEW TR. , CANDLE CREEK SUB. FRANKFORT, IL.

Description: TBL Designed and Completely Customized Family & Pet Friendly 2-Story Model for 2024.

Our originally named "Dog House" Model has now officially been changed to the "Dog Castle" Model based on the various selections and features made during construction that really gives you that "Castle" feel. Considerable time and effort went into the preliminary design and construction that had the emphasis on specific features that will Accommodate Everyone in the family, including your pets. This "Two Front Elevation" home with Side Load Garage was designed specifically for our Corner Lot 9 in Candle Creek with features that included a Covered Side Porch, Kitchen Sink and Laundry Windows to see your Kids Playing in the driveway and cul-de-sac. This home incorporates several features for your pets which includes a Large Separate Dog / Laundry Room with Dog Friendly Cabinets, a Dog shower (or possible Pool Rinse-Off Shower) and Separate Exterior Door Leading Directly Outside to the Fenced Backyard. We even incorporated a possible "Cat Room" in the basement. Your family or guests can enter a Separate Mudroom off the Side Porch of the home which will be Completely Secure from the Dogs in their Dog Room. An Oversized Study can easily be converted to another 1st Floor Bedroom (if needed) as it has a Powder Room w/ Shower. It is designated as a 4 Bedroom home but has a Kids Second Floor Playroom which can be used as a 2nd Floor Office or Another Bedroom. Two bedrooms have Private Vanities and a Jack & Jill Common Shower Area. The Guest Bedroom also has an Semi-Private Bath which can still be used by other visiting company. This home has Radiant Heat in the Garage and Basement for full year comfortable use of basement. We also have Several Smart Features Included. Please Review our Detailed Features List for on all the design elements for more information or call us as we extremely excited to share our vision of this New Model.

TBL CANDLE CREEK CUSTOM HOME SALES OFFICE : Only 28 Lots Left

We can modify and include any of these features for your New Home

If this Dog Castle Works for your Family and you are Ready to Purchase - Let us know.

CURRENT FEATURES:

- Dog / Laundry Room with:
 - Pet Friendly Cabinets
 - Pet Shower (or Pool Shower)
 - Direct Access to Fenced Yard
 - 2 Double Stack Washer Dryers (4 units)
- Side Entrance to Mudroom w/ Lockers
- Oversized Study (Optional 5th or 6th Bed)
- Impressive Master Bath w/ Heated Floors
- 2nd Floor Playroom (or Office, 5th or 6th Bed)
- Guest Room w/ Semi-Private Bath
- Jack & Jill Bed/Bath w/ Private Vanities
- Basement Bath Complete
- 3- Car Garage & 9' Basement w/ Radiant Heat
- Large Corner Cul De Sac Lot
- 19,418 s.f. Lot w/ Great Covenants



TBL MODEL / SALES OFFICE

20145 WATERVIEW TR., CANDLE CREEK SUB. FRANKFORT, IL.



Kitchen



Dining



Dog Kennel / Storage



Dog / Pool Shower



Study



Master Bath



Playroom

For Info & More Pics : [TBLCustomHomes.com](https://www.TBLCustomHomes.com) / Follow us at: [@FACEBOOK](https://www.facebook.com/TBLCustomHomes)

[Follow Our Progress : TBL Custom Homes @ Facebook](https://www.facebook.com/TBLCustomHomes)

TBL Dog Castle - Lot 9
CC Model / Office 2024
11/1/2023

Builder reserves the right to make minor changes
All dimensions are approximate
Prices subject to change without notice

T.B.L. Construction, Inc.
[TBLCustomHomes.com](https://www.TBLCustomHomes.com)
(708) 502-2393

FOYER / HALLWAYS	KITCHEN / DINETTE
<p>2-Story Foyer Open to 2nd Floor Hallway & Balcony (18' Tall)</p> <p>Mahogany Euro Tech Arched Front Door (2-3/4 Thick)</p> <p>"Dog House" Platform Design w/ Arched Window & Sconce Light Switch Controlled Receptacle for Holiday Decorations</p> <p>"Dog Castle" Custom Crafted Trimwork Around Front Door</p> <p>Character White Oak Hardwood Floor (Custom Stain)</p> <p>Stained Staircase w/ Oversized Box Newels & Iron Balusters</p> <p>Coat Closet w/ Laminate Shelving</p> <p>Chandelier & Can Lighting</p> <p>2nd Floor Hallway 6' Wide w/ Character White Oak Hardwood Floor (Custom Stain) Alder Doors to All Rooms Large Hall Linen Closet w/ Wire Shelving</p>	<p>Character White Oak Hardwood Floor (Custom Stain)</p> <p>Custom Cabinet Layout: Silver Maple White Main w/ Rustic Hickory Charcoal Hood & Island Full Size Fridge / Full Size Freezer Set-Up (5'-6" Space) 5' x 7' Rustic Hickory Island w/ L-Shaped Overhang for Seating 5' Rustic Hickory Wood Hood w/Doors Display Cabinet w/ Glass Shelves & In-Cab Lights Broom Closet Cabinet</p> <p>Features: Staggered Heights, Various Depths & Angled Cabinets 2-Piece Crown Molding / Furniture Base Pullout Tray & Pullout Spice Unit Pot & Pan Drawer Bank Under Cook-Top Garbage Roll-Out (Double by Kitchen, Sink & Single by Bar Sink)</p> <p>Tops, Sinks, Faucets: Avanna Blue Granite Countertops & Tile Backsplash Blanco Silgranite Kitchen Sink & Bar Sink w/ Moen Faucets</p> <p>Stainless Appliance Pkg: Frigidaire Full Size Refrigerator Frigidaire Full Size Freezer Avallon Wine Cooler GE CAFÉ 36" Cooktop GE CAFÉ Double Oven GE CAFÉ 30" Built-In Microwave GE Café Dishwasher Zephyr Built in Hood Fan Kitchen Sink Garbage Disposal</p> <p>Lighting: Cans throughout Kitchen, Dinette, & Halls Island Pendant Lights Undercabinet, Overcabinet, & Display Cabinet Lighting Dinette Table Light</p> <p>Dinette: Rear Turret with 2 Single Windows and Double Window Patio Door w/ In Glass Shades that Leads to Rear Patio Character White Oak Hardwood Floor (Custom Stain) Open to Family Room</p> <p>Stair Access to Basement: Open Staircase w/ Carpet & Stained Skirtboards & Handrails Basement Landing w/ Doors on Both Sides 2 Sconce Lights & Can</p>
DINING ROOM 12 x 16	
<p>Triple Window w/ Transom</p> <p>Character White Oak Hardwood Floor (Custom Stain)</p> <p>Shaker Style Wainscot & Cased Openings</p> <p>Custom Crafted Stained Beam Ceiling Design</p> <p>Ceiling Light & Mini Cans in Ceiling Design</p>	
1st FLOOR OFFICE (or Playroom / Bedroom) 12 x 18	
<p>Front Office Turret with 3 Windows w/ Transoms</p> <p>Character White Oak Hardwood Floor (Custom Stain)</p> <p>Alder French Doors w/ Glass Transom</p> <p>Custom Crafted Stained Beam Ceiling Design (14' Tall)</p> <p>Ceiling Fan & Can Lighting</p> <p>Optional Playroom or 1st Floor Bedroom (See Shower in Powder)</p>	
POWDER ROOM	FAMILY ROOM 16 x 21
<p>Custom 6' Mud Pan Shower w/ Glass Panel</p> <p>Slate Floor, Tile Shower Floor & Walls w/ Nitch & Stripe</p> <p>Silver Maple Charcoal Custom Cabinet</p> <p>Chantilly Quartzite Top w/ Rectangle Undermount Sink</p> <p>Moen Black Fixtures w/ Shower Handheld & Bar</p> <p>Mirror, Vanity Light, Can Light in Shower & Exhaust Fan</p>	<p>Triple Window to Backyard</p> <p>Character White Oak Hardwood Floor (Custom Stain)</p> <p>Heat & Glo Direct Vent Fireplace (36" 6000 CLX)</p> <p>Custom Crafted White Fireplace Surround, Slate & Stained Mantle</p> <p>Custom Crafted White Cased Openings & Stained Beams on Ceiling</p> <p>Audio System Ceiling Speakers & TV Setup on Fireplace</p> <p>Can Lighting & Future Ceiling Fixture Set-up</p>

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

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DOG ROOM : LAUNDRY (or Pool / Sports / Worker Room)	MUDROOM w/ Side Exterior Entrance 16 x 6
<p><u>PET FRIENDLY:</u></p> <p>Completely Separate Room from Home & Pet Secure</p> <p>Direct Exterior Access to Fenced Backyard Dog Friendly Exterior Steel Door w/ Built in Shades</p> <p>Dog Kennels and/or Storage Area 2 Custom Built Dog Kennels Fully Trimmed & Tiled w/ Accent Lighting</p> <p>Dog Shower and/or Human Shower Dog Sprayer w/ Hose on Slide Bar & Standard Shower Set Up Full Size 4' Shower "Paw Print" Tiled Mud Pan & Nitch Special "Pet Inspired" Tile Design on Shower Walls</p> <p>Custom Dog Storage Cabinets Upper & Lower w/ Double Bins for Dog Food</p> <p>Linen Closet w/ Mid to Upper Metal Shelving Store Large Dog Food Bags or Vacuum</p> <p>Integrated Security Camera to Watch Dogs when your away.</p> <p>Darker Colors / No White Trim Dark "Wood Plank" Tile Floor, Dog Kennels, & Shower Walls Custom Stained Pine Trim Pkg and Stained Alder Doors</p> <p>Exhaust Fan for "Not So Friendly" Pet Smells</p> <p>Dog Water Supply for Dogs Via Laundry Sink or Shower Sprayer</p> <p>See "Cat Room" in Basement Section</p>	<p>Second Main Exterior Entrance (From Side Porch & Driveway)</p> <p>Mudroom Serves More as a Everyday Practical "Clean" 2nd Foyer Lockers Only, No Unsightly Washer / Dryer / Sinks or Mess Direct Kitchen Access Direct Garage Access Dog Room / Laundry Room Access</p> <p>Dark "Wood Plank" Porcelain Tile Floor</p> <p>Alder Sliding Barn Door to Kitchen</p> <p>Hickory Ash Gray Custom Locker System Hooks, Doors, Drawers, Cubbies, & Bench</p> <p>Large 6' x 6' Walk-In Pantry w/ Laminate Shelving Pantry Adjacent & In-between Kitchen & Garage</p>
<p><u>FAMILY FRIENDLY:</u></p> <p>Completely Separate Room from Home Laundry / Work Mess Hidden from Common Areas</p> <p>Double Window w/ View to the Kids in Cul-De-Sac and Side Yard</p> <p>2 Double Stack LG Washer / Dryer Units (2 Washers & 2 Dryers)</p> <p>10' Leather Black Pearl Granite Work Top & Sink Top</p> <p>Human Shower and/or Dog Shower Standard Shower Set up and Dog Sprayer w/ Hose on Slide Bar Full Size 4' Shower Mud Pan Shower & Nitch Direct Exterior Access (Potential Pool / Dirty Work Rinse Shower)</p> <p>Storage Area and/or Dog Kennels 2 Custom Built Large Floor Storage Areas Store Kids Sports Equipment and/or Laundry Baskets Etc. Fully Trimmed & Tiled w/ Accent Lighting</p> <p>Hickory Ash Gray Custom Cabinets Laundry Sink Cabinets w/ Sink, Faucet, & Clothes Hang Bar Double Trash Bin Cab w/ Upper Cabinet (or Dog Storage Cab) Over Washer / Dryer Storage Cabinet</p> <p>Can Lighting, Shower Can, & Exhaust Fan</p>	<p>GARAGE 22 x 31</p> <p>3-Car Side Load Corner Lot Garage w/o Staggered Front (No Setback)</p> <p>16' x 8' & 9' x 8' Shaker Style Garage Doors w/ Glass</p> <p>2 Single Windows & Double w/ Transom</p> <p>Fully Insulated / Finished (Taped & Painted)</p> <p>Radiant Heat Tubes in Concrete Floor (Separate Zone)</p> <p>Filtered Cold Water Supply Spickot (Piped Separate from Exterior)</p> <p>Smart Garage Door Openers w/ Camera</p> <p>Epoxy Floor & Steps</p> <p>Electric Vehicle Car Charging Rough-In (Conduit to Main Panel)</p> <p>SMART HOME FEATURES</p> <p>Ring Surveillance System Dog Room Camera Included</p> <p>Garage Door Openers w/ Camera</p> <p>Security Alarm w/ Touchscreen Keypads</p> <p>Home Network with Wi-Fi Access Points (Ceiling Mounted)</p> <p>Smart Thermostats Whole Home Audio Home Lighting Control Sprinkler System Control</p> <p>AV Rack with Cooling and Surge Protection</p> <p>RG6 Coax and Cat6 Ethernet at each TV location Playroom HDMI Game Jack 2" Cable Chase for Future Use: Family Room TV & Attic to AV Rack Location</p> <p>Comcast Internet /TV (Completed)</p>

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MASTER SUITE	BEDROOMS & BATHS
<p>16 x 18</p> <p><u>Master Bedroom:</u> Triple Window to Rear of Home Character White Oak Hardwood Floor (Custom Stain) Double Stained Alder Entry Door 9' Designer Ceiling & Crown Molding Can Lights & Fan</p> <p><u>Master Bath:</u> 15'-8" x 14' Oversized Room Rear Turret with 2 Single Windows and Double Window 13'-7" High Designer Ceiling w/ Chandelier Marble Floors, Marble Shower Floor & Walls Heated Floor w/ Programmable Thermostat Silver Maple Charcoal Custom Cabinets His & Hers 6' Cabinets and 3' Linen Closet Tabla Matarazzo Quartzite Tops & Rectangle Undermount Sinks Vanity Mirrors & Lights w/ Custom Maple Wood Surround Freestanding Tub w/ Marble Accent Wall & Sconces Custom 4'-6" X 9'-6" Mud Pan Shower w/ Glass Panel Shower System w/ Rainheld, Handheld & Slide Bar Separate Shower Entrance Valve to Rainhead to Warm Shower Hidden Shower Nitch & Corner Shelf / Bench Moen Brushed Nickle Fixtures Shower Cans & Exhaust Fans Separate Toilet Room</p> <p><u>Master Closet:</u> 9'-4" x 12' Walk-In Closet Single Opening Window Character White Oak Hardwood Floor (Custom Mixed Stain) Custom Laminate Shelving Package w/ Quartz Top Island Built-In Safe Shelf Dressing Mirror 9' Designer Ceiling w/ Crown Molding & Chandelier</p>	<p>13 x 14-8</p> <p><u>Bed 2:</u> Triple Window to Rear of Home 9' Designer Ceiling Carpeted 6' x 9' Walk-In Closet w/ Single Window & Wire Shelving Access to Jack-n-Jill Bath</p> <p><u>Bed 2: Jack-n-Jill Bath Set-Up:</u> Private Separate Vanity Room Tile Floor Silver Maple Ash Gray Custom Cabinets 5' Vanity Cabinet w/ Drawer Bank & 18" Wide Linen Tower Ice Drop Dolomite Top w/ Rectangle Sink & Moen Fixture Mirror & Vanity Light Access to Jack-n-Jill Shower / Toilet Room</p> <p>14 x 12-9</p> <p><u>Bed 3:</u> Double Window to Side of Home 10'-5" High Cathedral Ceiling & Fan Carpeted 6'-9" x 9'-4" Walk-In Closet w/ Wire Shelving Access to Jack-n-Jill Bath</p> <p><u>Bed 3: Jack-n-Jill Bath Set-Up:</u> Private Separate Vanity Room Tile Floor Silver Maple Ash Gray Custom Cabinets 5' Vanity Cabinet w/ Drawer Bank & 18" Wide Linen Tower Ice Drop Dolomite Top w/ Rectangle Sink & Moen Fixture Mirror & Vanity Light Access to Jack-n-Jill Shower / Toilet Room</p> <p><u>Jack-n-Jill Shower / Toilet Room:</u> Separate Room w/ Shared Access from Bed 2 & 3 Vanity Rooms Single Window Custom 5' Mud Pan Shower w/ Glass Door Tile Floor, Tile Shower Floor & Walls w/ Nitch & Corner Shelf/Bench Silver Maple Ash Gray Custom Storage Cabinet Ice Drop Dolomite Solid Top Shower System w/ Rainheld Moen Fixtures Ceiling Light, Can Light in Shower & Exhaust Fan</p>
<p>15 x 21</p> <p>2nd FLOOR PLAYROOM (or Office / Bedroom)</p> <p>Autistic Friendly / Play Inspired Room Soft 2-Tone Paint Colors Including Colored Ceiling Soundproofed (Insulated All Walls, Ceilings, & Floor) Carpeted</p> <p>"Fun" Architectural Framing w/ Recessed & Angled Walls & Ceilings</p> <p>Stained Pine Trim Accent Pkg on Walls & Ceiling (No White Trim)</p> <p>Arched Single Window to Front & Double Window to Side of Home</p> <p>11' High Cathedral Ceiling w/ Can Lights & Fan</p> <p>Gaming System Ready for Wall Mounted TV</p> <p>Cans, Fan, & Sconce Lights Over Windows</p> <p>Parent Noise Friendly Location Over Heated Garage & Farthest Room Away from Master Bed</p> <p>Hall Bath Access for This Room</p> <p>Optional Uses: 2nd Floor Office or Bedroom</p>	<p>11 x 16</p> <p><u>Bed 4:</u> Double Window w/ Transom to Front of Home 12'-4" High Cathedral Ceiling, Can Lights, & Fan Carpeted 5' x 5'-8" Walk-In Closet w/ Wire Shelving Access to Private / Shared Bath</p> <p><u>Bed 4 / Hall: Private / Shared Bath Set-Up:</u> Direct Pocket Door Access from Bed 4 Access from Hallway as Common Bathroom for Playroom Friends Standard Tub w/ Shower Set-Up Tile Floors & Tile Tub Walls & Nitch Silver Maple Hickory Custom Vanity Cabinet Carra Gold Quartz Top w/ Rectangle Undermount Sink Mirror, Vanity Light, Can Light in Tub & Exhaust Fan</p>

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EXTERIOR	BASEMENT
<p><u>Candle Creek:</u> 19,418 s.f. Corner Cul De Sac Lot No HOA Fees, Great Covenants Lincoln Way - EAST High School 157-C Frankfort School District (Grand Prairie, Chelsea, Hickory Creek)</p> <p><u>Home:</u> Upgraded Brick and Stone Pella Windows w/ Grilles on all Windows Architectural Shingles Copper Flashing LP Siding w/ Shake Accents & Window Trim Aluminum Facia, Soffit, & Downspouts House, Coach, & Can Lights</p> <p><u>Yard:</u> Corner Lot w/ Side Load Garage & Driveway on Cul-De-Sac 2 Front Entrance Stone Towers w/ Mailbox & Address Stone 3-Car Concrete Driveway & Sidewalks Fenced Yard w/ 2 Arched Gates Side Concrete Walk Entrance Gate Porch to Patio 60" Lawn Mower / Work Gate Landscaping to Accentuate Both Front & Side Elevations Extra Plantings to Soften Fence Line and Additional Privacy Sprinkler System & Sod</p> <p><u>Stamped Concrete:</u> 2 Separate Curved Wider Walks to Front Door From Main Street w/ Mailbox & From Side Load Driveway</p> <p>20' x 6' Covered Side Entrance Porch w/ Walk from Driveway Access to Rear Patio on Walk thru Fence Gate</p> <p>26' x 18' Patio Access to Dinette Door Access to Covered Side Porch on Walk thru Fence Gate Step Access to Dog Room / Laundry Door</p> <p><u>Fun Features:</u> Soffit Electric Boxes for Holiday Lights Exterior Accent Lighting Package House, Trees, & Pathways</p>	<p><u>Standard Basement w / 9' Walls</u> Escape Size Windows (2) Multi-Ply Fiberglass Water-Proofing</p> <p><u>Partially Finished Areas</u> Drywalled, Trimmed, Painted & Tile or Unsecured Carpet Staircase Area Both Sides 2 Doors at Bottom of Stairs to Close Off Basement Finished Closet w/ Tile & Door Under Stairs Enclosed Furnace / Utility Room w/ Door</p> <p><u>HVAC:</u> Radiant Heat Tubes in Concrete Floor (Separate Zone) Standard Ductwork w/ Supplies & Returns</p> <p><u>"Cat Room":</u> Separate Finished Area Under Stairs Custom Access Door Behind Stair Closet Trimmed & Tiled Floor Light Access Points (TBD)</p> <p><u>Finished Basement 3/4 Bathroom:</u> 5' Shower w/ Glass Door Tile Floor, Tile Shower Walls w/ Glass Shelf Hickory Charcoal Custom Cabinet Quartz Top w/ Rectangle Undermount Sink Mirror, Vanity Light, Can Light in Shower & Exhaust Fan Moen & Delta Fixtures Linen Closet w/ Metal Shelving</p>
FINISHES & DESIGNS*	UTILITIES
<p>Knotty Alder Stained Doors & White Solid Core Doors</p> <p>Custom Crafted & Stained Beams & Accent Trim</p> <p>Trim Pkg w/ Peds, Stools, Wainscot, Crown, Cased Openings White or Stained</p> <p>Finish Paint: Various Colors</p> <p>Lighting : Cans or Fixtures (as installed)</p> <p>Moen / Kohler &/or American Standard Plumbing Fixtures</p> <p><small>*All Home Designs and Selections are Personally Made by TJ w/ Help from his Excellent Suppliers and Qualified Experienced Trades.</small></p>	<p><u>Radiant Heat:</u> Radiant Heat System Complete Separate Zones For Garage & Basement</p> <p><u>Plumbing:</u> 75 Gallon Hot Water System Sofner Bypass Plumbing (Exterior Hard Water)</p> <p><u>Electrical:</u> 200 Amp & 100 Amp Subpanel</p> <p><u>HVAC:</u> 2 - 90% Furnaces (Basement & 2nd Floor) 2 - 13 Seer Air Conditioners Ecobee Smart Thermostats Humidifiers Motorized Fresh Air Vent</p> <p><u>Water & Sewer:</u> Village Of Frankfort Water Softner Included</p> <p><u>Fun Features:</u> Master Bath Floor Heat See Smart Features Section For More</p>

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