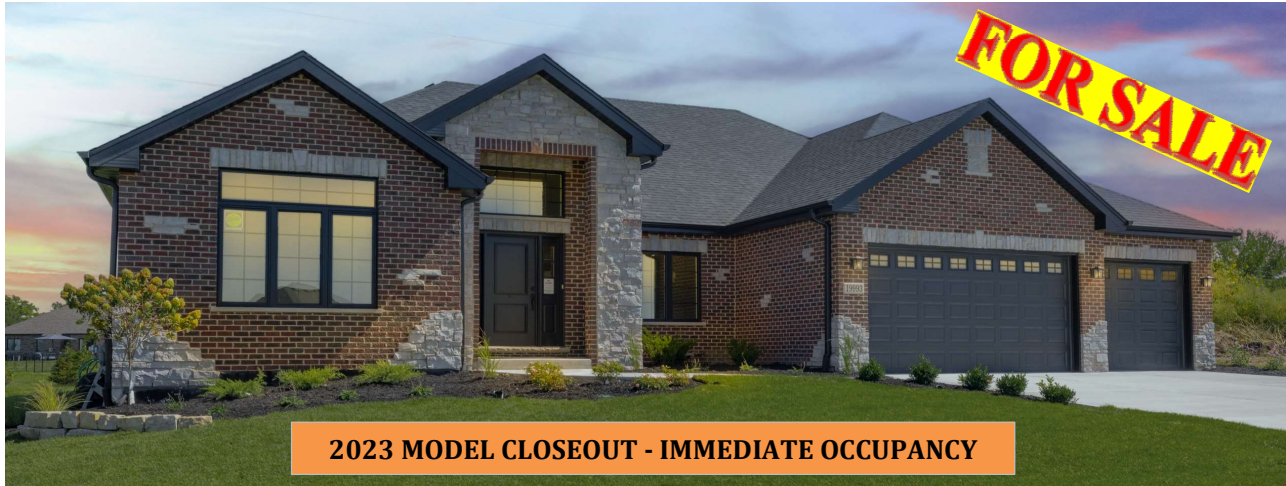


# TBL's Custom **RANCH ON 35** : 3 Bedrooms & Study

19993 BRENDAN ST (LOT 35), CANDLE CREEK SUB. FRANKFORT, IL.



**Candle Creek of Frankfort:**

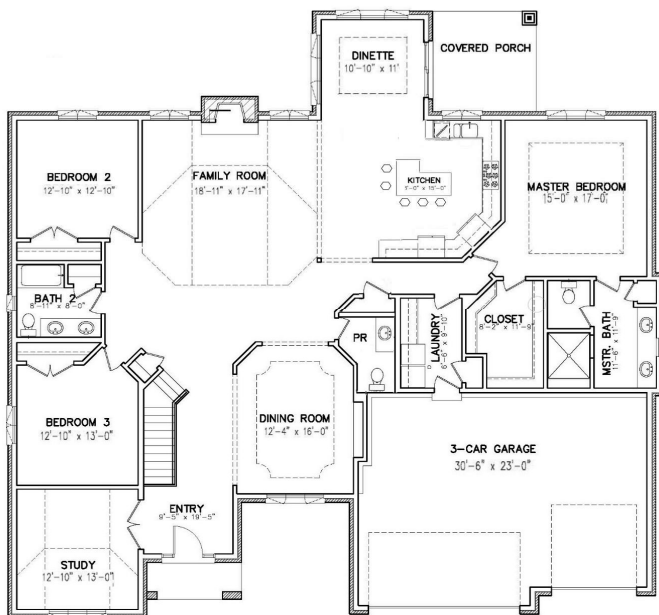
**Lincoln Way - EAST & 157-C Schools:**

**\* 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 = 2947 sq. ft. FULL 9' BASEMENT = 2725 sq. ft. TOTAL AREA = 5672 sq. ft.



## **NEW CONSTRUCTION RANCH FOR SALE**

- TBL's Standard Features + Options & Upgrades
- Open Plan w/ Custom High Ceilings
- Family Room w/ High Ceiling & Upper Windows
- Custom Kitchen w/ 10' Ceiling & Large Island
- Sun Dinette & Covered Rear Porch
- Full 9' Basement with 3/4 Bath Rough
- Radiant Heat Tubes in Basement & Garage!
- 20,700 s.f. Lot in **Award Winning Candle Creek**



Rear Elevation w/ 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**

Ranch as shown on LOT 35 valued at : **\$ 699,900.00**

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

\* Pictures, Layout, Specs may not represent current design for Lot 35.  
Please review current design specs with builder

**Follow Our Progress : TBL Custom Homes @ Facebook**

Builder reserves the right to make minor changes

All dimensions are approximate

Prices subject to change without notice

TBL New Ranch Lot 35  
CC - Immediate Occupancy  
1/1/2024

**T.B.L. Construction, Inc.**  
TBLCustomHomes.com  
(708) 502-2393

# RANCH LAYOUT AND FEATURES - LOT 35:

3 - BEDROOM / STUDY - 19993 BRENDAN ST., CANDLE CREEK SUB. FRANKFORT, IL.



- \* Foyer:**
  - 12' Ceiling & Hardwood Floors
  - Open Stairs to Basement w/ Box Newels & Iron Balusters
- \* Dining Room:** 12-4 x 16
  - Hardwood Floor & 10' Designer Ceiling
  - Cased Openings, Wainscot & Crown Molding
- \* Kitchen / Dinette:**
  - Hardwood Floors
  - Custom Staggered Silver Maple Cabinets - White
  - Custom L-Shaped Stained Island
  - Granite Countertops, Blanco Sink & Tile Backsplash
  - Kitchen 10' Ceiling
  - Kitchen w/ Can and Hang Lights
  - Appliance Pkg Installed:
    - Kitchen Aid Refrigerator
    - Kitchen Aid 36" Cooktop
    - Kitchen Aid Micro / Oven Combo
    - Kitchen Aid Dishwasher
    - Zephyr Built in Hood Fan
  - "Sun" Dinette (2 Triple Windows & Patio Door)
  - Dinette w/ Custom 9'-8" Ceiling & Crown
  - Dinette w/ Patio Door leads to Covered Porch
- \* Study:** 12-10 x 13
  - French Doors
  - 12'-4" Designer Ceiling
  - Hardwood Floors
- \* Family Room:** 18-11 x 17-11
  - 16'-3" Designer Ceiling w/ Recessed Cans & Ceiling Fan
  - Heat & Glo Direct Vent Fireplace w/ Switch Control
  - Fireplace w/ Custom Surround & Tile
  - Hardwood Floors
- \* Laundry Room:**
  - Custom Stained Cabinets & Coat Closet
  - Quartz Top & Stainless Sink
  - Tile Floors
- \* Windows & Doors:**
  - Pella Vinyl Casement Windows / Grills
  - Thermatru Front Door w/ Pella Upper Window
- \* Exterior:**
  - Upgraded Brick w/ Stone Accents
  - Soffit Elec for Xmas Lights
  - Architectural Shingles
  - Aluminum Facia, Soffit, Gutters, & Downspouts
  - Covered Concrete Rear Porch
- \* Yard:**
  - .48 Acre Flat Lot w/ Covenants (20,700 sf)
  - Concrete Driveway, Approach, & Stoop
  - Landscaping, Sod & Sprinkler System
  - Masonry Mailbox w/ Flowerbox
- \* Powder Room:**
  - Upgraded Mosaic Tile Floor
  - Custom Stained Vanity & Quartz Top & Mirror
- \* Main Bath:**
  - Custom Stained Vanity & 2 Bowl Quartz Top & Mirror
  - Tile Floors & Tile Tub Walls
- \* Master Bedroom:** 15 x 17
  - 10' Designer Ceiling & Crown
  - Large Walk-In Closet w/ Laminate Shelving
  - Carpet Floor
- \* Master Bath:**
  - 6' x 4'-6" Custom Shower
  - Shower Rain Head and Handheld
  - 2 Bowl Custom Stained Vanity & Quartz Top & Mirror
  - Privacy Window above Mirror
  - Designer Ceiling
  - Tile Floors, Shower Walls
- \* Other Bedrooms:** 2) 12-10 x 12-10 3) 12-10 x 13
  - Standard Bedrooms
  - Carpet Floors
- \* Finish:**
  - White 2 Panel Solid Core Doors w/ Levers Throughout
  - White Trim Pkg w/ Peds, Stools, Wainscot, Crown (as shown)
  - Hardwood, Carpet, or Tile (as indicated)
  - Shelving & Mirrors (as installed)
  - Finish Paint Colors
  - Lighting Fixtures (as installed)
  - Moen Faucets / Kohler &/or American Standard
- \* 3-Car Garage:** 30-6 x 23
  - 16' x 8' & 9' x 8' Garage Doors w/ Glass
  - Radiant Heat Tubes in Concrete
  - Garage Door Openers (One w/ Camera)
  - Fully Insulated / Finished (Taped & Painted)
- \* Mechanical:**
  - 75 Gallon Hot Water Heater
  - Gas High Efficiency Furnace w/ Humidifier
  - Air Conditioning
  - Programmable Thermostat
  - Boiler for Radiant is not included (Ask for option to complete)
- \* Full Basement:**
  - Radiant Heat Tubes in Concrete
  - 9' High Walls
  - 3 Escape Size Windows
  - 3/4 Bath Rough-In
  - Solid Core Doors to Close Off Basement
- \* Other Options / Upgrades Available - Ask for more info.**

Please review all these specific features when comparing Homes and Subdivisions. TBL Homes have always been Held to a Higher Standard!

**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***

# Lot 35 - RANCH..... READY FOR OCCUPANCY

19993 BRENDAN ST., CANDLE CREEK SUB. FRANKFORT, IL.



Family Room to Kitchen



Kitchen / Sun Dinette



Radiant Heat Tubes  
in Basement & Garage



Dining / Foyer



Dining



Master Bath



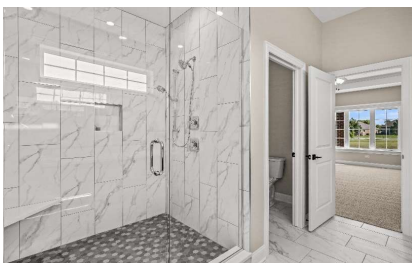
Master Bedroom & Closet



Study



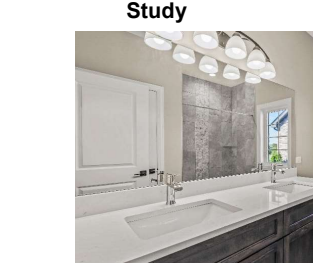
Powder



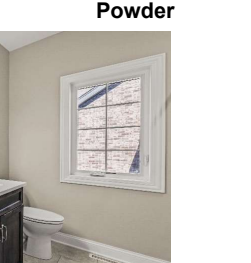
Master Bath



Master Bedroom & Closet



Study



Hall Bath

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

# **REASONS TO BUY & LIVE IN CANDLE CREEK** of Frankfort . . .

Candle Creek is an Upscale Subdivision situated on the North side of Frankfort, designed and developed by T.B.L. Construction consisting of 60 Single Family Homesites, 2 Ponds, and Park Area with Bike Path.

Candle Creek is in incorporated Frankfort and has access to all the amenities Frankfort has to offer. It is important to note that each subdivision within Frankfort boundaries have their own associations and set of Covenants & Restrictions (C&R's) which determine what you can build and how you enjoy your home after you move in. Even with Frankfort's standard guidelines, not all subdivisions are the same and it is important to review in detail every subdivisions C&R's. Here are some noteworthy points about Candle Creek that you should know when comparing subdivisions.

## **School Districts:**

- **157-C...** Frankfort Elementary (***Grand Prairie:** Pre-K - 2; **Chelsea:** 3 - 5; **Hickory Creek:** 6 - 8*)
- **210.....** Lincoln-Way East High School

## **Associations / Committees:**

- **NO HOA** (Homeowners Association) or Fees for Lots 1 thru 49.
- **ARC** (Architectural Review Committee) Controlled by TBL has been established to preserve the subdivision's beauty, quality, and value. All homeowners are bound by its guidelines.
- **Private Pond** Lots (50 thru 60) will have their own Association for the South pond.

## **General Guidelines:**

- **C&R's:** established for a variety of homes, maintaining a higher value and higher standard of living.
- **Fences are Allowed:** along lot lines. No Pool Stipulation. (Uniform Height, Style, and Color)
- **Size of Homes:** 2400 s.f Ranch / 2600 s.f. 2-Story. (Most homes over 3200 s.f. but not a requirement.)
- **Mailboxes:** Masonry mailbox to be on your side of the street. (No Cluster or all on 1 side of street.)

## **Lot Variety & Value:**

- Located on the Northern most part of Frankfort close to Metra Train Station, Interstate Access, Bike Paths, Restaurants, and Shopping Malls.
- Meets most Buyer's preferences and can accommodate various types of Custom Homes.
- Designed with Oversized, Cul De Sac, Corner, Pond, and Walk-Out / Look Out Lots.
- Various Lot sizes and frontages to accommodate several Custom Home Designs.
- C.C. is still currently owned by the original Developer & Builder (T.B.L. Construction, Inc.) and they are committed to maintain its beauty, quality and value.
- C.C. as developed has reasonable permit fees. (Sometimes 5,000 less than other subdivisions.)

Please review the Lot Layout and the Summary of Covenants and Restrictions for Candle Creek and feel free to ask for more information and current availability. We believe we have designed a subdivision with everything possible for a higher standard of living and hope you choose Candle Creek for your new home.

## **Candle Creek Location:**

C.C. is located 3 blocks East of Lagrange Rd.  
Off of St. Francis Rd. to Waterview Tr.

## **TBLCustomhomes.com**

TBLConstuction@Comcast.net  
(708) 502 – 2393