



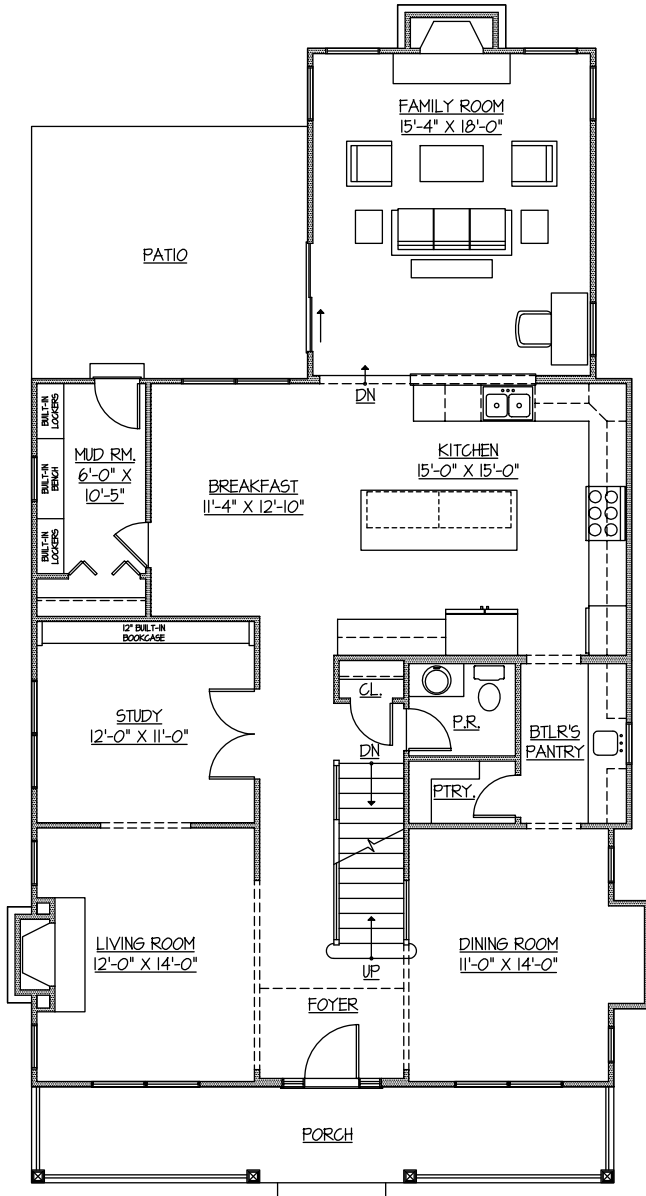
797 PINE ST • WINNETKA

MAYFAIR COLONIAL

5 bedrooms • 4.5 bathrooms • 2-car detached garage
4,007 SQFT • Lot Size 52 x 190

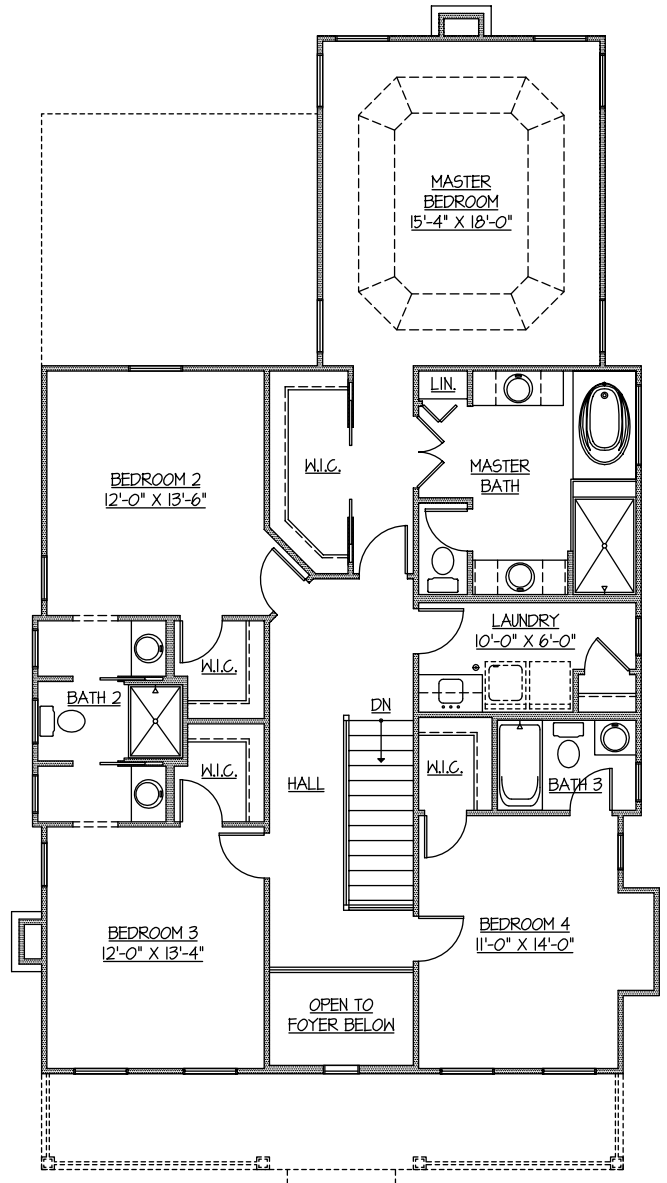


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FIRST FLOOR PLAN

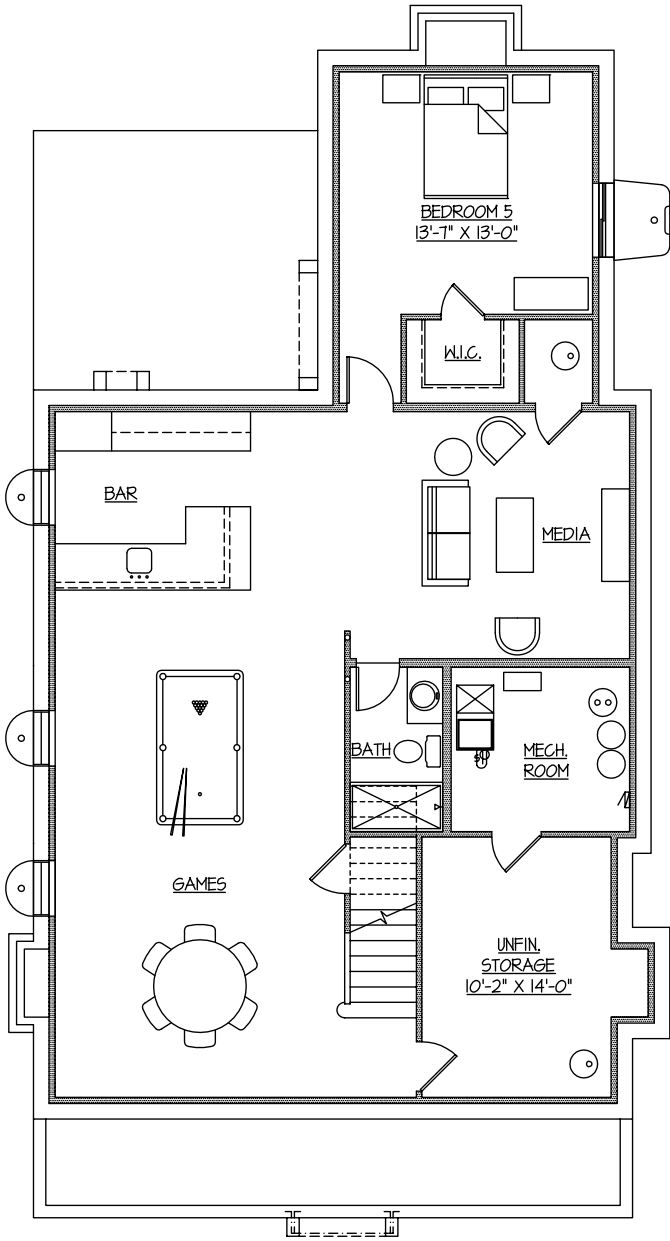
1,624 SF



SECOND FLOOR PLAN

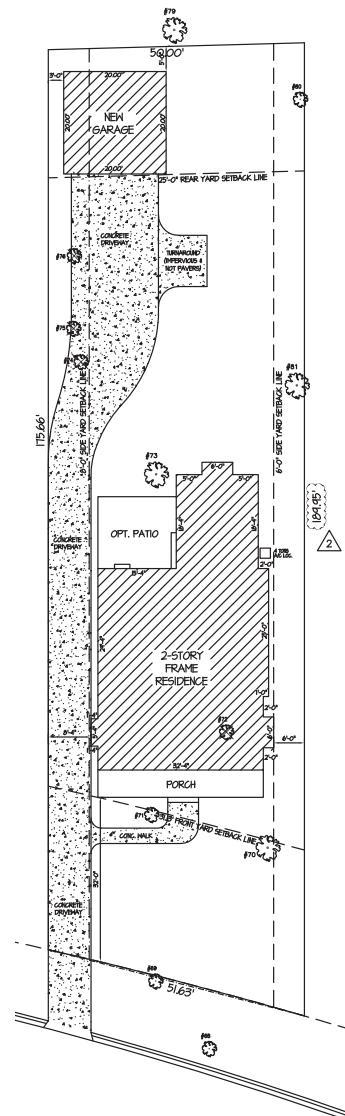
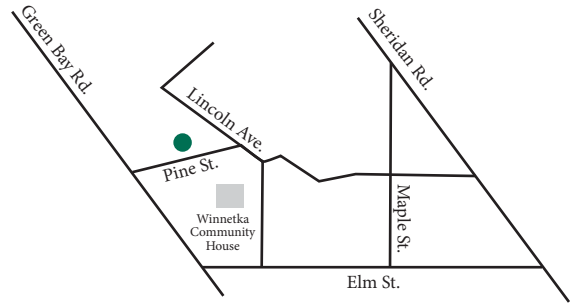
1,608 SF

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FINISHED BASEMENT PLAN

1,175 SF





Luxury inclusions for 797 Pine St., Winnetka

Customer Driven Assurance

- North Shore Builders 1-2-10 Limited/Transferable Warranty
- Buyer Orientation Program
- Pre-Construction Orientation
- Pre-Drywall Orientation
- Pre-Closing Orientation
- 60 Day & 11 Month Warranty Review

Foundation & Garage

- Full Basement (approx. 9' depth)
- 15-Year Guarantee Dry Basement
- 2 Sump Pump crocks w/battery backup
- Interior and Exterior Drain Tile
- Garage w/pull-down stairs to storage space per plan
- Two Car Garage
- Wood Panel overhead garage door w/opener & keypad

Framing, Insulation, Roofing & Exteriors

- Architectural Roof Shingles
- LP Siding
- Brick, Stone, Stucco Front Exterior per plan
- Engineered "I Joist" Floor Systems
- 23/32" Wood Subfloors secured w/Glue & Ring Shank Nails
- Drywall attached w/Glue and Screws
- Dow Weathermate House wrap
- Energy heel truss system
- Ridge Vent w/External Baffles for better Attic Ventilation
- Real Trim Soffit and Fascia
- 5" Seamless Aluminum Gutter Systems
- 8' wood 3-point lock wood Entry Door w/Side-lights per plan
- Ice and Water Shield at Roof Perimeter and Valleys
- R-49 Ceiling Insulation , R-21 Wall Insulation
- Sod in Front, Side, Rear Yards w/foundation plantings
- Concrete entry walk and patio
- Vertical Black Mailbox secured to home

Kitchen

- Merillat Masterpiece Cabinets w/42" Upper Cabinets w/Crown Mold, Light Rail & Deluxe Base bins/dividers
- GE Monogram 36" Stainless Steel Dual Fuel Gas Range
- GE Monogram Energy Star Dishwasher
- GE Monogram Wall Oven & Warming Drawer
- GE Monogram Microwave
- GE Profile Range Hood Vented to Exterior
- GE Profile 48" Refrigerator
- Ceramic Subway Tile Backsplash
- Granite Countertops
- Stainless Steel 8" Double Bowl Undermount Sink
- Under Cabinet Lighting
- ¼ HP Garbage Disposal
- Pantry
- Cabinet Hardware

Bathrooms & Laundry

- Merillat Masterpiece Cabinets w/drawers in Full Baths
- Raised Vanities in all Bathrooms
- Tile Base Master Shower
- Oversize Bathroom Mirrors w/wood frame in Master Only
- Granite Countertops w/3" backsplash
- Laundry Room Base & Upper Cabinets w/Crown Mold

Interior Finishes

- 9' First Floor Ceiling Height
- 9' Second Floor Ceiling Height
- Heatilator 42" Fireplace w/Painted Mantle & Granite Surround in Family Room
- Raised Panel Solid Core 7' Interior Doors
- Schlage Satin Nickel knobs on interior doors
- Sherwin Williams interior paint (choice of one color)
- 5 ¼" Baseboard w/3 ½" Casing per plan
- Wood Stair Treads with Painted Risers and Decorative Railings
- Mudroom Locker Built-ins

Electrical

- 200 AMP Service
- Home Automation Package (see sales counselor for details)
- Security System Rough-in
- Passive Radon Vent System

Exterior Garage Coach Lights

- Two Water Proof GFI's on the Exterior per Plan
- Interconnected Smoke Detectors w/Battery Back-Up
- Two Programmable Thermostat, Humidistat, laundry room fans and bath fans w/timers
- Recessed Can Lighting Package per plan
- Brushed Nickel Interior Light Fixture Package

Plumbing

- Two Frost Free Hose Bibs per plan
- Kohler Memoirs Elongated Comfort Height Commodes
- Moen Arbor Chrome Faucets w/matching accessories
- Kohler Memoirs Pedestal Sink in Powder Room (per plan)
- Kohler Acrylic Soaking Tub in Master
- White Porcelain Tub/ Acrylic Shower base in Secondary Bath per plan

Flooring

- 3 ¼"x ¾" Plank Red Oak Hardwoods First Floor & Second Floor Hallway & Landings
- Wall to Wall Stain Resistant Carpet over 8lb pad
- Tile Allowance for Tile/Granite/Marble areas
- Stained Oak Tread Stairs w/ Site Prefinished Wood Spindles (Carpeted Basement Stairs)

Quality Construction

- Anderson 200 Insulated "Low-E" Energy Star Windows
- Energy Star compliance verified by a 3rd Party to achieve a maximum HERS index of 70
- Lennox 96% High Efficiency Furnace w/Fresh-air intake and MERV10 Air Cleaner
- Sealed Individual supply and return air ducts in all bedrooms
- Lennox 14-SEER Air Conditioning
- Dual Zone System w/electronic dampers
- Two Bradford White Power-vent 50-Gallon Water Heaters w/recirculating pump
- Whole House Surge Protector

North Shore Builders reserves the right to change floor plans, specifications, prices or installation methods without notice. Items listed in Community Features section supersede standard division specifications. Special wall treatments, window treatments, upgraded floor coverings, softscape/hardscape landscaping and many other items featured in and around the model homes are decorator suggested and may not be included in the purchase price. In addition, items listed above may not apply if additional options or upgrades are selected with a home. 6-13-14

