THE ENCLAVE

Amenities

Your new home in The Enclave includes the following Standard Features:

INTERIOR
- Basement
- Central air conditioning
- Volume ceilings
- Wall-to-wall carpeting
- Decorator-coordinated light fixtures
- Interconnected smoke detector system
- 3 telephone jacks
- 6-panel colonial doors and trim
- Wood-cased windows and patio doors
- Polished brass, levered door hardware
- Ceramic tile flooring in foyer and powder room
- Oak stair rails and balusters
- Walk-in closets per plan
- Customized wire closet shelving

KITCHEN
- Furniture-quality cabinets with pull-out shelving
- No-wax sheet vinyl flooring
- Whirlpool 18 cu. ft. refrigerator/freezer
- Whirlpool multi-cycle dishwasher
- Continuous-clean gas double oven/range or gas oven/range with microwave
- Exterior-vented range hood and fan
- Double-bowl stainless steel sink
- Sink disposer

BATH
- Ceramic tile flooring
- Ceramic wall tile in bath & shower areas
- Soaking tub with separate shower in master bath
- Cultured marble bowls & vanity tops
- Dual vanity bowls in master bath
- Pedestal sink in powder room
- Polished brass faucets

EXTERIOR
- Attached 2-car garage with automatic opener
- Maintenance-free brick with vinyl siding
- Maintenance-free insulated glass windows and patio doors with screens
- Insulated metal-clad exterior doors with sidelights
- Polished brass entry door hardware with deadbolt lock
- Gas post light
- Fully sodded and landscaped homesite
- Seamless aluminum gutters and downspouts
- Weatherproof exterior outlets and frost-free hose bibbs
- Private courtyard with cedar fencing
- Asphalt driveway

QUALITY CONSTRUCTION FEATURES
- Fiberglass shingles over felt, over ½" exterior grade plywood sheathing.
- R-13 fiberglass insulation in exterior walls
- R-30 fiberglass ceiling insulation
- 200-amp, 220 volt breaker electrical service
- Ground-fault circuitry in kitchen and baths
- Automatic gas forced-air furnace
- Glass-lined automatic 40-gallon gas water heater
- Copper plumbing water supply
- Washer and gas dryer connections
- Sump pump connection to storm sewer

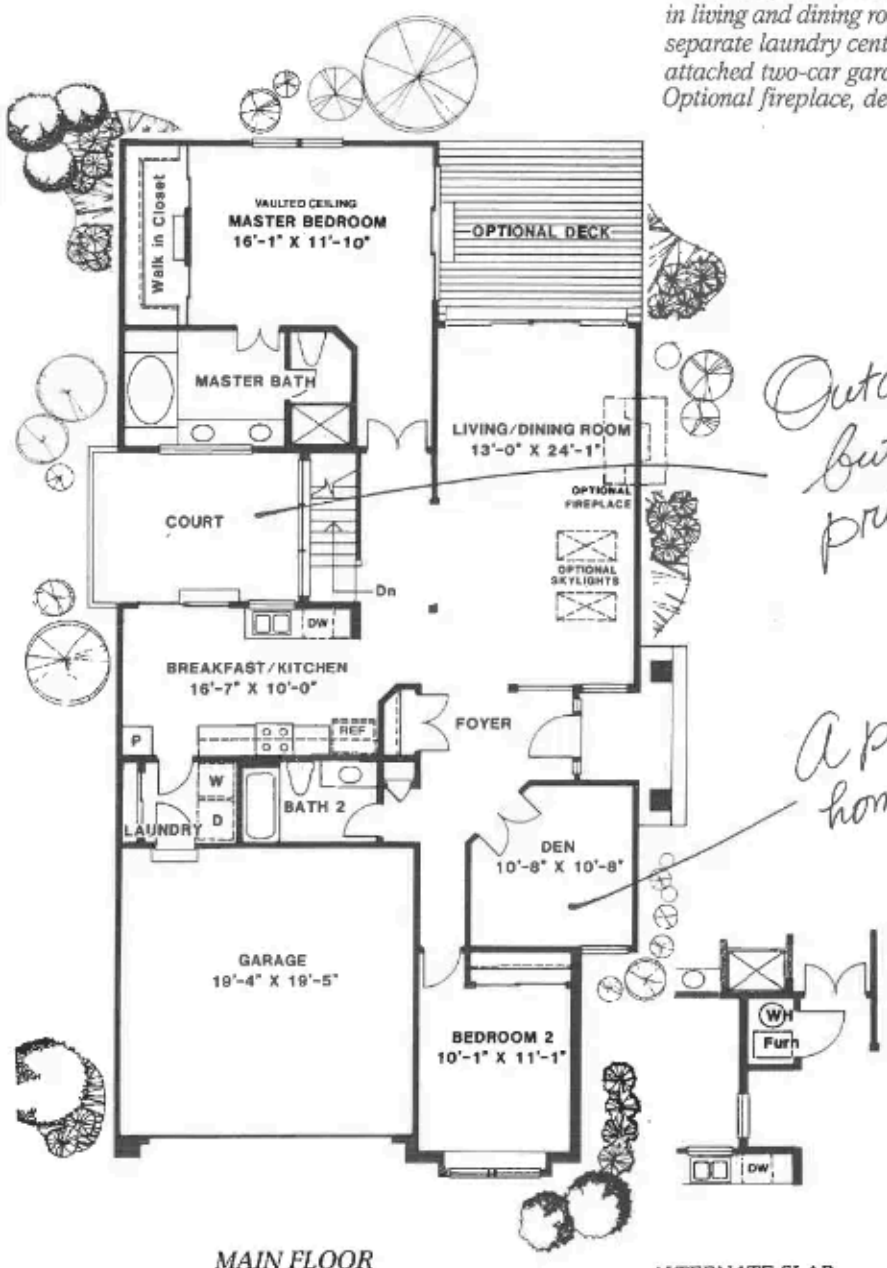
OPTIONAL
- Masonry fireplace
- Skylights
- Central vacuum system
- Oak veneer doors and trim
- Television prewiring
- Intercom system
- Whirlpool baths

Town & Country's commitment to the highest standards of design and construction quality requires that specifications and dimensions be subject to change without notice.

Arlington

Plan 1530

Ranch style home with two bedrooms, two baths, den, eat-in kitchen, volume ceiling in living and dining rooms and master suite, separate laundry center, private courtyard, attached two-car garage and basement. Optional fireplace, deck, skylights.



MAIN FLOOR
1530 SQ. FT.

ALTERNATE SLAB ON GRADE

Outdoors — but still private!

A perfect home office.



Standard



Elevation 2



Elevation 3

Illustrations are artist's concepts and may vary in detail from plans and specifications. All dimensions are approximate. Builder reserves the right to make minor changes if necessary to improve the product. Prices are subject to change without notice.

Finally, enough closet space!

Courtland

Plan 1830

Ranch style home with three bedrooms, two baths, eat-in kitchen, living, dining and family rooms all with vaulted ceilings, private courtyard, separate laundry center, attached two-car garage and basement. Optional fireplace, deck, skylights.



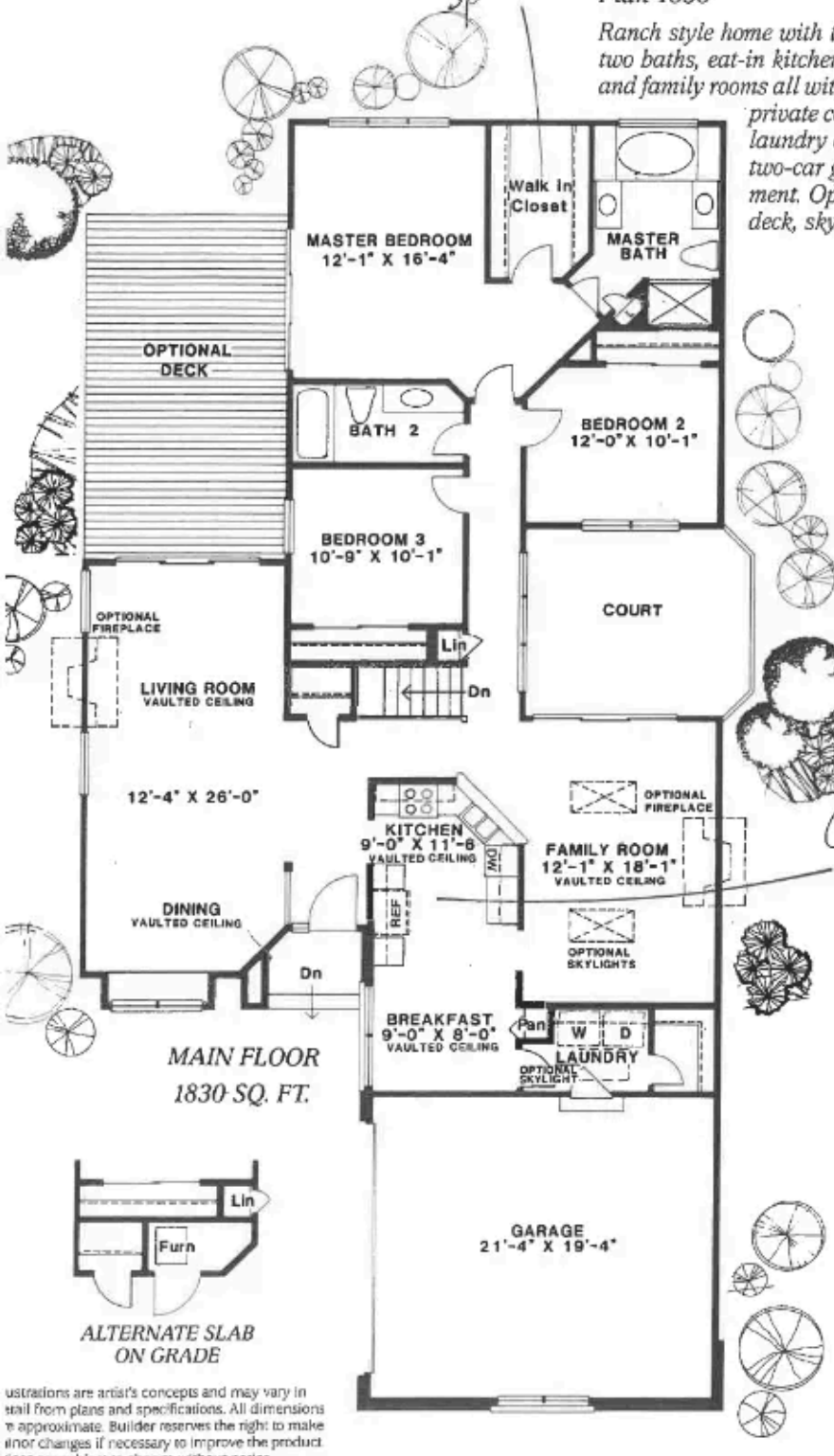
Standard Elev



Elevation 2



Elevation 3



MAIN FLOOR
1830 SQ. FT.

ALTERNATE SLAB ON GRADE

A real dream of a kitchen!

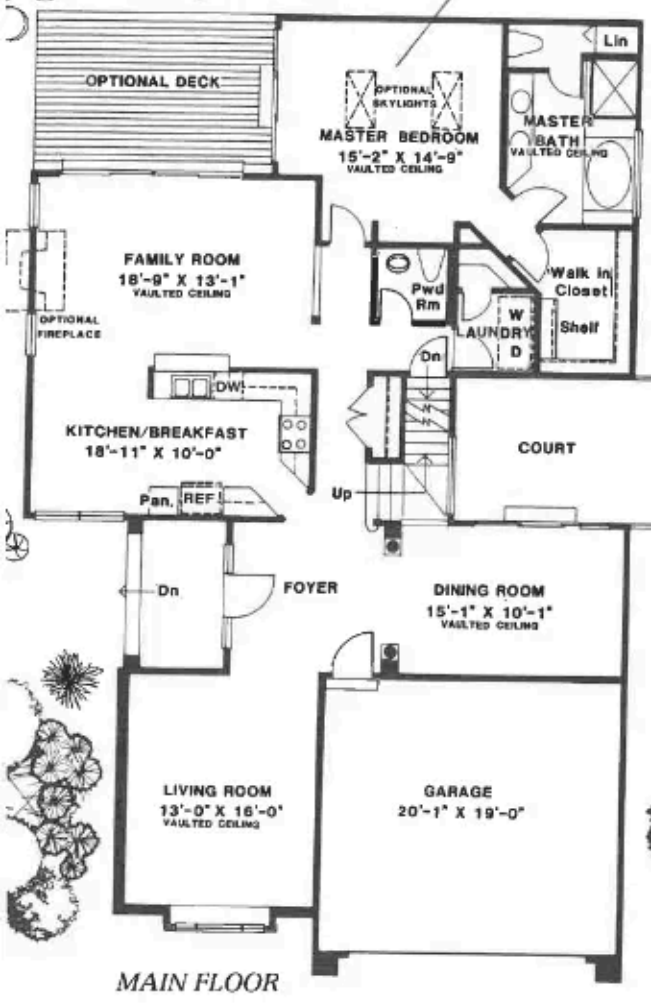
ustrations are artist's concepts and may vary in
etail from plans and specifications. All dimensions
re approximate. Builder reserves the right to make
inor changes if necessary to improve the product.
ices are subject to change without notice.

Convenient, but private!

Sterling

Plan 2125

Cape Cod-style home with mainfloor master bedroom and two secondary bedrooms upstairs, 2½ baths, loft, formal dining room, eat-in kitchen, volume ceilings in master suite, living, dining and family rooms, private courtyard, separate laundry center, attached two-car garage and basement. Optional fireplace, deck, skylights.



MAIN FLOOR



ALTERNATE SLAB ON GRADE



UPPER FLOOR

2125 SQ. FT.



Standard E



Elevation 2



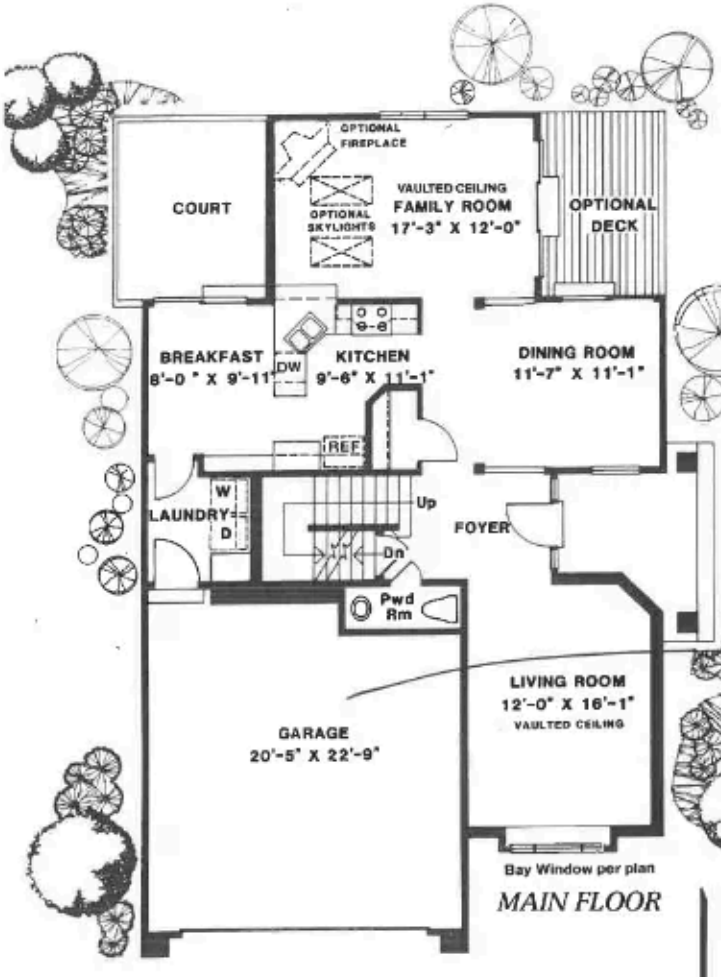
Elevation 3

Illustrations are artist's concepts and may vary in detail from plans and specifications. All dimensions are approximate. Builder reserves the right to make minor changes if necessary to improve the product. Prices are subject to change without notice.

Essex

Plan 1960

Two-story home with three bedrooms, 2½ baths, formal dining room, eat-in kitchen, family room, vaulted ceiling in living room and master suite, private courtyard, separate laundry center, attached two-car garage and basement. Optional fireplace, deck, skylights.

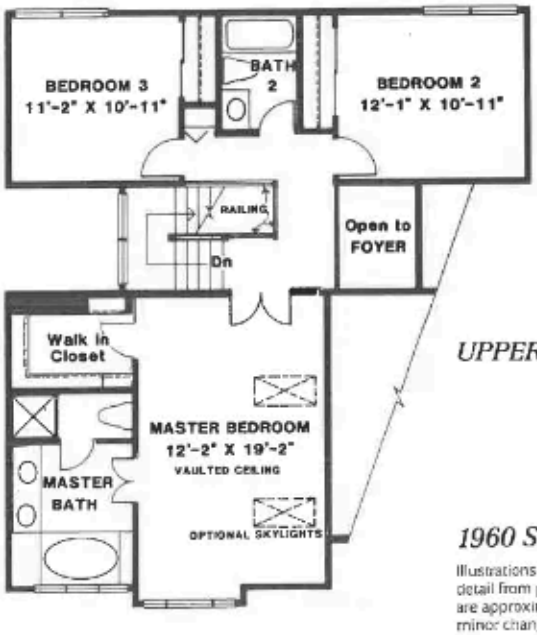


MAIN FLOOR

Lots of extra storage space.



ALTERNATE SLAB ON GRADE



UPPER FLOOR

1960 SQ. FT.

Illustrations are artist's concepts and may vary in detail from plans and specifications. All dimensions are approximate. Builder reserves the right to make minor changes if necessary to improve the product. Prices are subject to change without notice.



Standard



Elevation

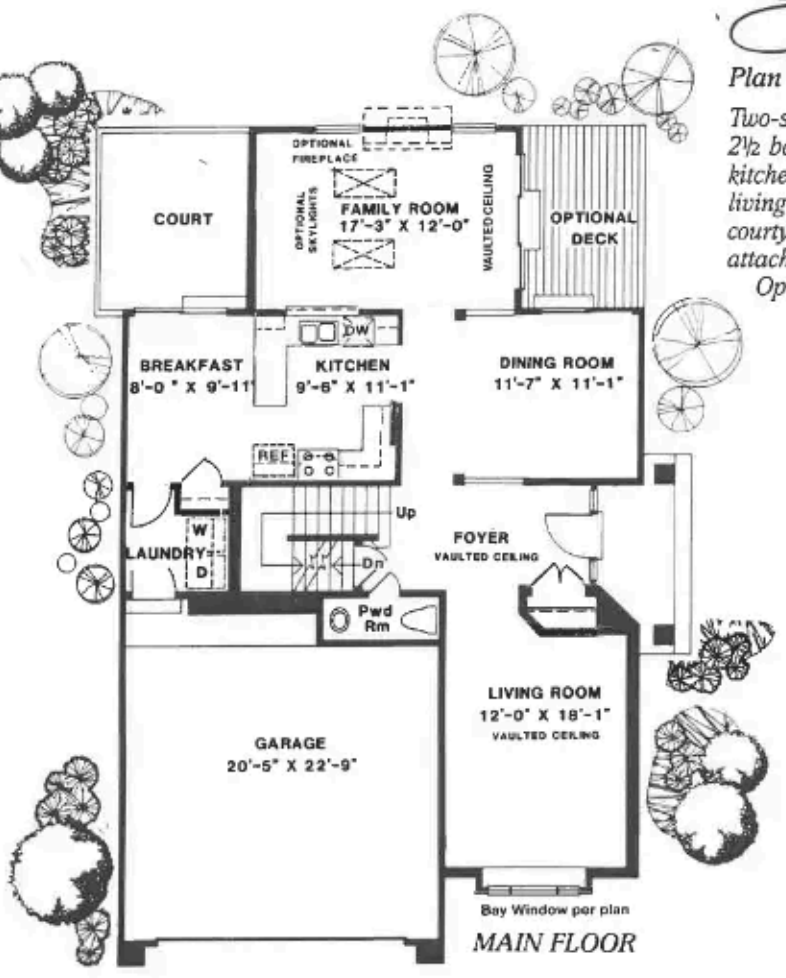


Elevation

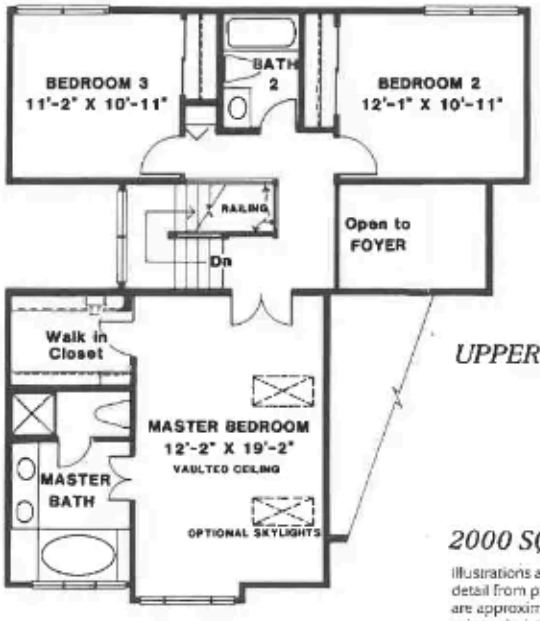
Essex

Plan 2000

Two-story home with three bedrooms, 2½ baths, formal dining room, eat-in kitchen, family room, vaulted ceiling in living room and master suite, private courtyard, separate laundry center, attached two-car garage and basement. Optional fireplace, deck, skylights.



MAIN FLOOR

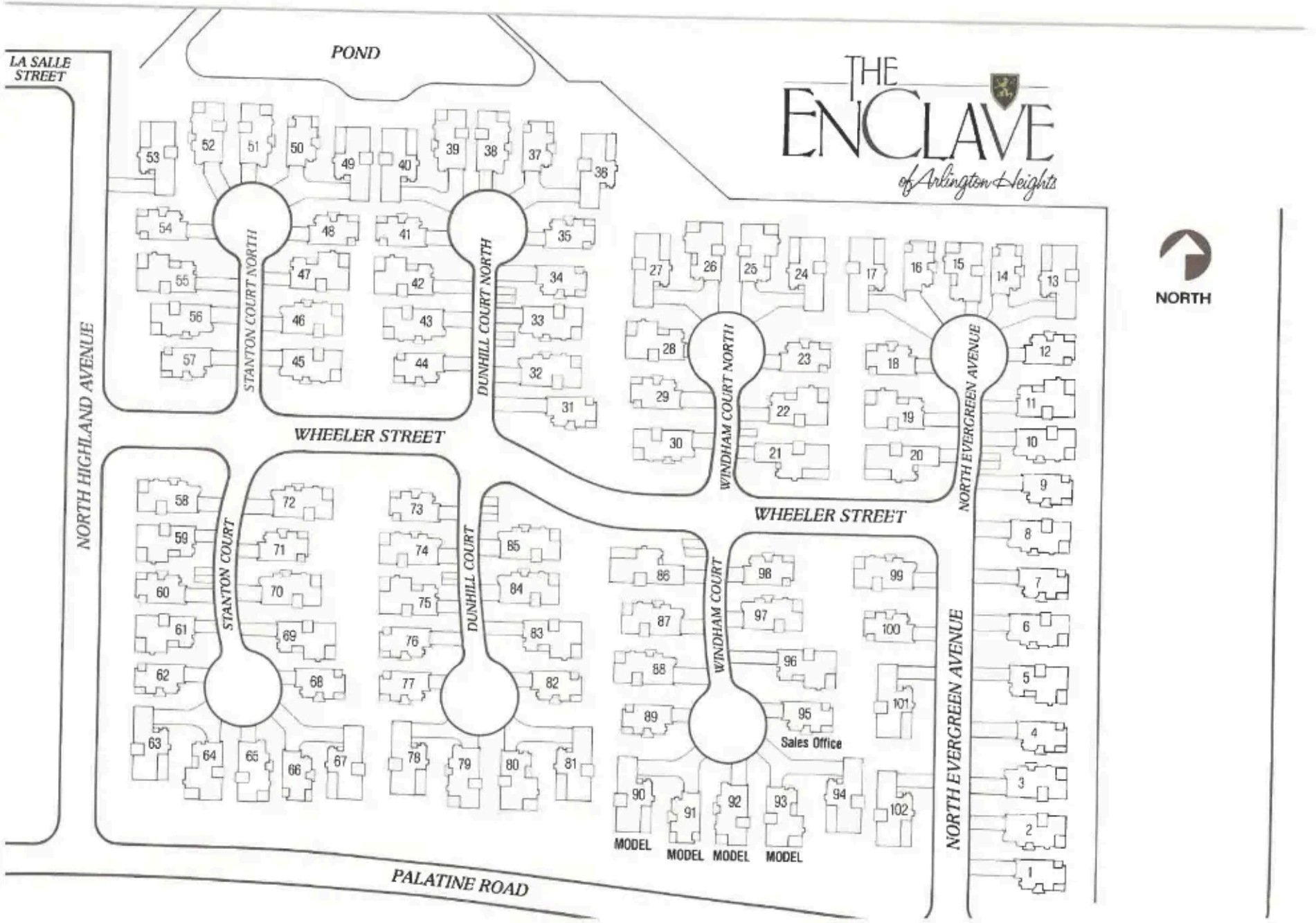


UPPER FLOOR

2000 SQ. FT.

Illustrations are artist's concepts and may vary in detail from plans and specifications. All dimensions are approximate. Builder reserves the right to make minor changes if necessary to improve the product. Prices are subject to change without notice

PALATINE ROAD
NORTH HIGHLAND AVENUE
LA SALLE STREET
NORTH EVERGREEN AVENUE
WHEELER STREET
WINDHAM COURT
DUNHILL COURT
STANTON COURT
WINDHAM COURT NORTH
DUNHILL COURT NORTH
STANTON COURT NORTH
MODEL
MODEL
MODEL
MODEL
Sales Office
POND
NORTH
THE ENCLAVE
of Arlington Heights


THE ENCLAVE of Arlington Heights
NORTH
POND
LA SALLE STREET
NORTH HIGHLAND AVENUE
PALATINE ROAD
WHEELER STREET
WHEELER STREET
STANTON COURT NORTH
DUNHILL COURT NORTH
WINDHAM COURT NORTH
NORTH EVERGREEN AVENUE
STANTON COURT
DUNHILL COURT
WINDHAM COURT
NORTH EVERGREEN AVENUE
Sales Office
MODEL
MODEL
MODEL
MODEL

THE ENCLAVE OF ARLINGTON HEIGHTS

STATEMENT OF ANNUAL OPERATING BUDGET & RESERVES
1991

ADMINISTRATIVE EXPENSES

Legal and Audit	$2,525.00
Management Fees (Bookkeeping, dues collection, etc.)	$12,120.00
Office Supplies	$1,167.00
	$15,812.00

REPAIR AND MAINTENANCE

Trash Removal (1/wk)	$11,514.00
Lawn Maintenance & Fertilizer ($30/unit X 101 units X 7 1/2 mos.)	$22,725.00
Snow Removal ($10/unit X 101 X 15 snowfalls)	$15,150.00
Patching & Sealing of Driveways	$10,100.00
Miscellaneous Repairs	$7,575.00
	$67,064.00

INSURANCE

Common Area and Common Elements	$29,830.00

REPLACEMENT RESERVES

ITEM	YEARS OF LIFE	REPLACEMENT COST	
Exterior Painting	5	$51,000.00	$10,200.00
Asphalt Resurfacing	20	$94,338.00	$4,716.90
		YEARLY TOTAL	$127,622.90

MONTHLY COST PER HOME

Arlington	$86.99
Courtland	$104.04
Essex	$111.40
Sterling	$120.78

THE ENCLAVE
of Arlington Heights

PHONE 577-1160

Sterling

PLAN 2125
Cape Cod-style home with mainfloor master bedroom and two secondary bedrooms upstairs, 2½ baths, loft, formal dining room, eat-in kitchen, volume ceilings in master suite, living, dining and family rooms, separate laundry center, private courtyard, attached two-car garage and basement. Optional fireplace, deck, skylights.

From $263,900

Arlington

PLAN 1530
Ranch style home with two bedrooms, two baths, den, eat-in kitchen, volume ceiling in living and dining rooms and master suite, separate laundry center, private courtyard, attached two-car garage and basement. Optional fireplace, deck, skylights.

From $216,900

Essex

PLAN ~~1960~~ 2000
Two-story home with three bedrooms, 2½ baths, formal dining room, eat-in kitchen, family room, vaulted ceiling in living room and master suite, separate laundry center, private courtyard, attached two-car garage and basement. Optional fireplace, deck, skylights.

From $230,900

Courtland

PLAN 1830
Ranch style home with three bedrooms, two baths, eat-in kitchen, living, dining and family rooms all with vaulted ceilings, separate laundry center, private courtyard, attached two-car garage and basement. Optional fireplace, deck, skylights.

From $240,900

1923 North Windham Court, Arlington Heights, IL 60004
577-1160

TOWN & COUNTRY HOMES

VOLUME 3 NO. 1 SUMMER 1991

D·I·S·T·I·N·C·T·I·O·N·S

Be the first to get more.

Braeburn is the first community of its kind in Chicago's next new place to live... Batavia. This exciting area combines the tranquility of rolling countryside and the quaintness of nearby Geneva and St. Charles with the prosperity of a prominent business hub. The quality of life is enhanced by excellent schools, plenty of commuter options and many shopping alternatives.

What more do you get? A choice of 3 exciting two-story home designs all on generous sodded and seeded homesites, each backed by the exclusive Town & Country Homes HOW PLUS extended warranty.



B·R·A·E·B·U·R·N

The 1,835 square-foot Carmel features 3 bedrooms, 2½ baths, large family room, eat-in kitchen, formal living and dining rooms and attached two-car garage.

The Glendale offers 1,976 square feet of living space with 4 bedrooms, 2½ baths, family room, generous kitchen and breakfast room, bay window in living room, formal dining room, deluxe master bath and attached two-car garage.

With 2,288 square feet, The Summerlyn is the largest design. It features 4 bedrooms, 2½ baths, family room, large kitchen with breakfast room, formal living room, dining room, deluxe master bath and attached two-car garage.

Visit the furnished models today and be the first to get more at Braeburn.

To get to Braeburn, take I-88 to Route 31 north, left at Fabyan Pkwy to Western and south to entrance. Open daily 11-6. Phone (708) 879-7757.



TOWN & COUNTRY HOMES

Building Better Dreams

PALATINE ROAD
NORTH HIGHLAND AVENUE
LA SALLE STREET
POND
NORTH EVERGREEN AVENUE
WHEELER STREET
WINDHAM COURT
DUNHILL COURT
STANTON COURT
WINDHAM COURT NORTH
DUNHILL COURT NORTH
STANTON COURT NORTH
MODEL
Sales Office
NORTH
THE ENCLAVE
of Arlington Heights