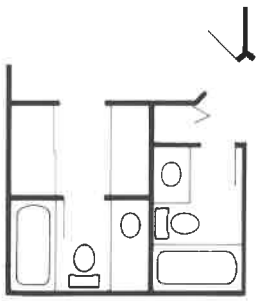
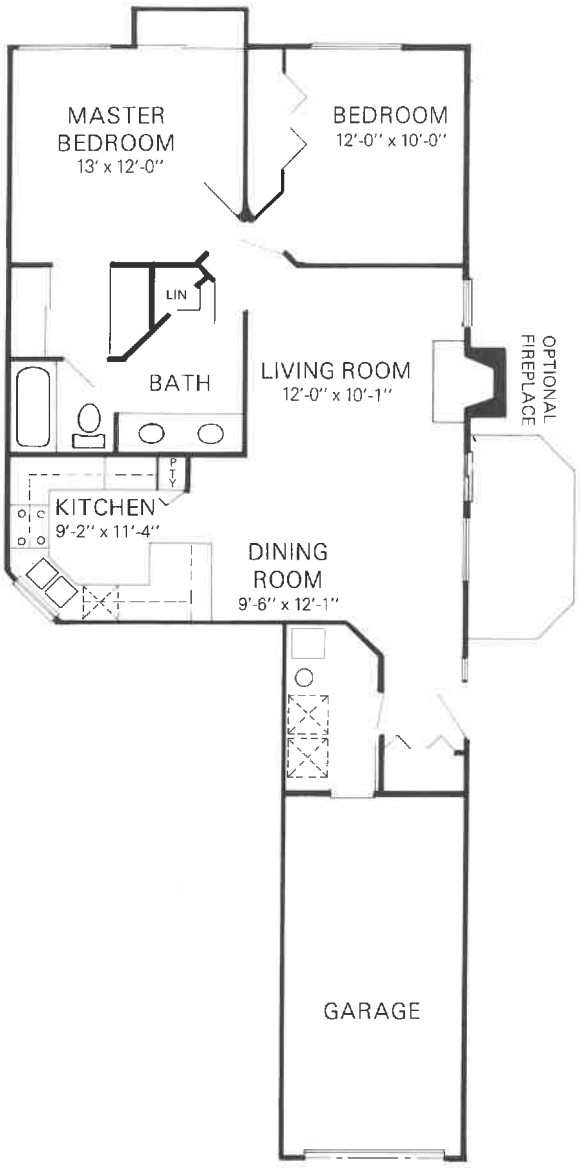
Hamilton Creek

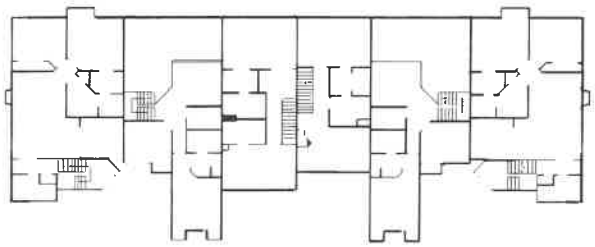
AMESBURY

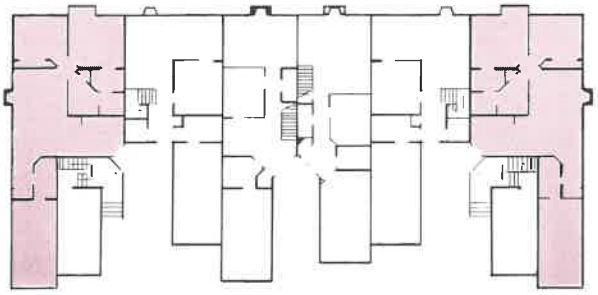
Large master bedroom suite. Double bowl vanity in bathroom or optional full second bathroom. Built-in pantry in kitchen with snack bar counter. Sliding glass door opens to patio. Large living and dining areas. Open and roomy floor plan. Utility room accommodates washer and dryer.



OPTIONAL 2nd BATH







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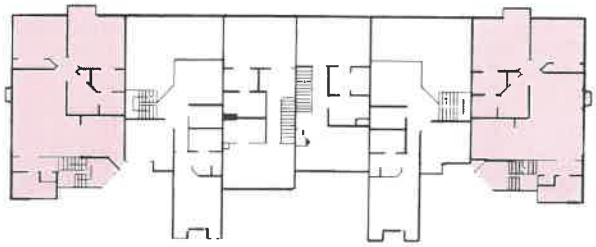
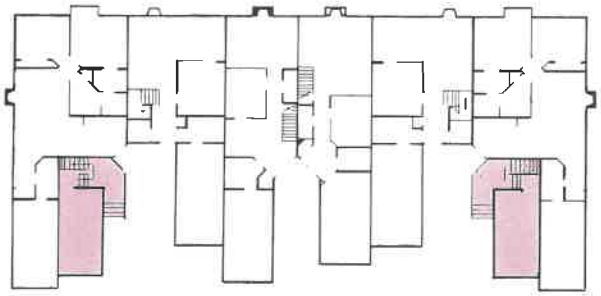
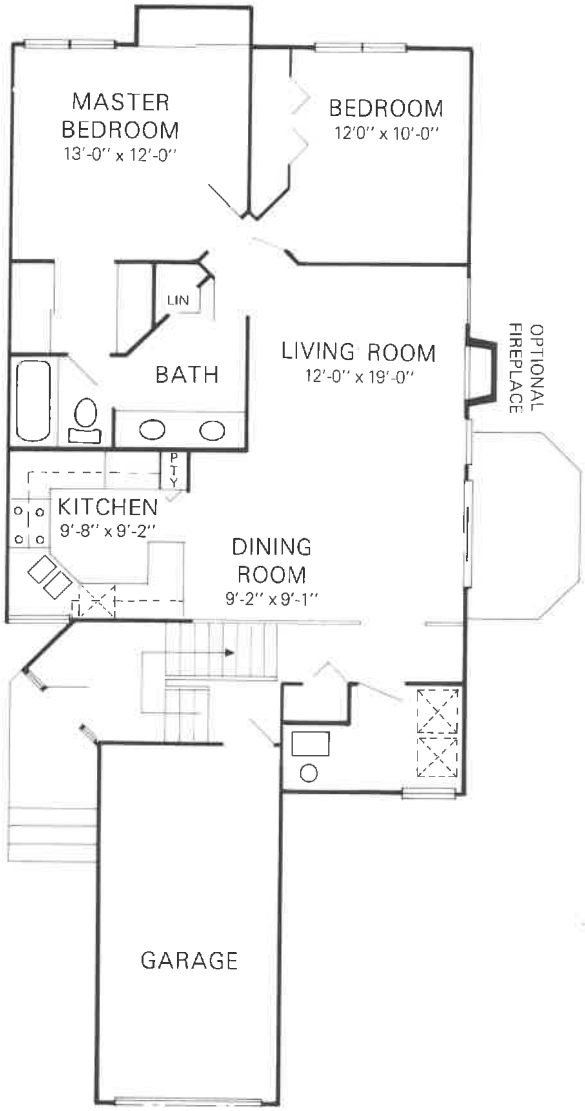
BRIGHTON

Large open cathedral ceilings over living, dining, kitchen and bathroom. Large double vanity bathroom. Sliding glass door opens to Wolmanized wooden deck. Built-in kitchen pantry. Ample room for washer and dryer in utility room.







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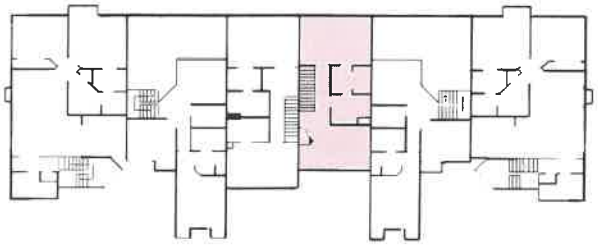
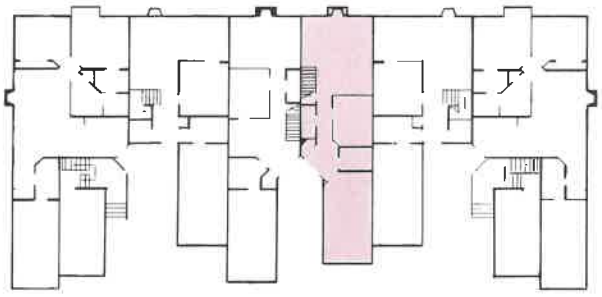
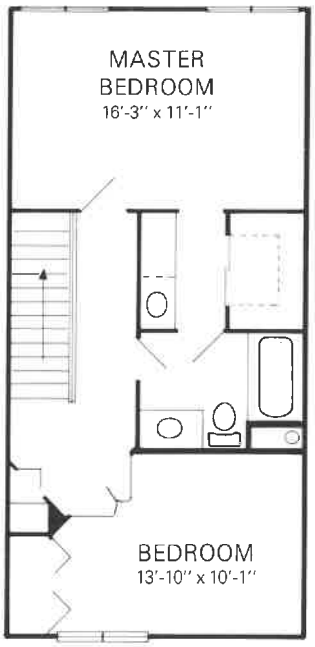
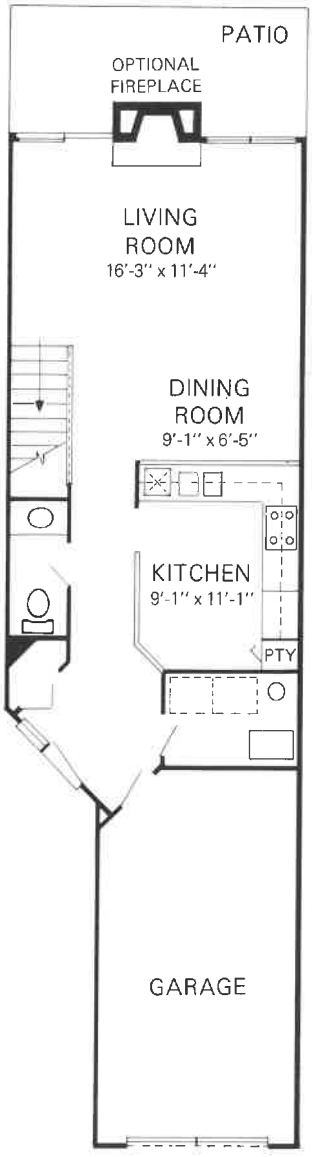
CLARIDGE

Cathedral ceiling over large master bedroom suite that features large walk-in closets with separate dressing area and vanity. Built-in kitchen pantry. Large open living room and dining room area. Sliding glass door to patio. Open solid oak railed stairway leads to second level. One-half bathroom down. Utility room easily accommodates washer and dryer.









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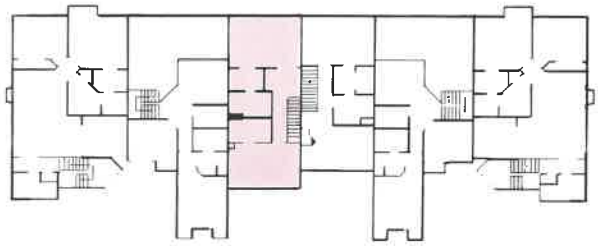
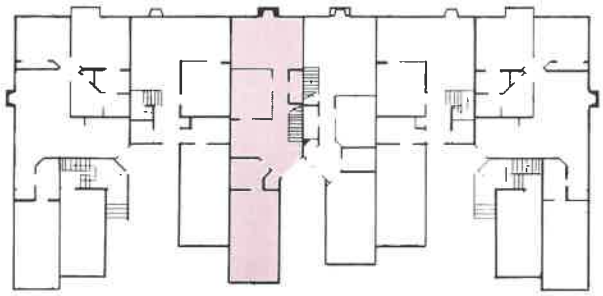
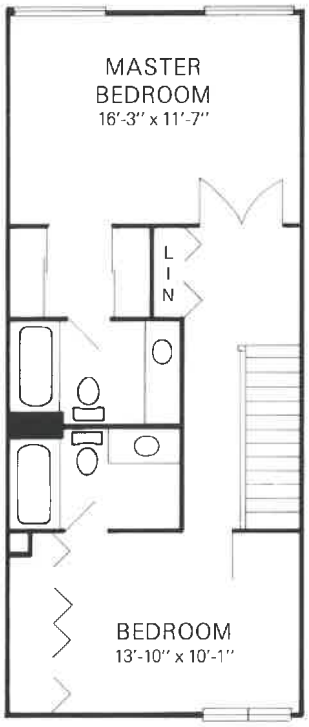
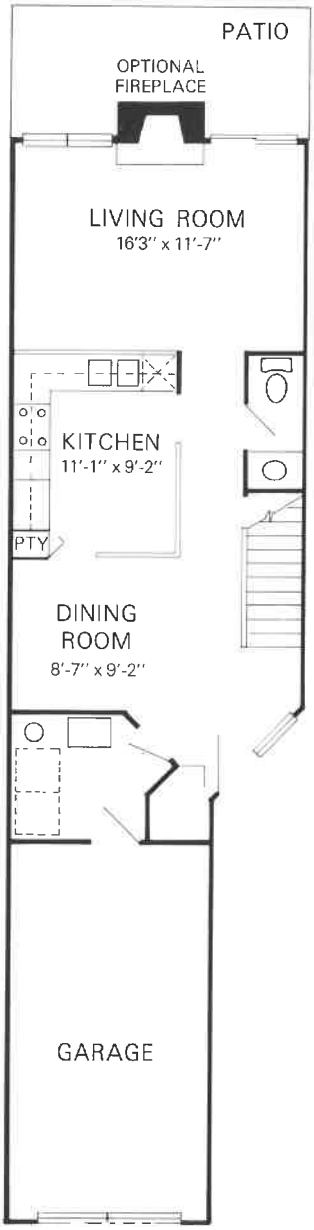
DARTMOOR

Double door entry opens to cathedral ceilinged master bedroom. Double closets in master bedroom. Built-in kitchen pantry. Separate formal dining room. Open oak railed stairway to second level. Sliding glass door to patio. One-half bathroom down, two full bathrooms up. Utility room accommodates washer and dryer.









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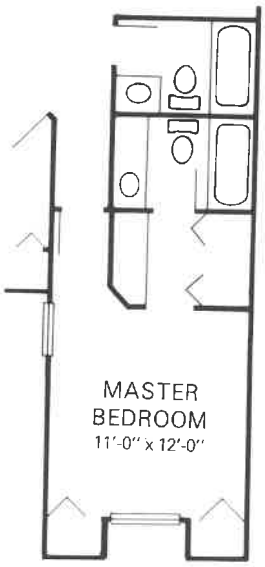
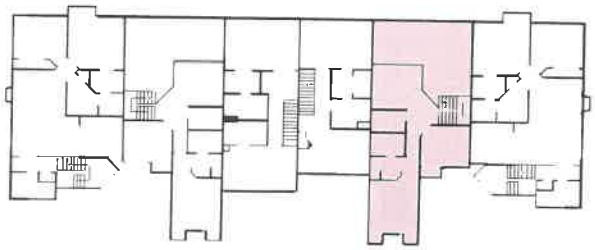
Hamilton Creek

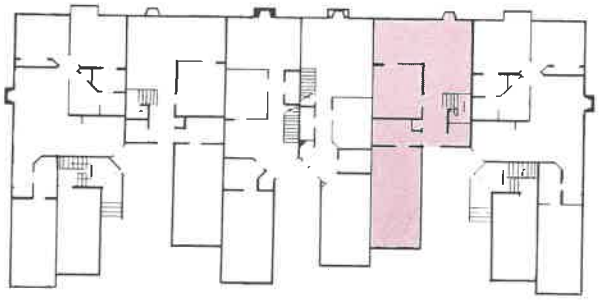
EXETER

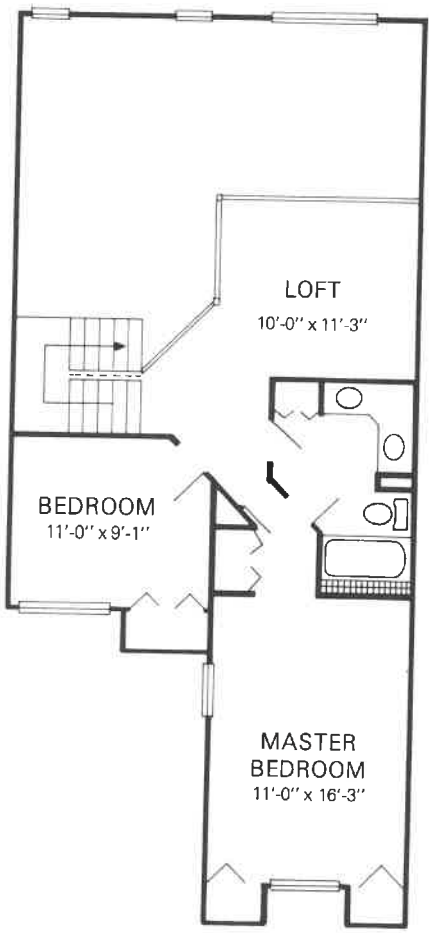
Loft living at its finest. Vaulted ceiling over living and dining room continues over loft. Vaulted ceiling over master bedroom. Two full bathrooms up. One-half bathroom down. Built-in kitchen pantry. Open oak railed stairway to loft and second level. Sliding glass door to patio. Utility room accommodates washer and dryer.

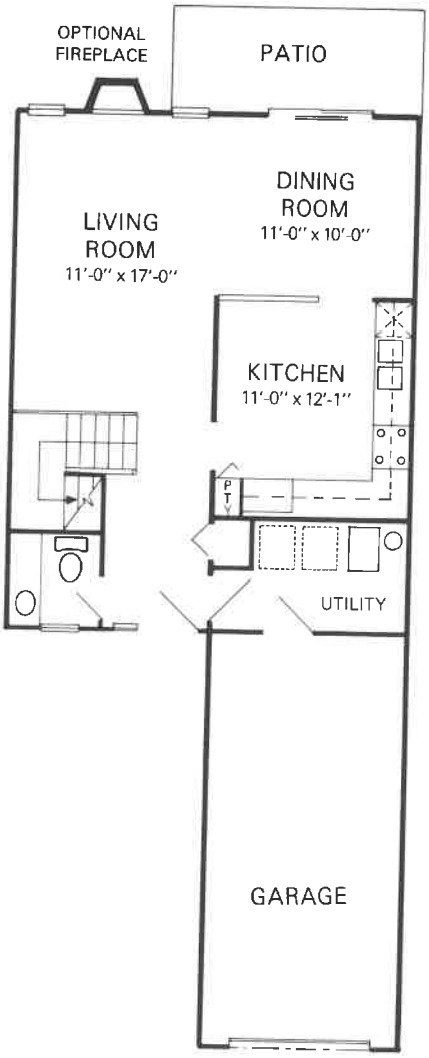
OPTIONAL BATH
2nd LEVEL











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Hamilton Creek

These Luxury Features Are Included In Your Country Home

KITCHEN
*Furniture quality cabinets
*Continuous clean gas oven and range
*Double bowl stainless steel sink
*Uni-lever faucet control
*Built-in dishwasher
*Built-in garbage disposer
*Decorator counter tops
*Range hood and fan
*Easy-care vinyl-asbestos tile
*Pantry

BATHS AND CLOSETS
*Ceramic bath wall tile
*Furniture quality vanity cabinets
*Cultured marble & Formica vanity tops
*King size bathroom mirrors
*Easy care vinyl asbestos tile as shown
*Single-lever mixer faucets in tubs and showers
*1 handle lucite mixer faucets on vanities
*Lighted closets with furniture quality vinyl-clad doors

INTERIOR FEATURES
*Thermo break patio door with insulated tempered glass, with screen
*Premium hardware
*Wall-to-wall carpeting
*Decorator light fixtures
*Cable TV outlet, 1 per unit
*Private entry door with deadlock to garage

EXTERIOR FEATURES
*Insulating glass windows with screens
*Asphalt driveways
*Gutters and downspouts as shown

EXTERIORS
*Heavy gauge aluminum & panel brick

UTILITIES AND STORAGE
*Individual utility rooms, insulated
*100 AMP 220 volt service with circuit breakers
*Automatic, gas-fired, forced air furnaces
*Automatic, glass-lined, 40 gallon water heater
*Copper plumbing water supply
*Vents for clothes dryers
*Individual garages with storage space
*Hook-up for washer/dryer
*Combustion air ducted to utility room for efficient heating

FOR YOUR PEACE OF MIND
*Quality materials: 235 lb. asphalt shingles over 15 lb. felt, 7/16" Blandex sheathing; second floor tongue and groove plywood nailed and glued to floor trusses; Excellent energy-saving insulation; second floor ceilings R-30 batt insulation over 5/8" drywall; Exterior walls R-13 full-thick fiberglass insulation batts
Party wall designed for excellent sound control with 5/8" UL gypsum drywall (firewall) over double-walls of 2 x 4 studs, 16" o.c. packed with 3½" batt insulation with 1" air space separation. 2 layers firecode drywall on common walls
*Underground facilities
*Fascia, soffits, trim boards, all factory pre-primed
*Dead bolt on front door

FOR CONDOMINIUM LEISURE LIVING
*Over 50% open space of landscaped and sodded greenbelts
*Privacy concrete patios & wolmanized wood decks

YOUR MONTHLY ASSESSMENT PROVIDES YOU WITH:
*Maintenance of common areas, exterior lighting, private roads, green spaces, walks, building exteriors and utility lines
*Lawn cutting, fertilizing, shrub and tree trimming
*Snow clearance of roads and driveways
*Liability and casualty insurance on common property
*Management and administrative services for condominium association

THESE OPTIONS ARE ALSO AVAILABLE FOR YOUR COUNTRY HOME
*Air conditioning
*Fireplace
*Skylights
*Refrigerator
*Upgraded range
*Upgraded dishwasher
*2nd bath in A unit
*Upgraded cabinets - kitchen/bath
*Ceramic floor tile in baths
*No wax sheet vinyl in kitchen, foyer, baths, utility
*Upgrade carpet

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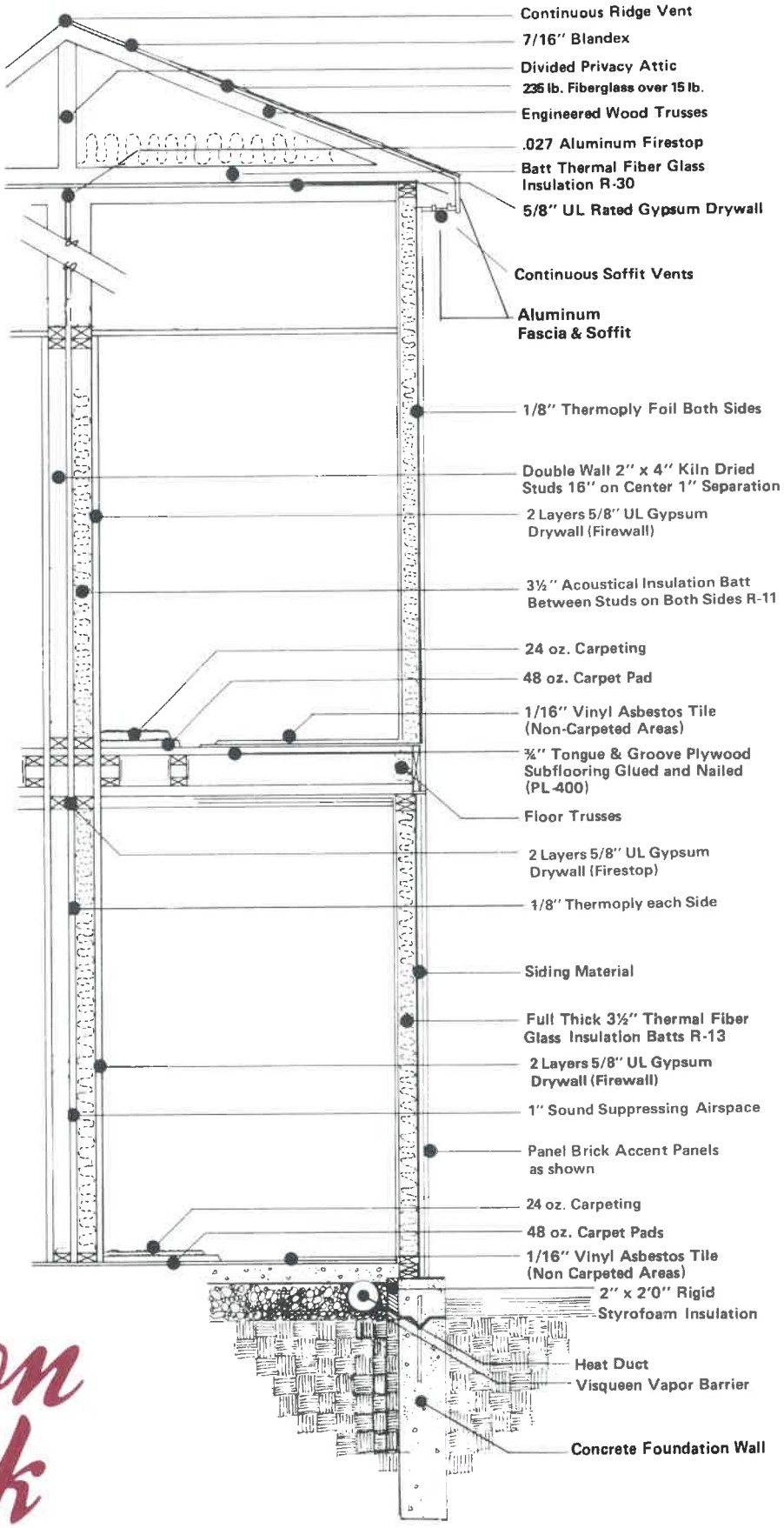
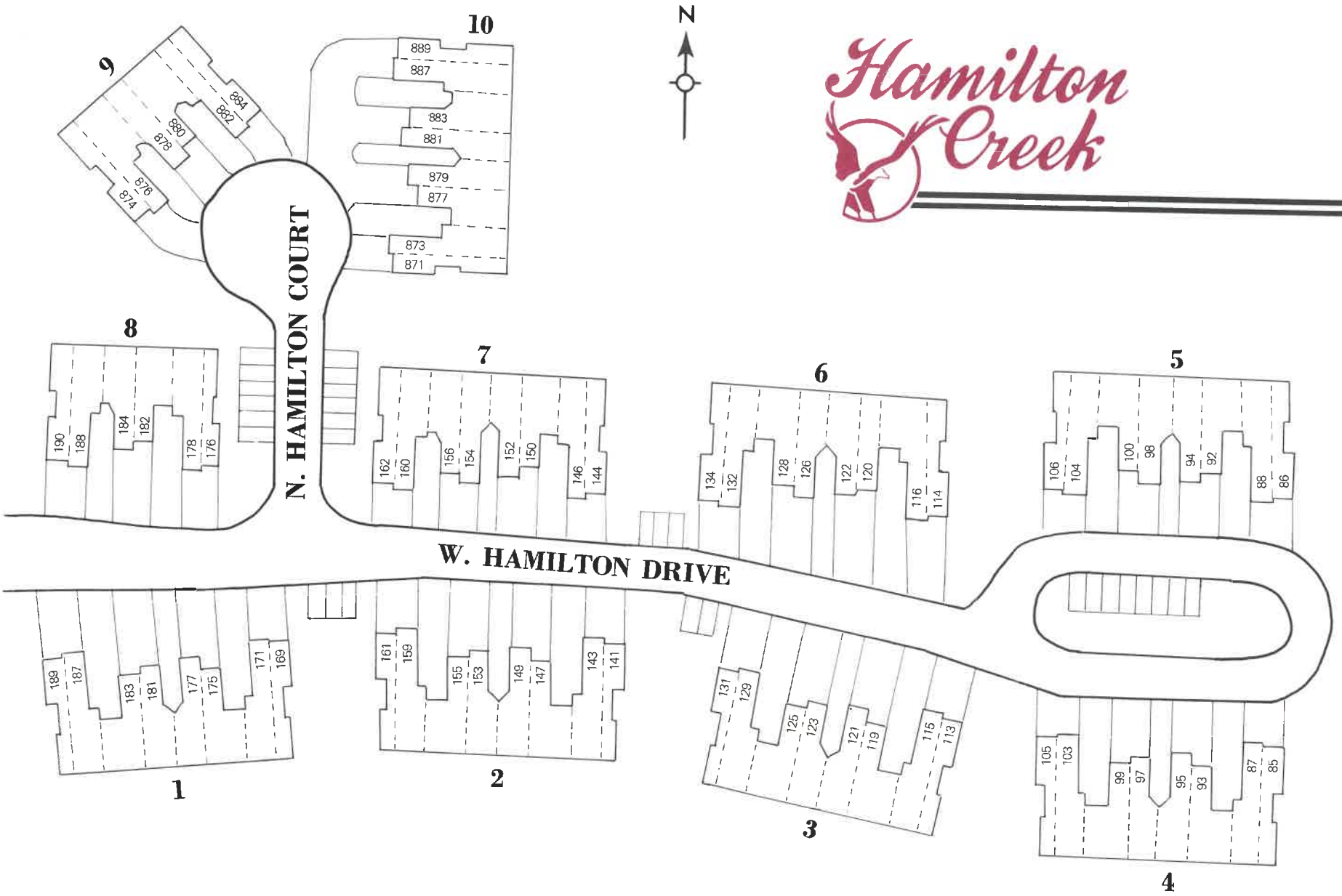


The Country Homes at

Hamilton Creek

Hamilton Creek 147 West Hamilton Drive, Palatine, Illinois 60067 • 991-0830



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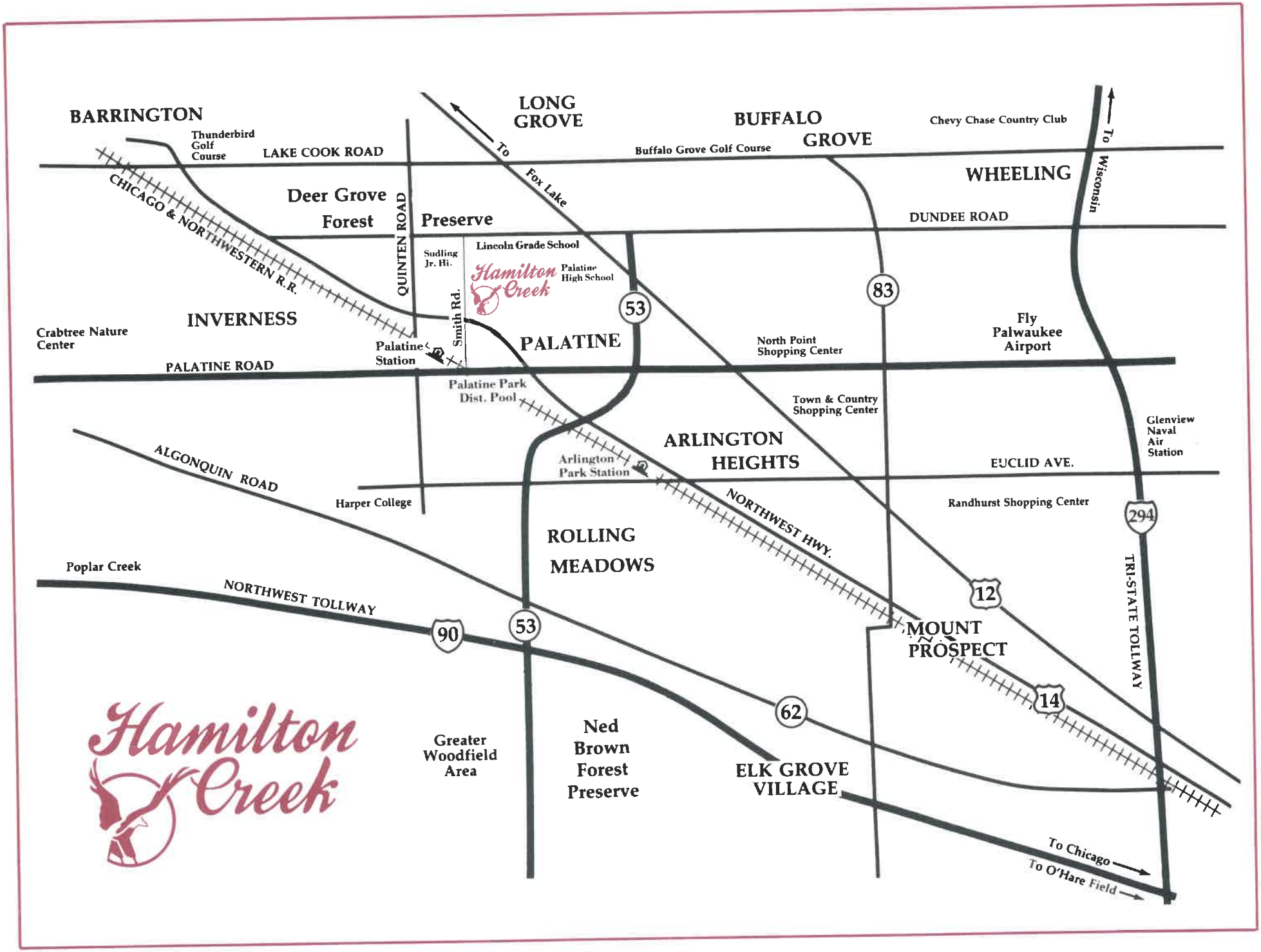
BARRINGTON
Thunderbird Golf Course
LAKE COOK ROAD
LONG GROVE
To Fox Lake
BUFFALO GROVE
Buffalo Grove Golf Course
Chevy Chase Country Club
To Wisconsin
WHEELING
DUNDEE ROAD
Deer Grove Forest Preserve
CHICAGO & NORTHWESTERN R.R.
QUINTEN ROAD
Sudling Jr. Hi.
Lincoln Grade School
Hamilton Creek
Palatine High School
Smith Rd.
53
83
INVERNESS
Crabtree Nature Center
Palatine Station
PALATINE
North Point Shopping Center
Fly Palwaukee Airport
PALATINE ROAD
Palatine Park Dist. Pool
Town & Country Shopping Center
Glenview Naval Air Station
ARLINGTON HEIGHTS
Arlington Park Station
EUCLID AVE.
ALGONQUIN ROAD
Harper College
NORTHWEST HWY.
Randhurst Shopping Center
294
ROLLING MEADOWS
Poplar Creek
NORTHWEST TOLLWAY
90
53
12
MOUNT PROSPECT
TRI-STATE TOLLWAY
14
62
Hamilton Creek
Greater Woodfield Area
Ned Brown Forest Preserve
ELK GROVE VILLAGE
To Chicago
To O'Hare Field