A Kimball Hill Community

1 Surrey Lane / Schaumburg, Illinois 60172 / 312-885-7740

Haverford



THE COUNTRY HOMES: high quality construction, privacy, security, and maintenance free grounds for first time and step down home owners. Private entrances, private direct access attached garages, vaulted ceilings, lofts and large airy living areas are featured in these two or three bedroom townhomes.

THE VILLAGE: a unique single family concept developed as a very luxurious home for professionals. The Village replaces large traditional residences with two or three bedroom homes more conducive to a new way of life. Open foyers, luxurious bedroom/bath suites, dramtic valuted ceilings and maintenance free grounds await.

THE COLONY: luxurious, dramatically styled two or three bedroom townhomes. Master bedroom/bath suite, library or den, formal dining and living, full two car garage, maintenance free grounds and an optional basement are just some of the amenities offered.

THE COUNTRY ESTATES: striking yet traditionally styled single family homes found along a private area of large cul-de-sac lots. A beautiful two story foyer opens to formal living and dining rooms, a den or library and large country kitchen. Three or four bedrooms and large 2 car garages add living ease to these elegant homes.

Discover the quality

Fine homes for 50 years

"It has been very satisfying to discover that a surprising number of our customers are second or even third generation Kimball Hill home owners. My father and I sought enduring values in each of our developments, and nothing could tell us more clearly that the Hill family hasn't wasted the past 49 years."
David Kimball Hill, Jr. President



"The importance of being exclusive to Chicagoland cannot be overstated. Not only have we gained tremendous insight into the lifestyle requirements and housing needs of Chicago area homeowners, but we have also been able to contribute to the quality of life in the communities in which we build."
Lisa Harry Porter Senior Vice President Sales and Marketing





"We are proud that the quality of the materials, the designed systems and the workmanship in a Kimball Hill home equals and often exceeds that found in more expensive 'custom' homes being built today."
James Mackin Senior Vice President, Construction

"Haverford is a prime example of advanced land planning and home design. The land plan creates the environment outside the home, the design creates the environment inside the home."
Larry Johannesen Senior Vice President, Land Acquisition





THE VILLAGE

FEATURES

The following luxury features are included in your home:

Kitchen

Furniture quality cabinets
Continuous clean oven and range
Range hood and fan
Double bowl stainless steel sink
Single level mixer faucet
Built-in dishwasher
Built-in garbage disposer
Frost free 16 cu. ft. refrigerator
Easy care no-wax kitchen and laundry flooring

Baths and Closets

Ceramic tiled bath floors/walls
Furniture quality vanity cabinets
Full plate glass mirrors over vanity
Master bath 60" x 42" fiberglass tub and laminate vanity tops with drop-in bowl
Secondary bath laminate top with drop in bowl
Single lever faucet control
Obscure glass shower doors
Towel bars, soap dish and accessories
Lighted closets with coated wire shelves

Interior Features

Wood sliding glass doors with screen and tempered glass
"Colonist" six panel doors w/painted decorator trim
French garden doors per plan
Ceramic tile entry foyer
Wall to wall carpeting with high quality pad
Decorator light fixtures
Prewire for telephone and T.V.
Private entry door with deadlock to garage
Central air conditioning
Fireplace

Exterior Features

Insulated wood windows with screens
Asphalt driveway w/concrete walk
Aluminum gutters and downspouts
Individual patios
Colonial aluminum siding in decorator colors with panel brick
Wood fascia and soffits
Individual two car garages

Utilities and Storage

Automatic gas fired forced-air furnace
Central air conditioning
Automatic glass lined 40 gallon water heater
Copper water supply
200 AMP 220 VOLT service with circuit breakers
Vents for clothes dryer
Gas dryer hook up
Fiberglass laundry tub per plan
Combustion air duct to utility room for efficient heating

For Condominium Living

Over 50% open space of landscaped, seeded and sodded greenbelts
Privacy concrete patio
Maintenance of common areas, exterior lighting, greenspace and utility lines
Lawn cutting, fertilizing, shrub and tree trimming
Snow clearance of drives and sidewalks
Liability and casualty insurance on common property
Management administrative services for condominium association
Exterior building maintenance

For Your Peace of Mind

Quality materials; standard weight fiberglass shingles over 15 lb. felt
1/2" fir plywood sheathing
2nd floor tongue and groove plywood nailed and glued
Excellent energy saving insulation
Second floor ceiling R-30 batt insulation
Exterior walls R-13 full thick fiberglass insulation batts
Underground utilities
Dead bolt on front door

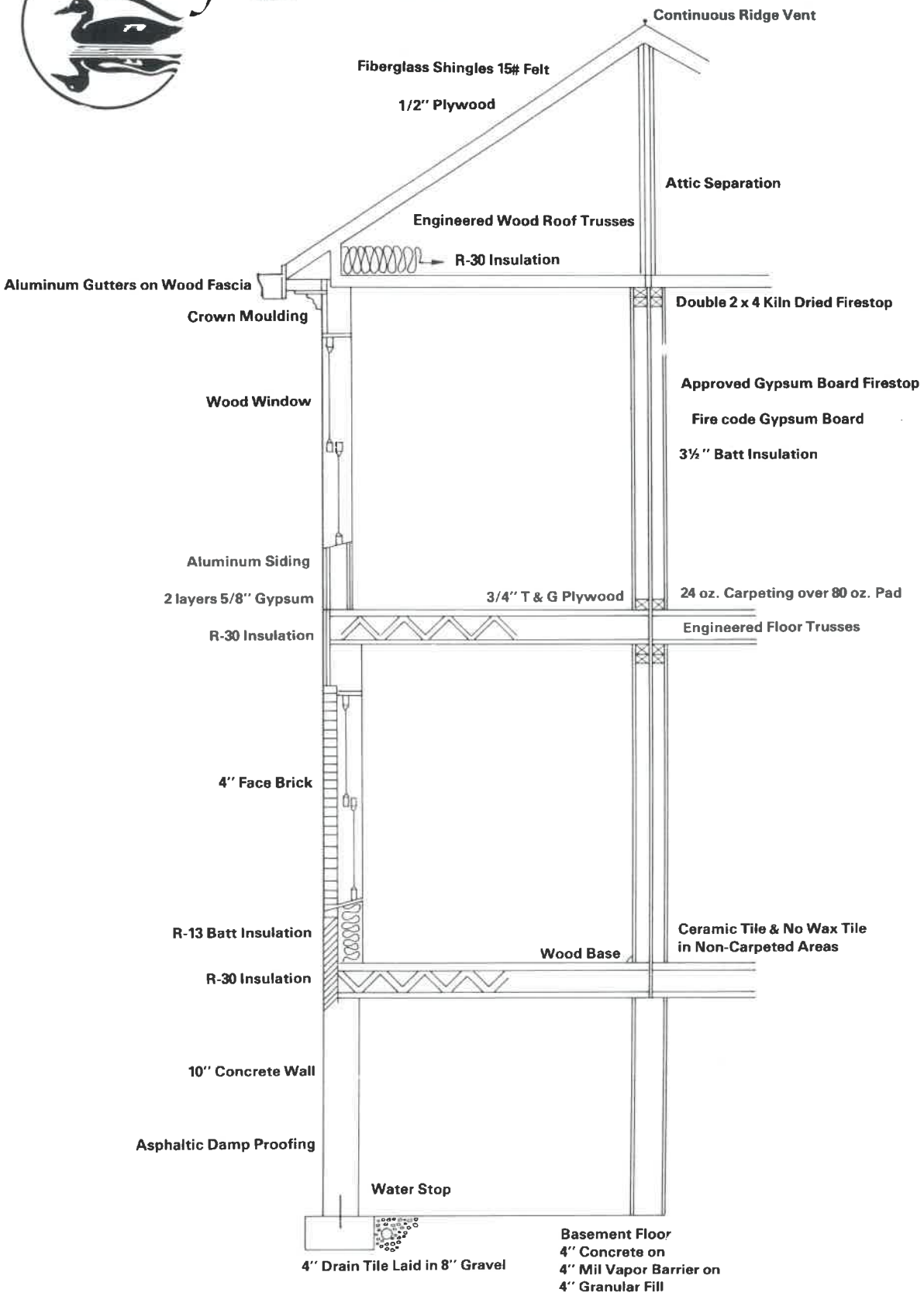
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FEATURES



All dimensions approximate. Window size & location varies with exterior design. Although every effort has been made to verify the accuracy given herein, some revisions may be made by the architect or developer during the process of development. These specifications are subject to change at any time by the architect or developer without notice.

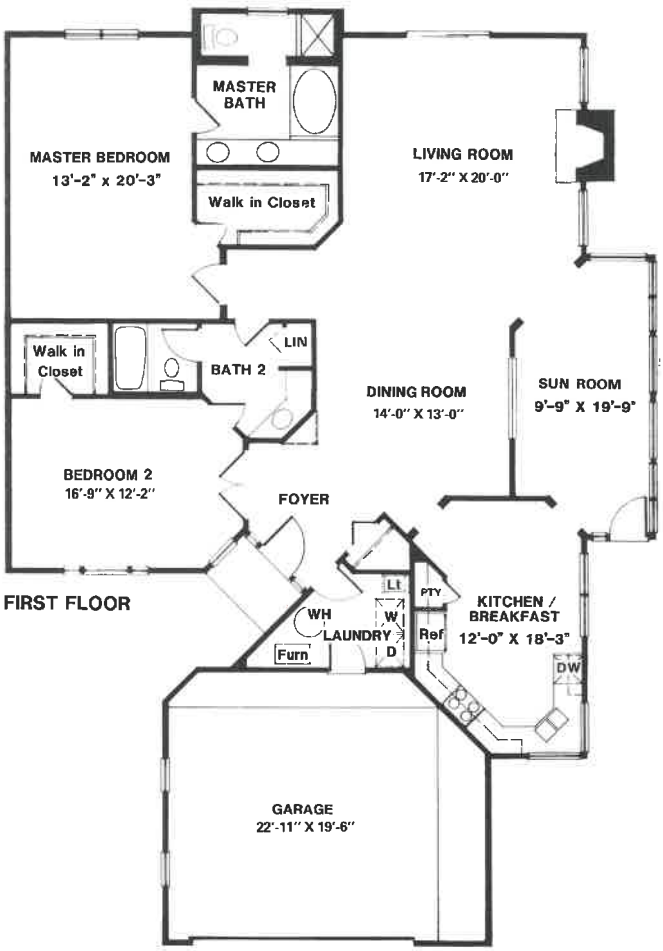
FLOOR PLAN

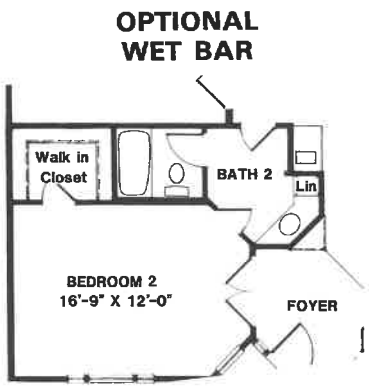
Viceroy/THE VILLAGE



This large ranch home is based on the award winning design of Concept House IV. The elegance begins at the entry foyer where volume ceilings immediately create an open spacious feeling in the dining room and living room beyond. To the right of the entryway a large kitchen opens to the dramatic sunroom. The master bedroom houses a large walk-in closet and the private master bath contains bath tub and a shower. A second bedroom also has a walk-in closet and full bath. A two car garage, laundry room and fireplace complete this award winning design.

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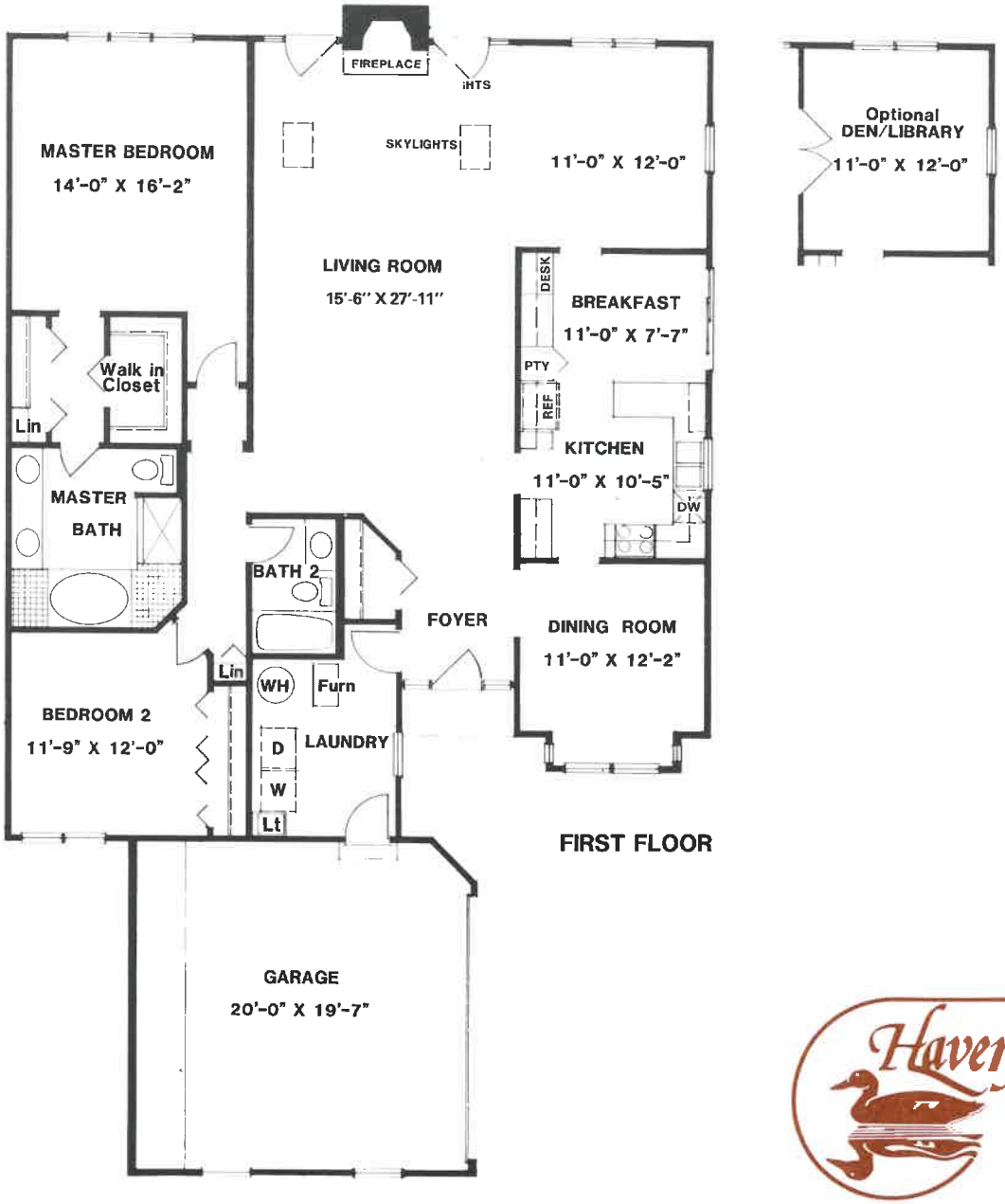
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FLOOR PLAN

The York/THE VILLAGE



An open design that invites traditional formal living is found in this versatile ranch style home. The large living room becomes even more dramatic with its high volume ceiling and striking fireplace. The separate dining room is ideal for dinner parties or quiet evening dining and the workable kitchen includes a handy breakfast nook for less formal meals. The master bedroom has a large walk-in closet and private master bath with a luxurious tile surrounded tub and separate shower. A second bedroom, full second bath, laundry room, two car garage and optional den or library complete a design that is ideal for modern living.



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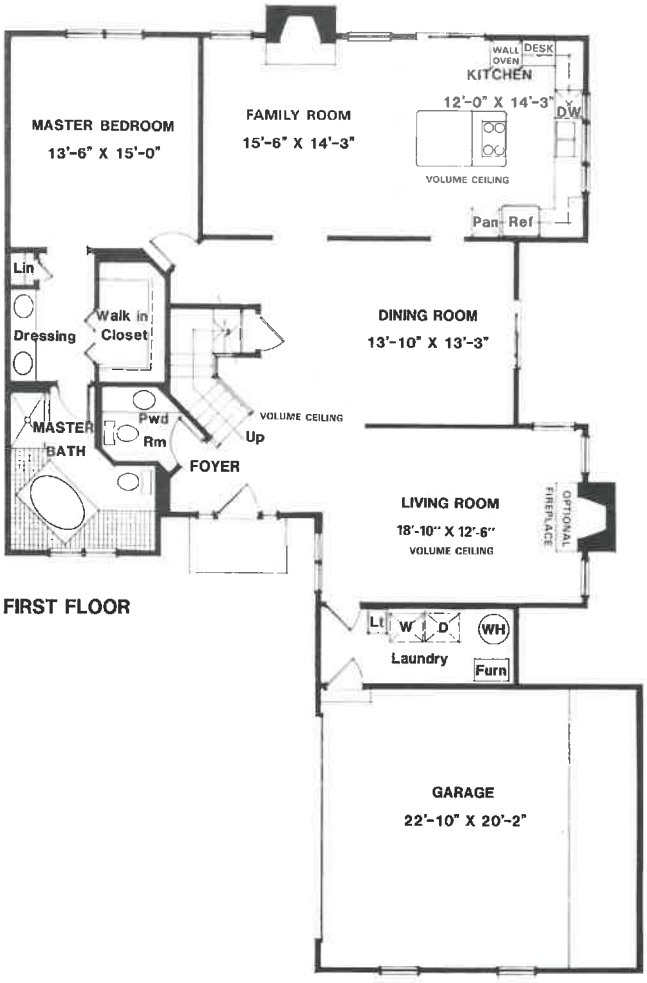
FLOOR PLAN

Endicott/THE VILLAGE

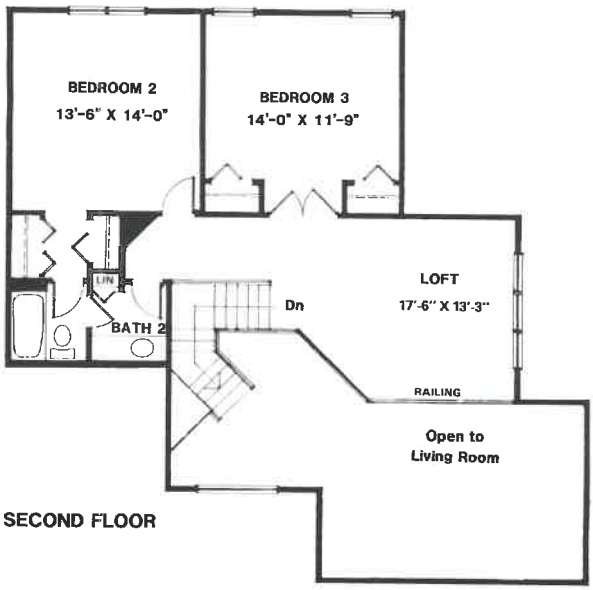


The striking design of the Endicott is immediately apparent at the front door where you are greeted by a two story foyer and dramatic loft overlooking the living room. A formal dining room leads to a large kitchen with volume ceiling and island cooktop. Adjacent to the kitchen, the family room complete with fireplace will quickly become the center of day-to-day activity. The main floor also has a very luxurious master bedroom/bath suite with a large walk-through closet, dressing area and tub plus shower. Upstairs the loft leads to two more bedrooms and a full second bath. A large two car garage, laundry room, downstairs powder room and decks or patios complete the exciting design of the Endicott.

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FIRST FLOOR



SECOND FLOOR

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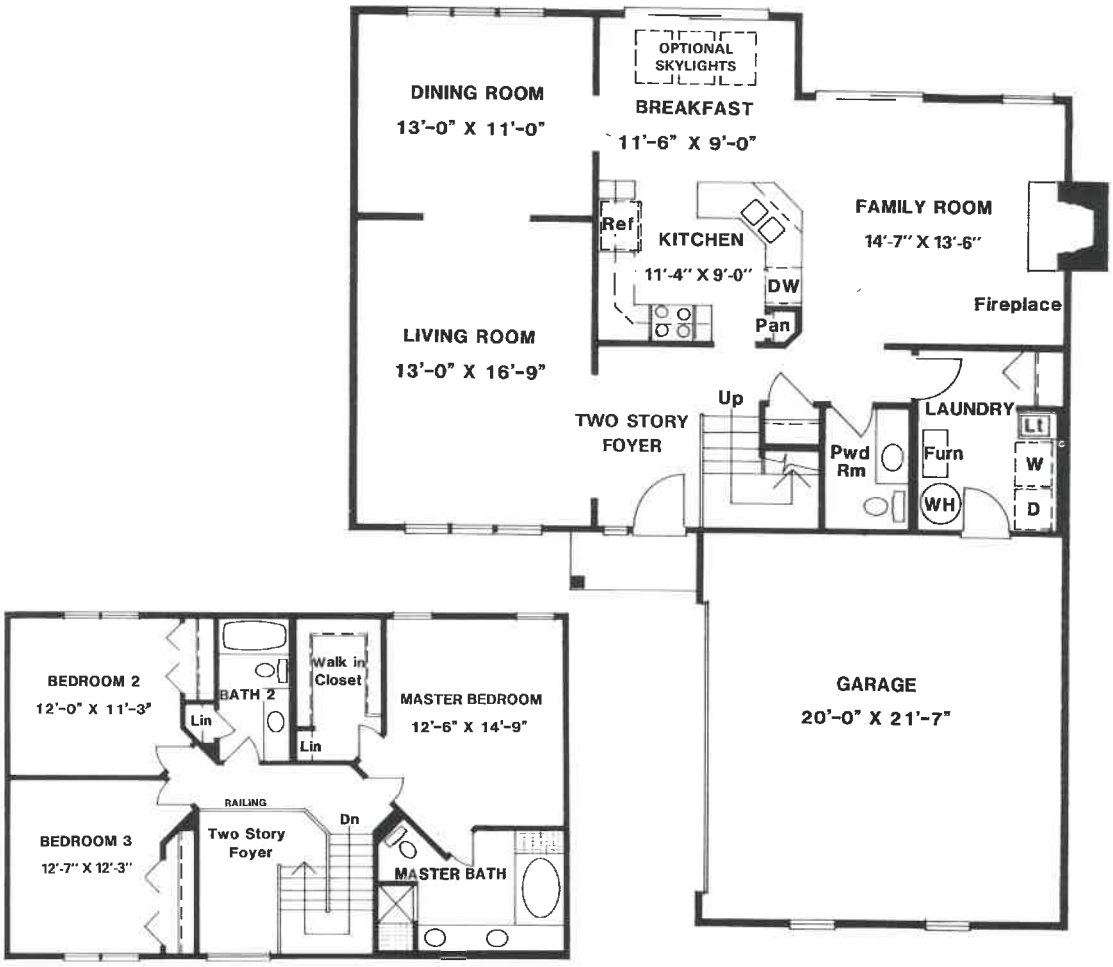
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FLOOR PLAN

Ashleigh/THE VILLAGE



A dramatic two story foyer opens the way to a home that caters to both formal and casual living. A large living room and separate formal dining room are perfect for entertaining or quiet dinner parties. The family room with fireplace invites more casual day to day living alone and with friends. A conveniently located kitchen is adjacent to a breakfast nook and the family room. Upstairs, a master bedroom/bath suite and two additional bedrooms plus a second full bath are perfect for family living or weekend guests. An attached two car garage, downstairs powder and laundry rooms add finishing touches to this very easy to live-in home.



SECOND FLOOR

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