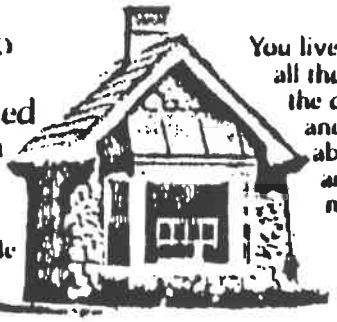
INVERNESS
on the ponds
by HEMPHILL

Nowhere else in the Chicago area can you find luxurious private single-family detached homes with a condominium lifestyle.



The Success Story

Before Inverness, discriminating people who desired a condominium lifestyle had only one choice—the High Rise. Finally, with the introduction of Inverness on the Ponds there is a luxurious alternative. And since the opening of Inverness, people have appreciated this exclusive difference.

You live in your own ultra-luxurious home with all the conveniences of a condominium. Enjoy the country landscape, trees, flowers, ponds and running brooks, without ever worrying about exterior maintenance. Private roads, and one exit and entry way with gatehouse makes Inverness especially ideal for those who are security-conscious.

Yet, it is the homes that make Inverness truly spectacular! Enormous great rooms, luxury master baths, library/media rooms, sunny solariums, indoor swimming pools, and extra features you'd expect in the finest of Hemphill traditions.

The site is included in the base purchase price, except for some premium locations. English or walk-out basements are necessary on certain sites at additional charge.

The seller reserves the right to make changes at any time in pricing, plans, dimensions, specifications and terms without prior notification. Attached pricing subject to availability. Please inquire at sales office for current information. Office hours are from 10:00 a.m. to 6:00 p.m. daily. Please call 934-9000.

1987 MONTHLY HOMEOWNER'S ASSOCIATION ASSESSMENT FEE

Monthly assessment fee is $195.00. This fee includes lawn care services, snow plowing, waste removal, hazard and liability insurance and gatehouse security.

Exterior maintenance of the home is provided for by the Homeowner's Association. Repairs are performed at homeowner's request or as the Association determines necessary. Homeowner is then individually assessed for these repairs.

Rev. 1/02/87

INVERNESS
on the ponds
by HEMPHILL

SINGLE FAMILY CONDOMINIUM HOMES - PHASE III

MODEL	DESCRIPTION	APPROXIMATE LIVING AREA	ELEVATION	BASE PRICE
BENNETT HOUSE Ranch	Two Bedrooms 2 Baths with Study	1900 sq. ft.	A-Brick Front/Cedar Siding	$237,000
			or	
			B-Cedar Siding	$233,000
ALEXANDER HOUSE Ranch	Two Bedrooms 2½ Baths with Study	2140 sq.ft.	A-Brick Front/Cedar Siding	$251,000
			or	
			B-Cedar Siding	$256,000
STUART HOUSE Ranch	Two Bedrooms 2 Baths with Great Room	2304 sq.ft.	A-Brick Front/Bay Window	$252,000
			or	
			B-Brick Front/Box Window	$257,000
BLAIR HOUSE Ranch	Two Bedrooms 2½ Baths with Library	2304 sq.ft.	A-Brick Front/Cedar Siding	$255,000
			or	
			B-Stone Front/Cedar Siding	$260,000
ESSEX HOUSE Ranch	Three Bedrooms 2 Baths with Great Room	2415 sq.ft.	A-Brick Front/Bay Window	$258,000
			or	
			B-Brick Front/Box Window	$260,000
ESSEX II HOUSE Ranch	Three Bedrooms 2 Baths with Great Room	2197 sq.ft.	A-Brick Front/Bay Window	$250,000
			or	
			B-Brick Front/Box Window	$252,000
HAMILTON HOUSE Ranch	Three Bedrooms 2½ Baths with Great Room	3021 sq.ft.	A-Brick/Cedar Trim	$310,000
			or	
			B-Stone/Cedar Trim	$325,000
LINDEN HOUSE Ranch w/Pool	Two Bedrooms 3 Baths with Great Room & Indoor Pool	3021 sq.ft.	A-Brick/Cedar Trim	$360,000
			or	
			B-Stone/Cedar Trim	$375,000
CARLTON HOUSE Cape Cod	Three Bedrooms 2½ Baths with Study	2766 sq.ft.	A-Brick Front/Cedar Siding	$268,000
			or	
			B-Cedar Siding	$265,000
GROSVENOR HOUSE Two-Story	Three Bedrooms 2½ Baths with Family Room	2492 sq.ft.	A-Brick Front/Cedar Siding	$263,000
			or	
			B-Cedar Siding	$260,000
HUNTINGTON HOUSE Two-Story	Three Bedrooms 2½ Baths with Great Room	2576 sq.ft.	A-Cedar Siding	$258,000
			or	
			B-Brick Front/Cedar Siding	$261,000

The seller reserves the right to make changes at any time in pricing, plans, dimensions, specifications and terms without prior notification. Above pricing subject to availability. Office hours are from 10:00 a.m. to 6:00 p.m. daily. Phone 934-9000.

144 Crichton Lane • Inverness, Illinois 60067

Rev. 4/03/87

INVERNESS ON THE PONDS

PHASES II & III

STANDARD FEATURES FOR SINGLE FAMILY HOMES

Professionally landscaped home sites and common areas
Underground sprinkler system
Cedar exterior with brick as per plans
A choice of exterior architectural designs and colors
Medium weight hand split wood shake roofs
Clad wood windows with storms, screens and grills
Clad patio doors with screens
Insulated metal exterior doors
Solid masonry fireplace with gas log starter
Skylights as per plans
Two car attached garage with electronic garage door openers
Basements as per plans
Gas forced air heating system
Central air conditioning system
Clock thermostat
Humidifier
Insulating exterior sheathing (½")
Energy saving insulation (R-13 walls, R-30 exposed ceilings)
Enameled 6-Panel colonist interior doors and trim
Crown moldings as per plans
Chair rail in dining room as per plans
Cathedral and/or vaulted ceilings with wood beams as per plans
Stained and varnished hardwood railings as per plans
Built-in bookcases as per plans
Custom crafted cabinets in kitchen and baths with a choice of designs
Wet bar as per plans
Continuous/self-clean, built-in double oven
Built-in cooktop with grill
Eleven (11) cycle dishwasher
Food disposer - ½ horsepower
Brass exterior light fixtures
$750 interior light fixture allowance
Recessed lighting in selected areas as per plans
Prewired T.V. system with 3 openings and antenna
Prewired phone jacks in 3 locations
Two (2) smoke detectors per plans
200 AMP electrical service
Luxurious master baths with oversize tubs by Kohler
Kohler cast iron double bowl kitchen sink
One piece Kohler Rialto water closets
Moen "Chateau" single lever faucets
50 gallon State gas water heater
Laundry tray as per plans
Municipal water and sanitary sewer service
Gas dryer connection with exterior venting
Cultured marble vanity tops in a choice of colors
Full length mirrors in bathrooms
Nylon carpeting with high density padding
Quarry, ceramic or parquet foyer tile
Wood parquet flooring in selected areas as per plans
No-wax resilient sheet vinyl flooring in kitchen, breakfast & laundry areas
Ceramic baths as per plans in a choice of colors
Concrete patio with inlaid wood grid

Subject to change without notice 4/22/85

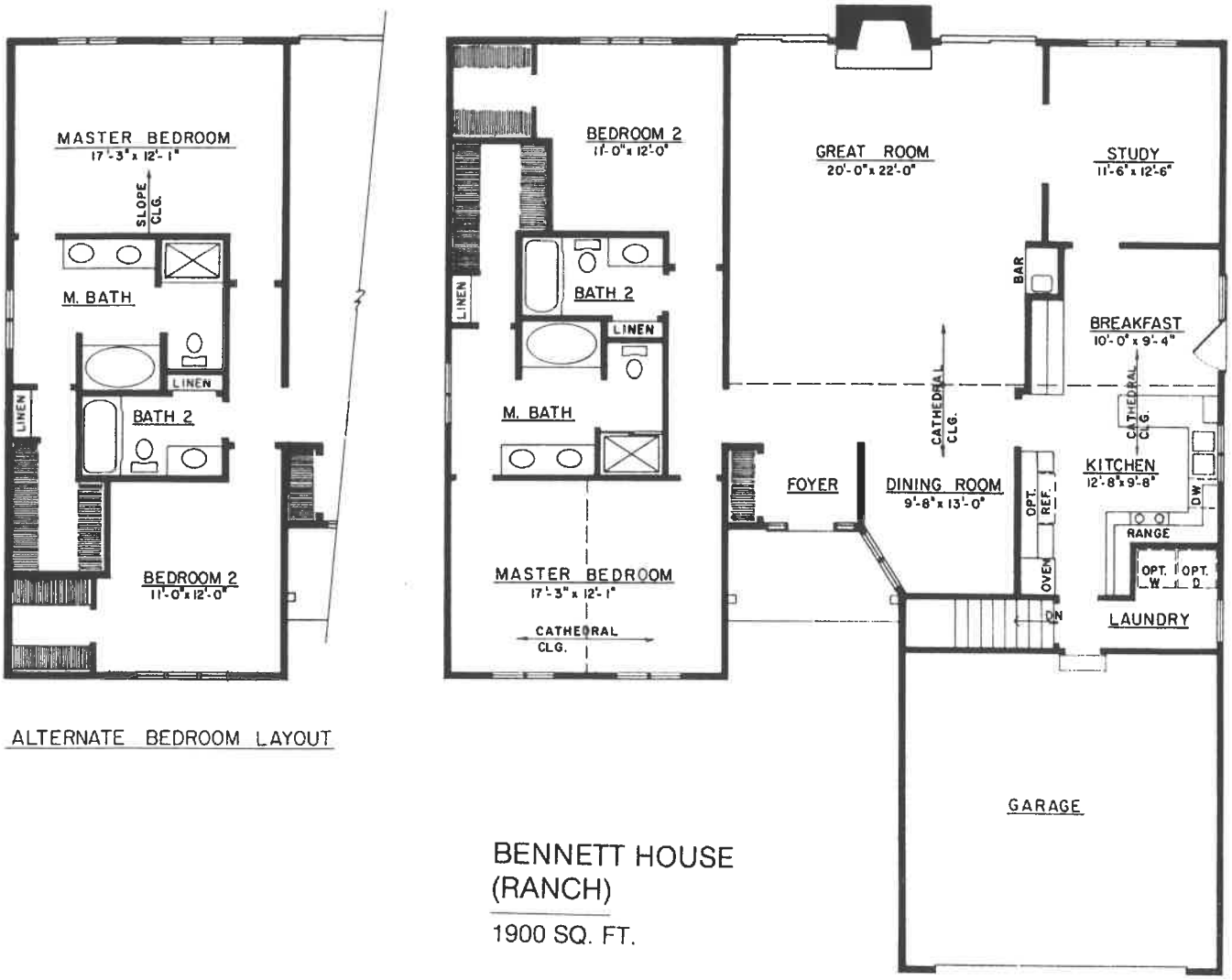


INVERNESS ON THE PONDS

PHASES TWO AND THREE

HEMPHILL

INVERNESS
on the ponds



ALTERNATE BEDROOM LAYOUT

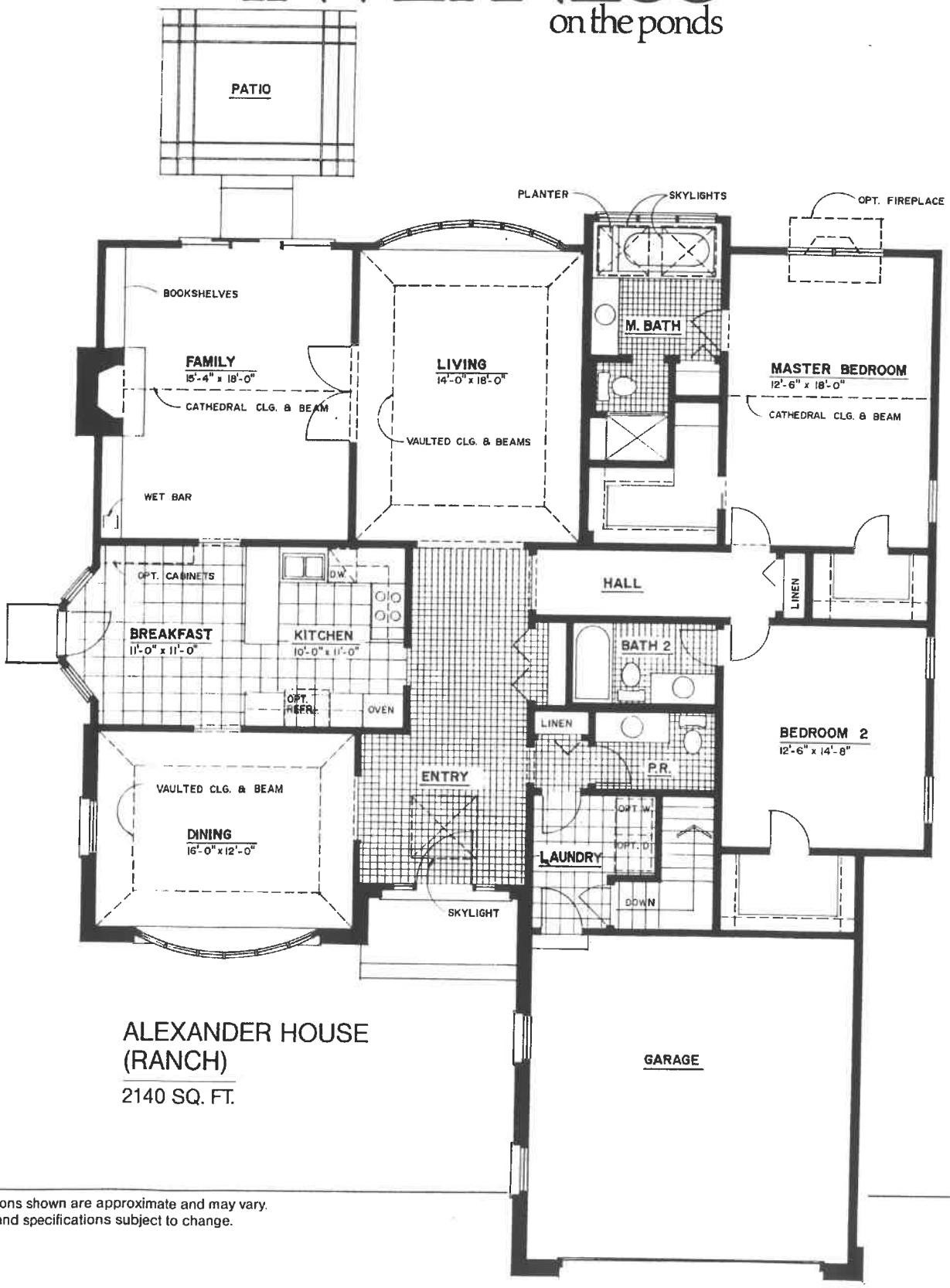
BENNETT HOUSE
(RANCH)

1900 SQ. FT.

Dimensions shown are approximate and may vary.
Design and specifications subject to change.

HEMPHILL

INVERNESS
on the ponds



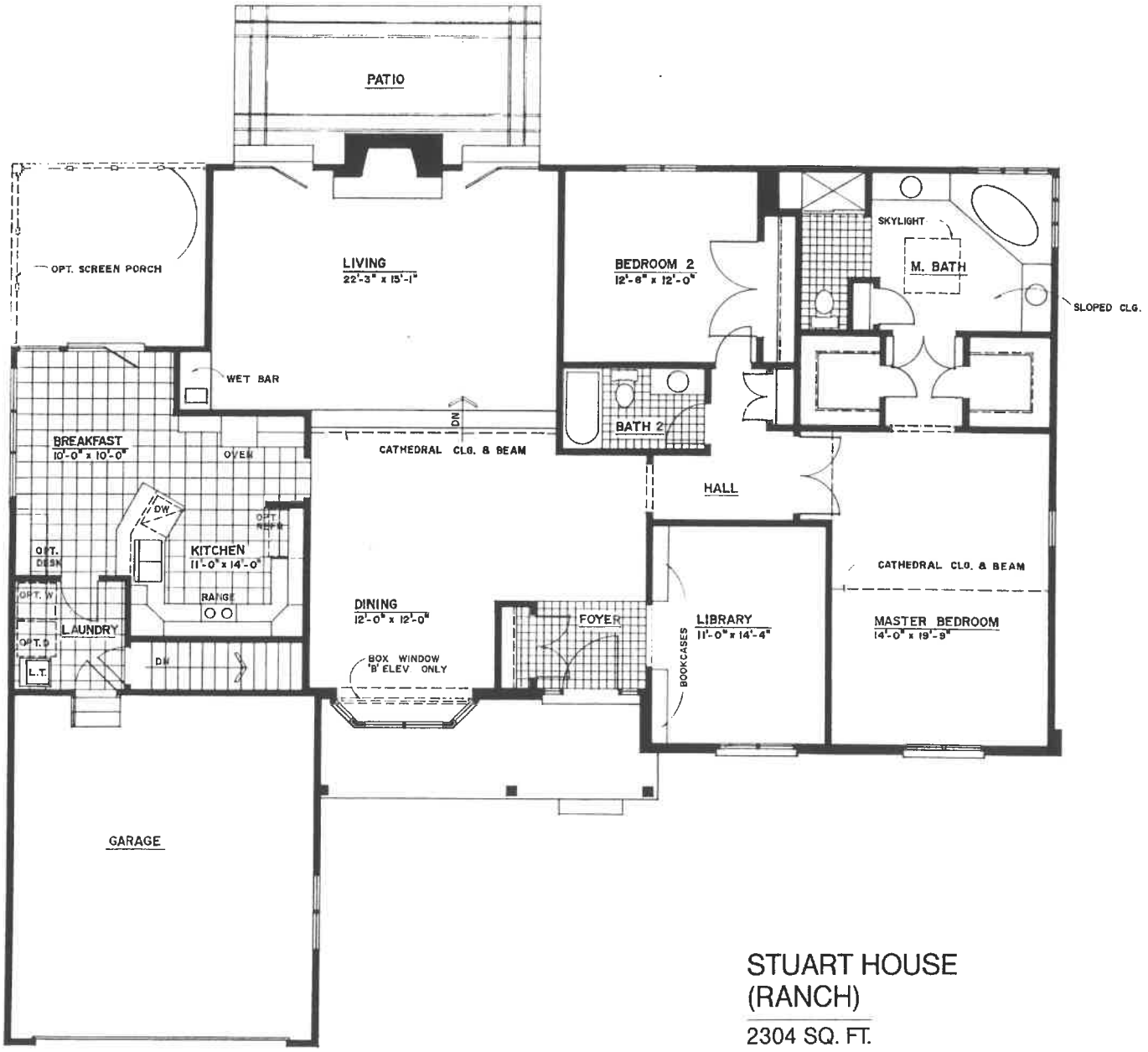
ALEXANDER HOUSE
(RANCH)

2140 SQ. FT.

Dimensions shown are approximate and may vary.
Design and specifications subject to change.

HEMPHILL

INVERNESS
on the ponds



STUART HOUSE
(RANCH)

2304 SQ. FT.

Dimensions shown are approximate and may vary.
Design and specifications subject to change.

HEMPHILL

INVERNESS
on the ponds



Dimensions shown are approximate and may vary.
Design and specifications subject to change.

BLAIR HOUSE
(RANCH)

2304 SQ. FT.

HEMPHILL

INVERNESS
on the ponds

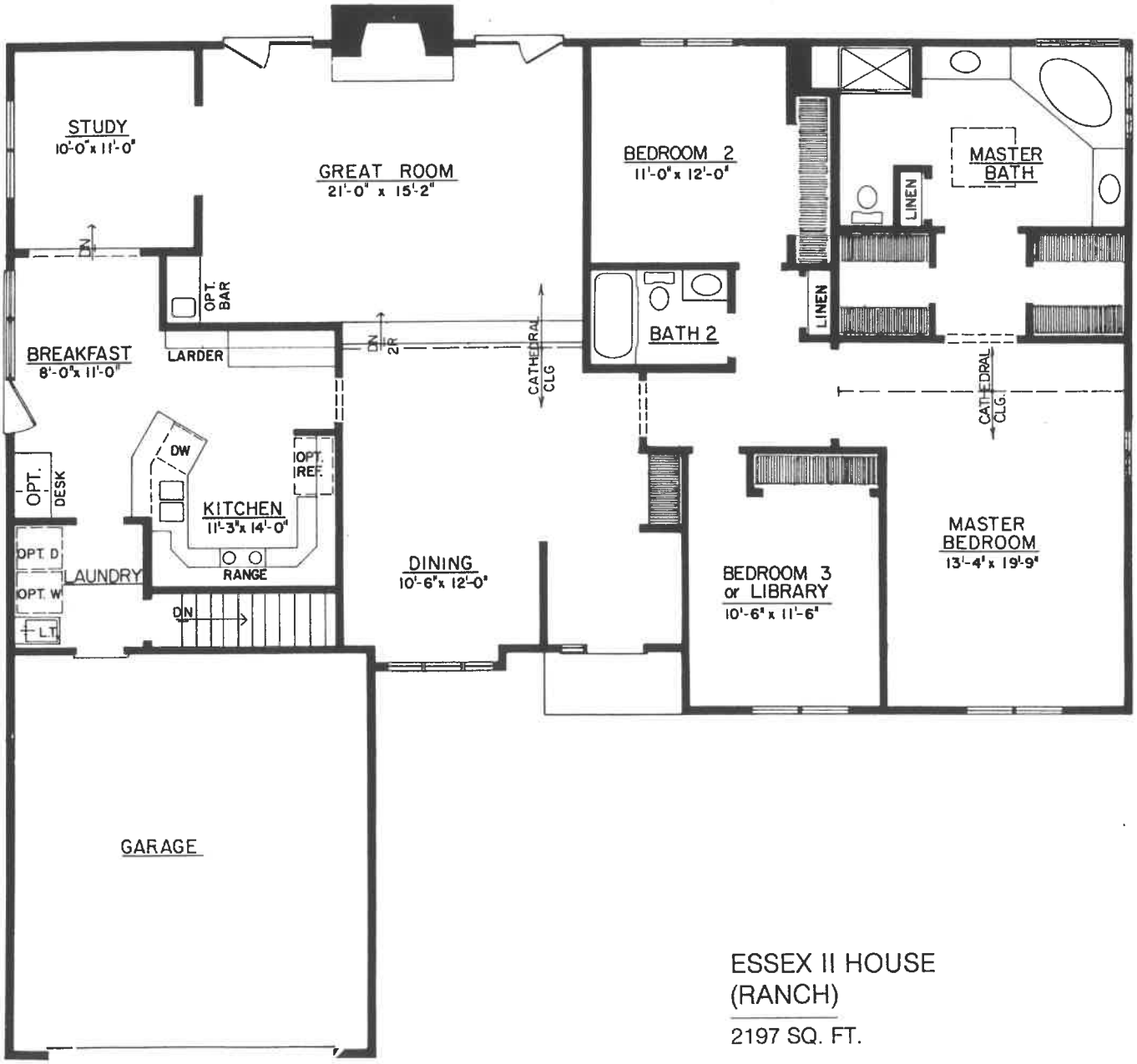


ESSEX HOUSE
(RANCH)
2415 SQ. FT.

Dimensions shown are approximate and may vary.
Design and specifications subject to change.

HEMPHILL

INVERNESS
on the ponds



ESSEX II HOUSE
(RANCH)

2197 SQ. FT.

HEMPHILL

INVERNESS
on the ponds



HAMILTON HOUSE
(RANCH)

3021 SQ. FT.

Dimensions shown are approximate and may vary.
Design and specifications subject to change.

HEMPHILL

INVERNESS
on the ponds



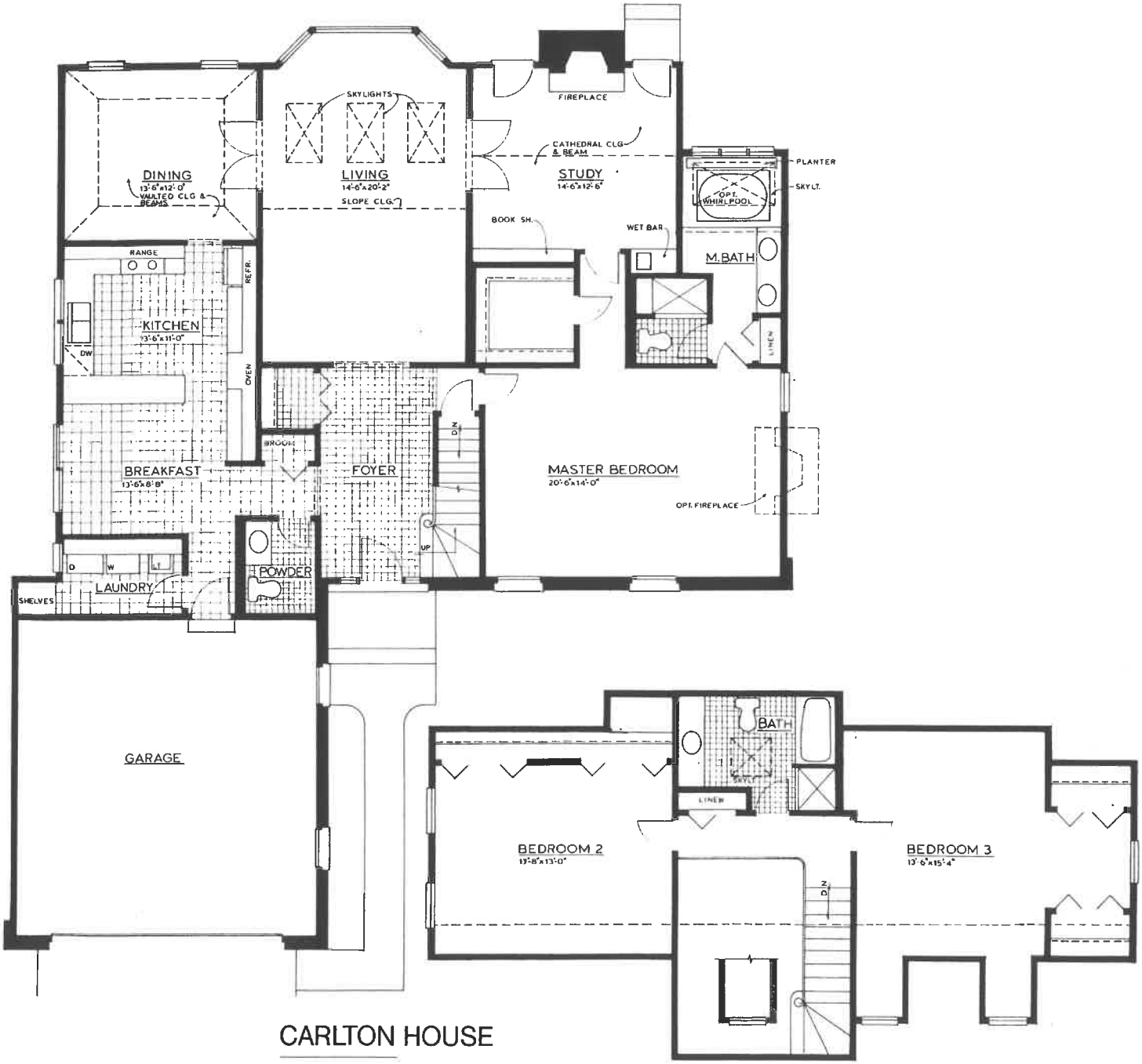
LINDEN HOUSE (RANCH)

3021 SQ. FT.

Dimensions shown are approximate and may vary.
Design and specifications subject to change.

HEMPHILL

INVERNESS
on the ponds



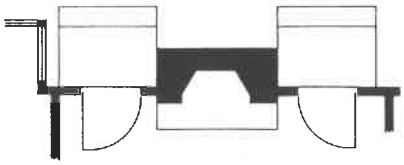
CARLTON HOUSE

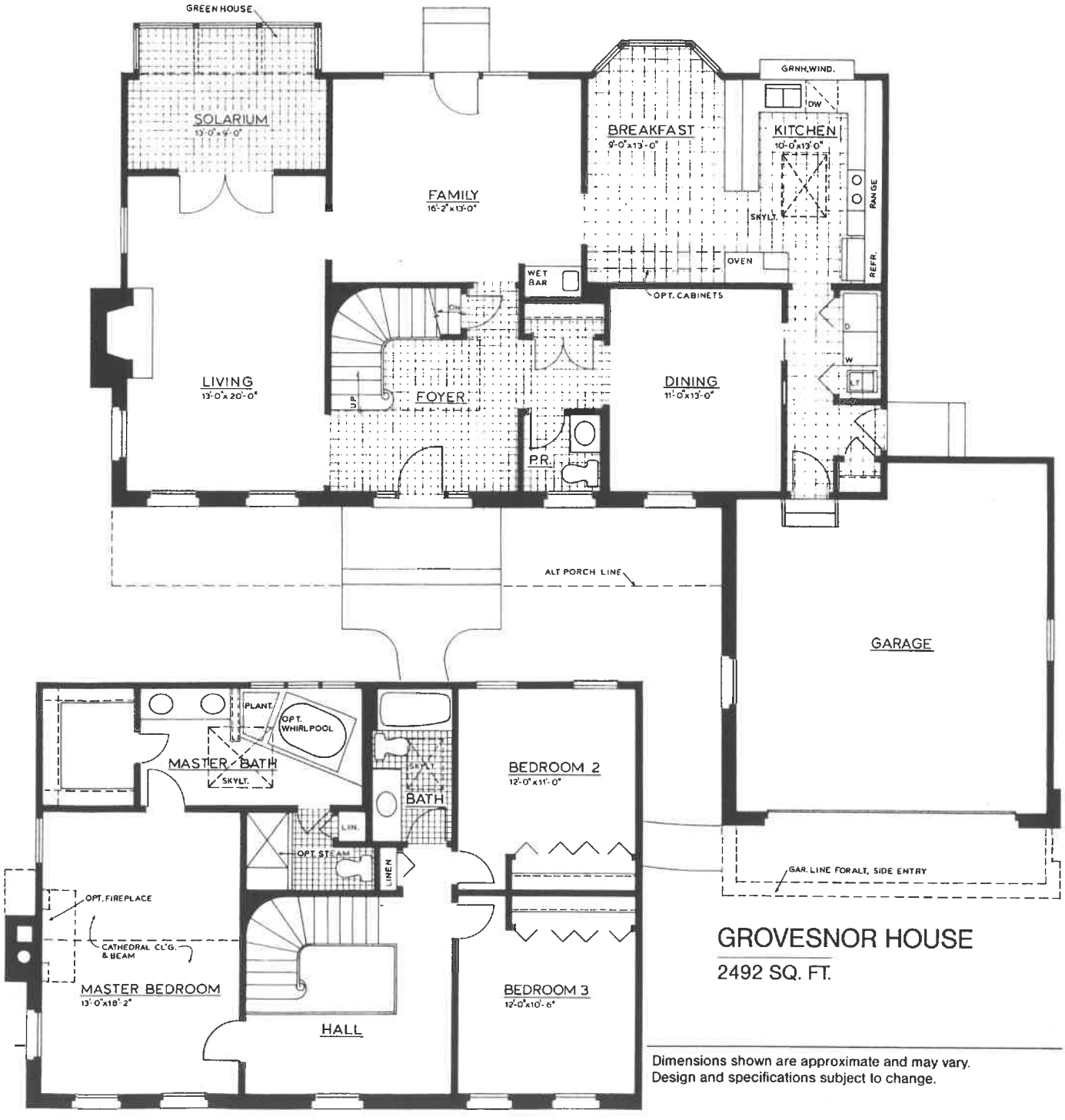
2766 SQ. FT.

Dimensions shown are approximate and may vary.
Design and specifications subject to change.

HEMPHILL

INVERNESS
on the ponds





GROVESNOR HOUSE

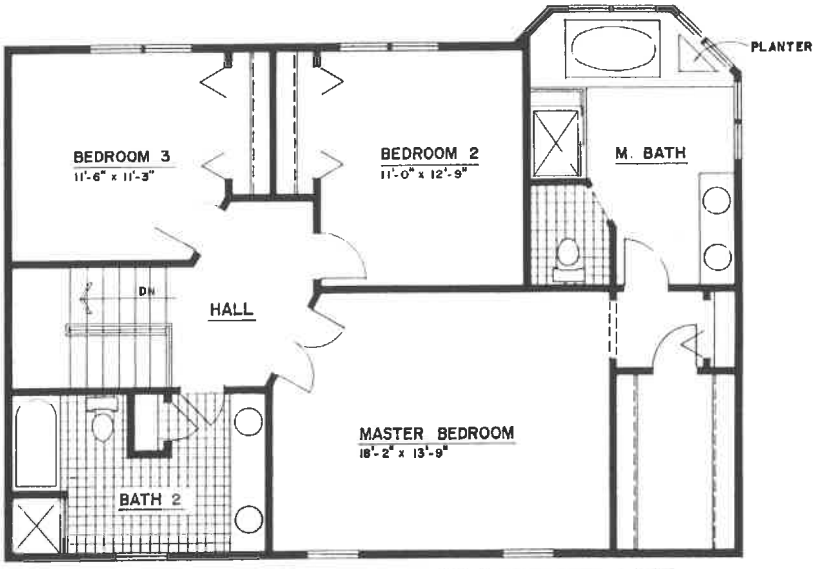
2492 SQ. FT.

Dimensions shown are approximate and may vary.
Design and specifications subject to change.

HEMPHILL

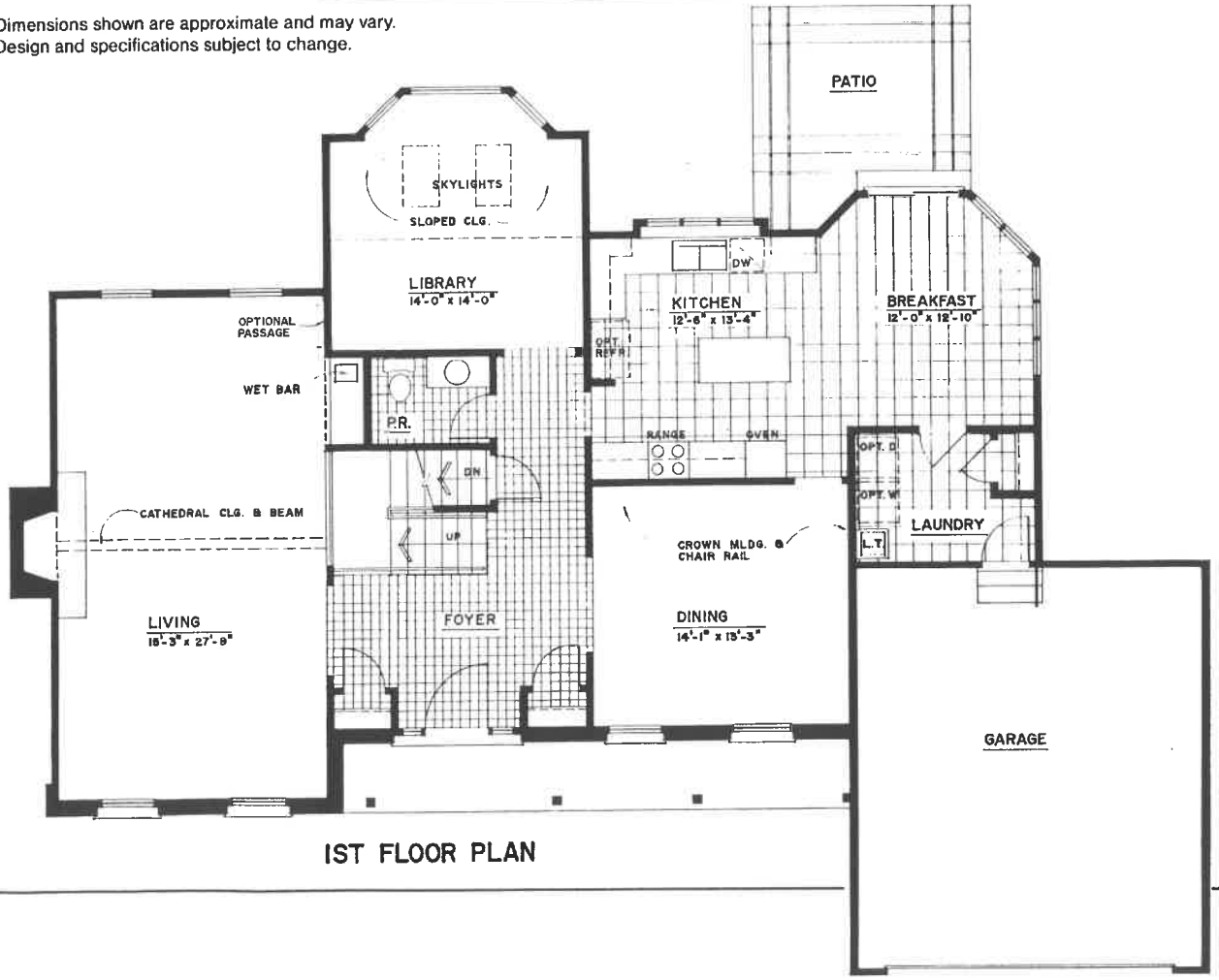
INVERNESS
on the ponds

HUNTINGTON HOUSE
2576 SQ. FT.



2ND FLOOR PLAN

Dimensions shown are approximate and may vary.
Design and specifications subject to change.



1ST FLOOR PLAN



INVERNESS ON THE PONDS

INVERNESS ON THE PONDS

PHASE II

STANDARD FEATURES FOR TOWNHOMES

Professionally landscaped buildings and common areas
Underground sprinkler system
Cedar exteriors with brick as per plans
A choice of exterior architectural designs and colors
Medium weight hand split wood shake roofs
Clad wood windows with storms, screens and grills
Clad patio doors with screens
Insulated metal exterior doors
Woodburning fireplace with gas log starter
Skylights as per plans
Two car attached garage with electronic garage door openers
Basements as per plans
Gas forced air heating system
Central air conditioning system
Insulating exterior sheathing (½")
Energy saving insulation (R-13 walls, R-30 exposed ceilings)
Enameled 6-Panel colonist interior doors and trim
Cathedral and/or vaulted ceilings with wood beams as per plans
Stained and varnished hardwood railings as per plans
Spacious kitchens with breakfast area
Large formal dining area
Hardwood faced kitchen and bath cabinets
Continuous clean double oven
Seven (7) cycle dishwasher
Food disposer - ½ horsepower
Brass exterior light fixtures
$500 interior light fixture allowance
Recessed lighting in selected areas as per plans
Prewired T.V. system with 3 openings and antenna
Prewired phone jacks in 3 locations
Two (2) smoke detectors per plans
200 AMP electrical service
Luxurious master baths with oversize tubs
Cast iron double bowl kitchen sink
Moen "Chateau" single lever faucets
50 gallon State gas water heater
Laundry tray as per plans
Municipal water and sanitary sewer service
Gas dryer connection with exterior venting
Cultured marble vanity tops in a choice of colors
Full length mirrors in bathrooms
Nylon carpeting with high density padding
Quarry, ceramic or parquet foyer tile
No-wax resilient sheet vinyl flooring in kitchen, breakfast & laundry areas
Ceramic baths as per plans in a choice of colors
Concrete patio with inlaid wood grid

Subject to change without notice

4/22/85