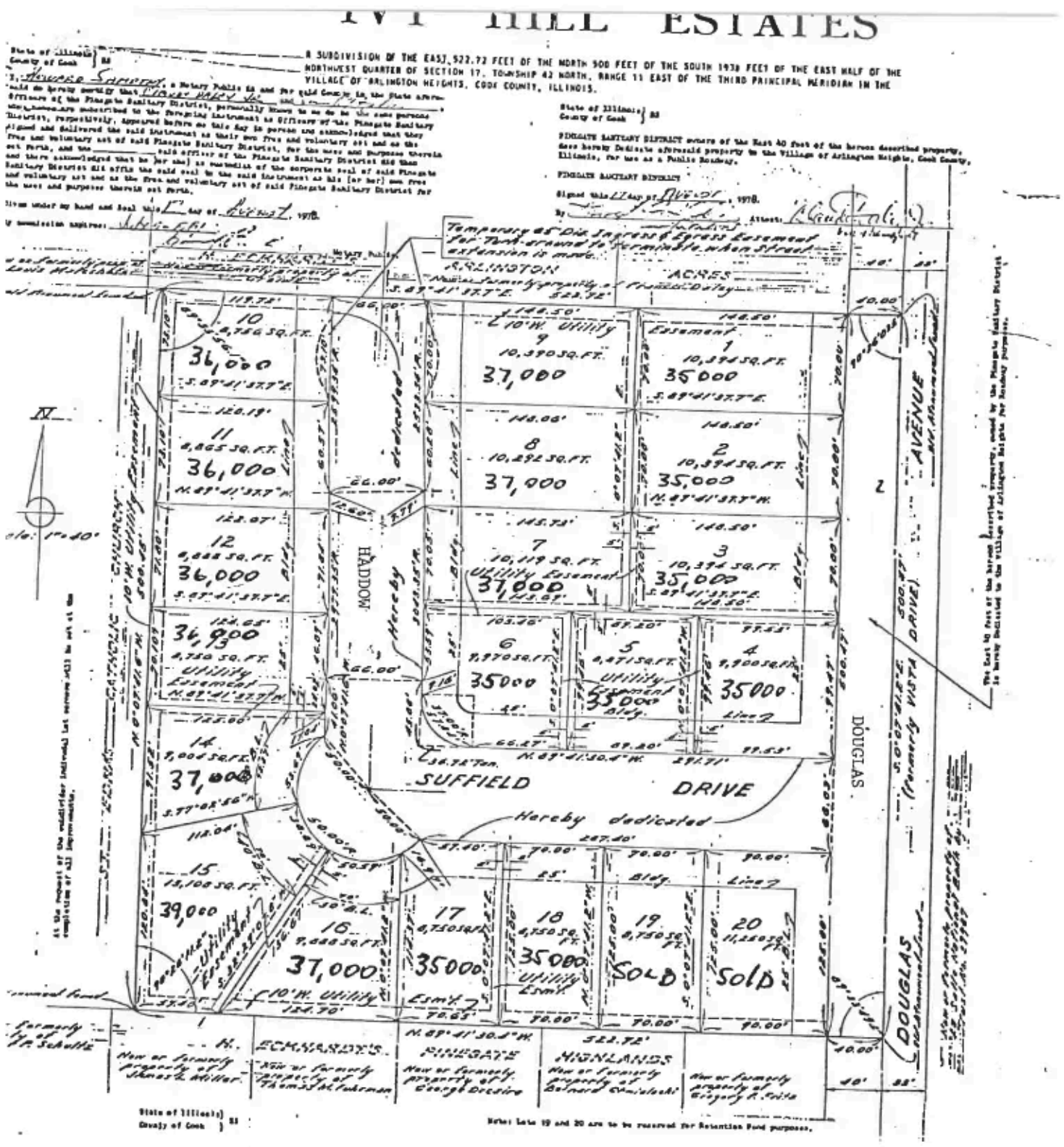


PRICES ON LOTS - SEE INDIVIDUAL LOTS MARKED.

20 LOTS IN ARLINGTON HEIGHTS. A NEW SUBDIVISION THAT IS A CONTINUATION OF ANOTHER SUBDIVISION OF HOMES BUILT A FEW YEARS AGO. TO BE READY IN THE SPRING OF 1985 WITH IMPROVEMENTS IN (SEWER, WATER, AND STREET)

RE/MAX SUBURBAN, INC. GEORGE DAVID 398-3050

IVY HILL EAST

Calais

2203 square feet of living area exclusive of garage or basement



FIRST FLOOR LEVEL

BASEMENT LEVEL



THIRD FLOOR LEVEL

SECOND FLOOR PLAN

Room Dimensions are Approximate

FEATURES INCLUDED IN EVERY HOME:

KITCHEN

- Whirlpool Gas built-in Ovens and Range Tops or eye-level Gas Range
- Whirlpool Dishwasher
- Whirlpool Garbage Disposer
- Scheirich Kitchen Cabinets
- Post formed formica tops
- Whirlpool exhaust hood
- Kohler cast iron colored sink
- Moen Chateau faucet
- Vinyl Floor Tile installed on Masonite underlayment
- Ceramic Tile work areas

BATHROOMS

- Kohler colored plumbing fixtures
- Ceramic Tile floors, tub area walls and shower stall walls
- Scheirich vanities
- Post formed formica tops
- Inside bathrooms and powder rooms with ventilating fans

LIVING AREA

- Carrier Gas fired forced air heating system
- Carrier Air Conditioner (Optional)
- 50 Gallon Glass lined Water Heater
- Oak Floors in all bedrooms
- Finished Family room
- Wilborn removable wood windows
- Sliding patio doors with insulated glass and screens
- Wrought iron railings
- Carpeting in living room and dining room, stairs and hall
- All window and closet openings completely trimmed out
- Schlage locks used throughout
- 100 ampere Electric service

BASEMENT

- Perimeter drain tile
- Damp-proofed foundation
- Sump pump for added protection

EXTERIOR

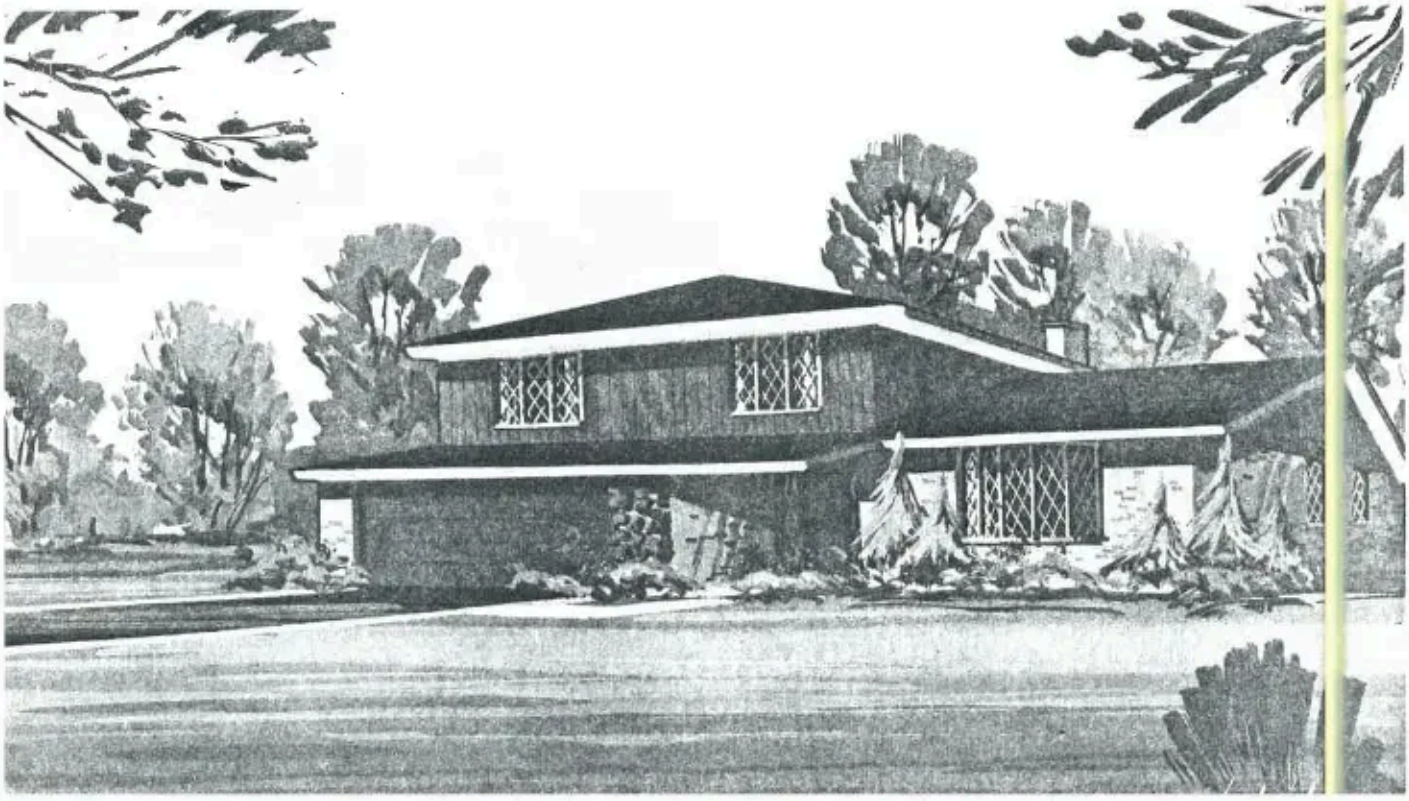
- Clay face brick
- Upper levels in choice of pre-stained Cedar or Aluminum siding
- Concrete driveway and walks
- Blown-in insulation in ceilings
- Exterior walls insulated with fiber glass
- All homes with gutters and downspouts

A Custom Community

IVY HILL EAST

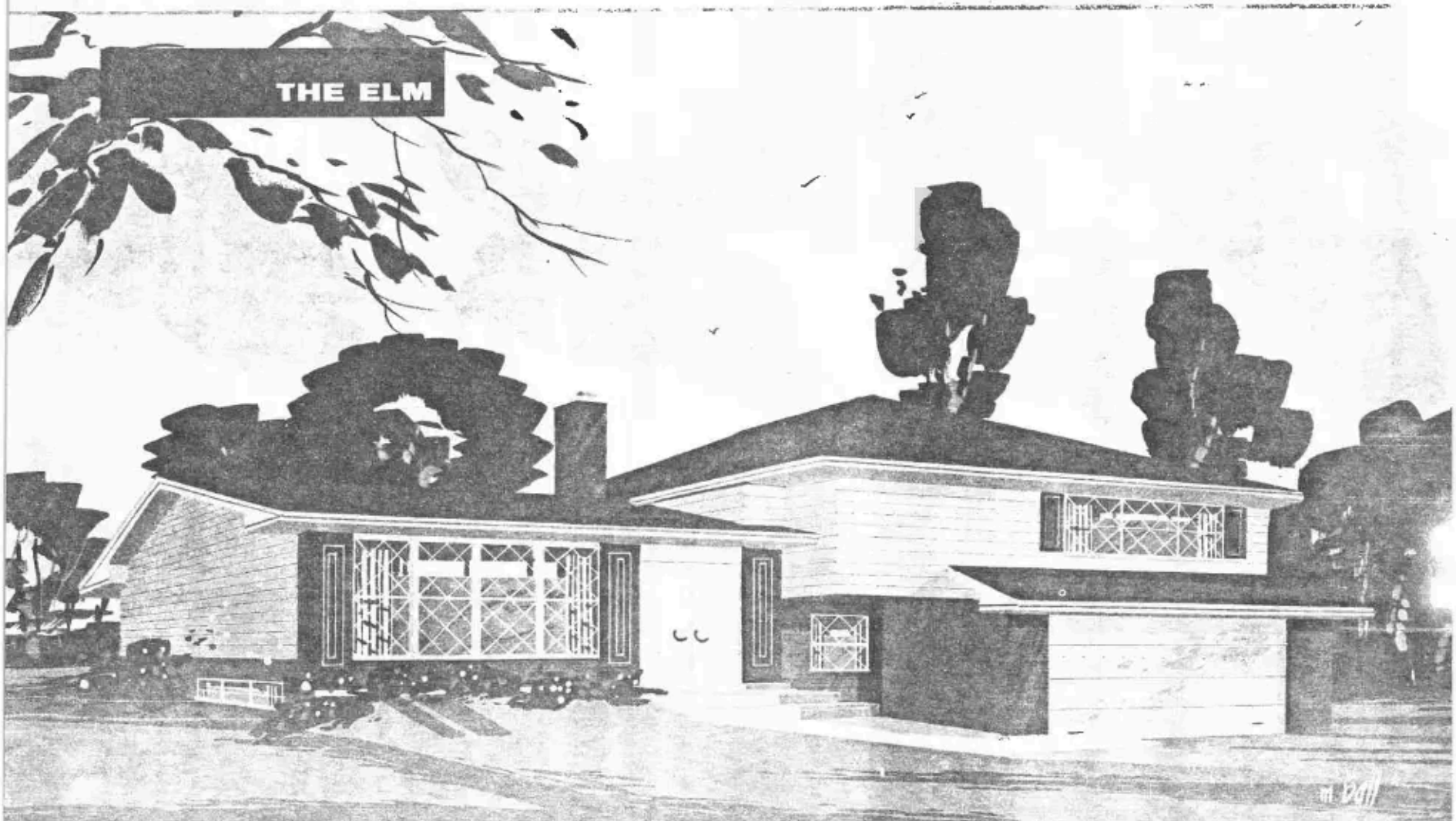
in
Arlington
Heights

by E. F. Briggs
Construction Co., Inc



A CLASSIC CREATION BY

IN ARLINGTON HEIGHTS



THE ELM

2366 square feet of living area
exclusive of garage or basement



INCLUDED AT NO ADDITIONAL COST:

KITCHEN

Gas or Electric Built-in Oven and Range by Tappan
Garbage Disposer by Tappan
Wood Cabinets crafted by IXL
Self-edged plastic laminate counter tops
"Fold-away" exhaust hoods by "Nutone"
Cast iron colored sink by American Standard
Push-pull dial faucet by American Standard
Vinyl asbestos tile floor installed on Masonite Underlayment
Ceramic tile work area

BATHROOMS

Colored plumbing fixtures by American Standard
Ceramic tile floors, tub area walls and shower stall
"Vanette" medicine cabinet and mirror
Push-pull dial faucets by American Standard
Wood vanities crafted by IXL

LIVING AREA

Gas forced air heating by Mueller
Glass-lined 40 gallon hot water heater by American Standard
(10-year Guarantee)
100% wool carpet in living-dining area
Oak floors in bedroom level
Panelled family room
Custom-built, weatherstripped wood windows
Patio doors with insulated glass
Vinyl travertine or vinyl slate entry floor tile

BASEMENT

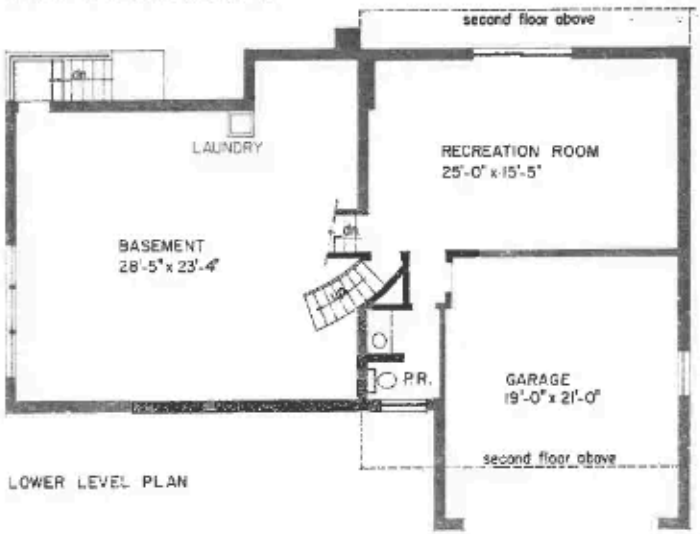
Drain tile
Sump pump
Steel-reinforced foundation (in long walls)
Lifetime copper water plumbing
2" Concrete crawl space
Outside entrance

EXTERIOR

Clay face brick
Upper level in choice of vertical or horizontal "Celotex" siding
Concrete walks
Asphalt-paved driveway
Blown-in insulation in ceiling
Walls insulated with Fiberglass and Polyethylene Vapor Barrier
2'-0" Overhang on upper and lower levels
Gutters and downspouts



MIDDLE & UPPER LEVEL PLAN



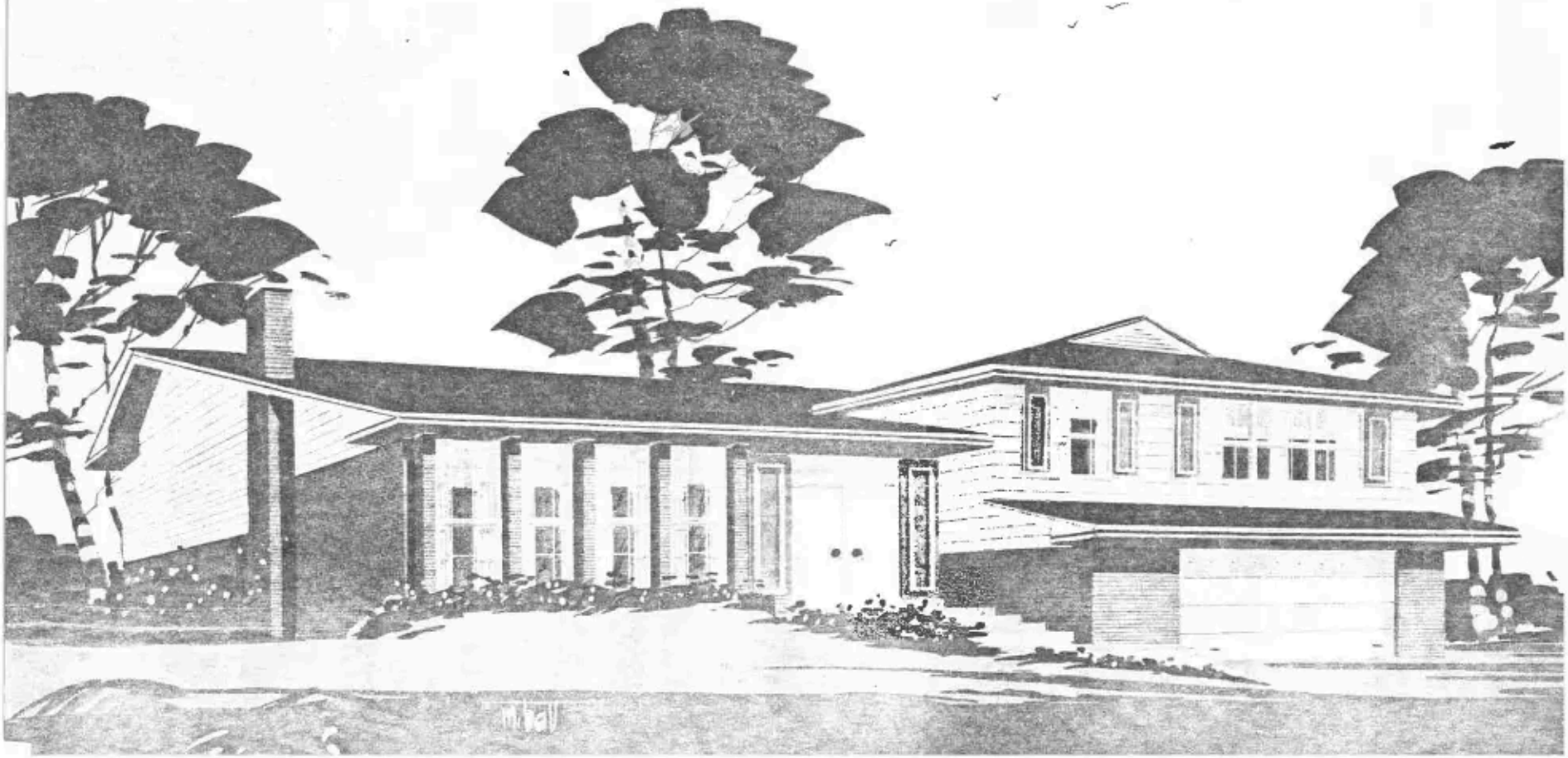
LOWER LEVEL PLAN

1965

A CLASSIC CREATION BY

IN ARLINGTON HEIGHTS

THE CHESTNUT



1965

THE CHESTNUT

2552 square feet of living area
exclusive of garage or basement



INCLUDED AT NO ADDITIONAL COST:

KITCHEN

Gas or Electric Built-in Oven and Range by Tappan
Garbage Disposer by Tappan
Wood Cabinets crafted by IXL
Self-edged plastic laminate counter tops
"Fold-away" exhaust hoods by "Nutone"
Cast iron colored sink by American Standard
Push-pull dial faucet by American Standard
Vinyl asbestos tile floor installed on Masonite Underlayment
Ceramic tile work area

BATHROOMS

Colored plumbing fixtures by American Standard
Ceramic tile floors, tub area walls and shower stall
"Vanette" medicine cabinet and mirror
Push-pull dial faucets by American Standard
Wood vanities crafted by IXL

LIVING AREA

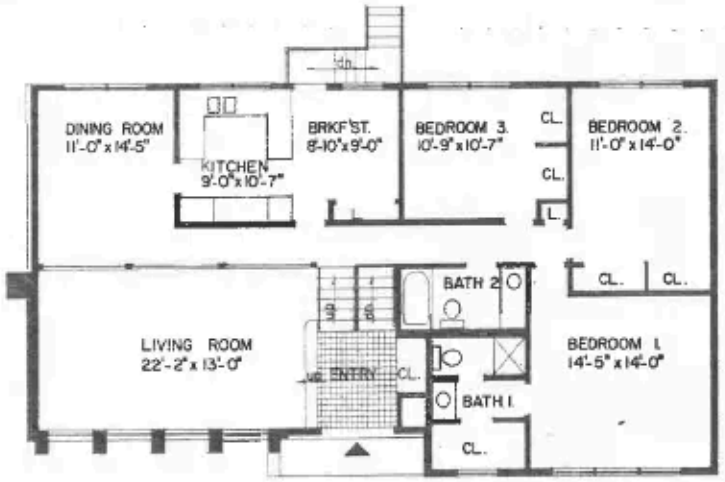
Gas forced air heating by Mueller
Glass-lined 40 gallon hot water heater by American Standard (10-year Guarantee)
100% wool carpet in living-dining area
Oak floors in bedroom level
Panelled family room
Custom-built, weatherstripped wood windows
Patio doors with insulated glass
Vinyl travertine or vinyl slate entry floor tile

BASEMENT

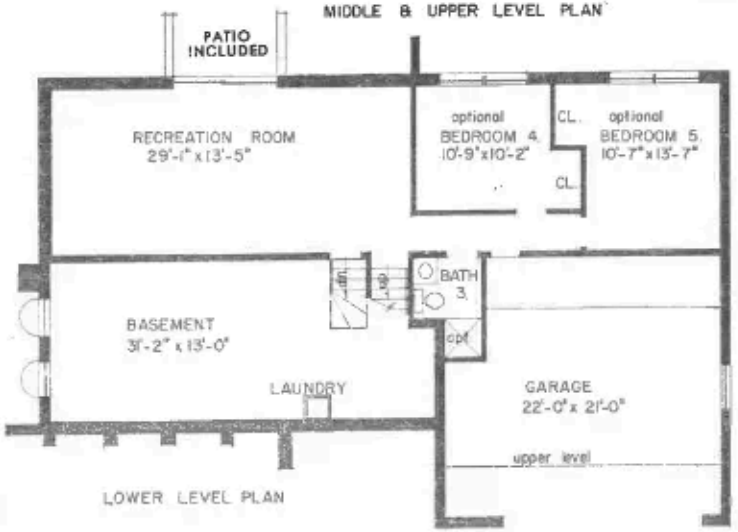
Drain tile
Sump pump
Steel-reinforced foundation (in long walls)
Lifetime copper water plumbing
2" Concrete crawl space

EXTERIOR

Clay face brick
Upper level in choice of vertical or horizontal "Celotex" siding
Concrete walks
Asphalt-paved driveway
Blown-in insulation in ceiling
Walls insulated with Fiberglass and Polyethylene Vapor Barrier
2'-0" Overhang on upper and lower levels
Gutters and downspouts
Patio



MIDDLE & UPPER LEVEL PLAN

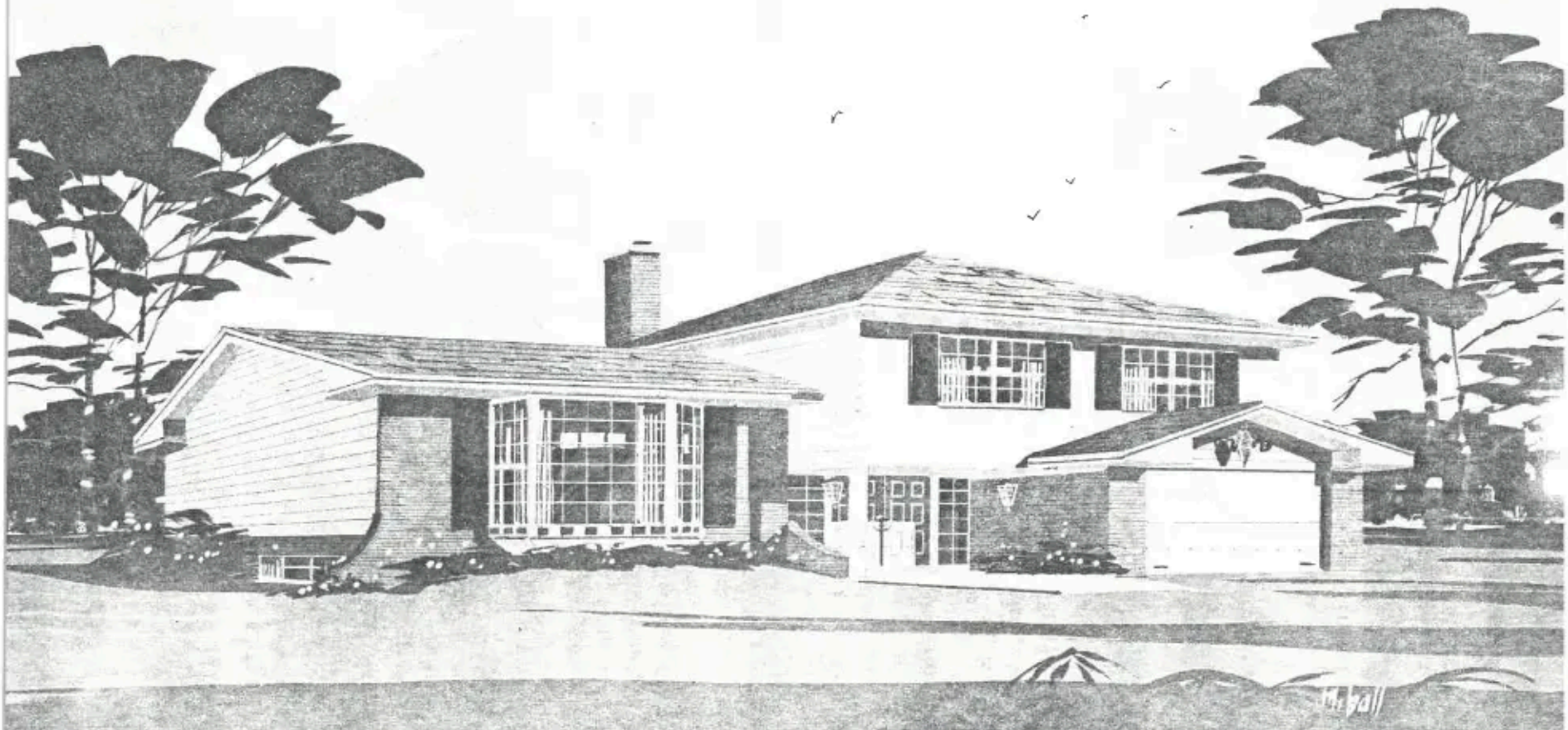


LOWER LEVEL PLAN

A CLASSIC CREATION BY

IN ARLINGTON HEIGHTS

THE SYCAMORE



THE SYCAMORE

2467 square feet of living area
exclusive of garage or basement



INCLUDED AT NO ADDITIONAL COST:

KITCHEN

Gas or Electric Built-in Oven and Range by Tappan
Garbage Disposer by Tappan
Wood Cabinets crafted by IXL
Self-edged plastic laminate counter tops
"Fold-away" exhaust hoods by "Nutone"
Cast iron colored sink by American Standard
Push-pull dial faucet by American Standard
Vinyl asbestos tile floor installed on Masonite Underlayment
Ceramic tile work area

BATHROOMS

Colored plumbing fixtures by American Standard
Ceramic tile floors, tub area walls and shower stall
"Vanette" medicine cabinet and mirror
Push-pull dial faucets by American Standard
Wood vanities crafted by IXL

LIVING AREA

Gas forced air heating by Mueller
Glass-lined 40 gallon hot water heater by American Standard (10-year Guarantee)
100% wool carpet in living-dining area
Oak floors in bedroom level
Panelled family room
Custom-built, weatherstripped wood windows
Patio doors with insulated glass
Vinyl travertine or vinyl slate entry floor tile

BASEMENT

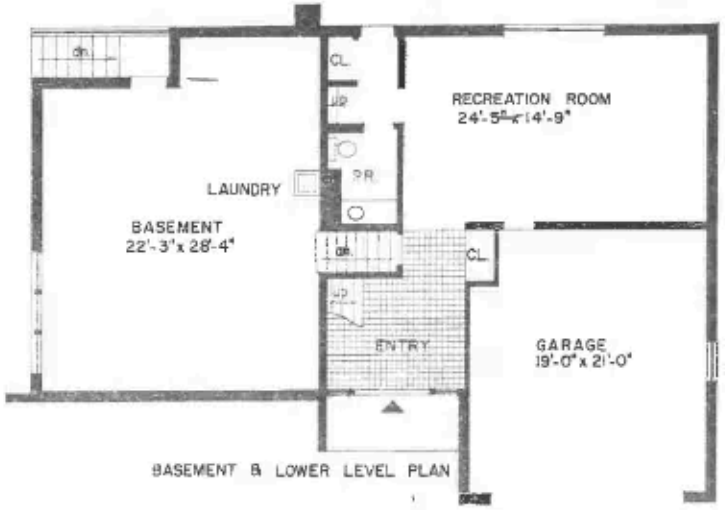
Steel-reinforced foundation (in long walls)
Lifetime copper water plumbing
Outside entrance
Drain tile and sump pump

EXTERIOR

Clay face brick
Upper level in choice of vertical or horizontal "Celotex" siding or aluminum siding
Concrete walks
Asphalt-paved driveway
Blown-in insulation in ceiling
Walls insulated with Fiberglass and Polyethylene Vapor Barrier
2'-0" Overhang on upper and lower levels
Gutters and downspouts



UPPER & MIDDLE LEVEL PLAN

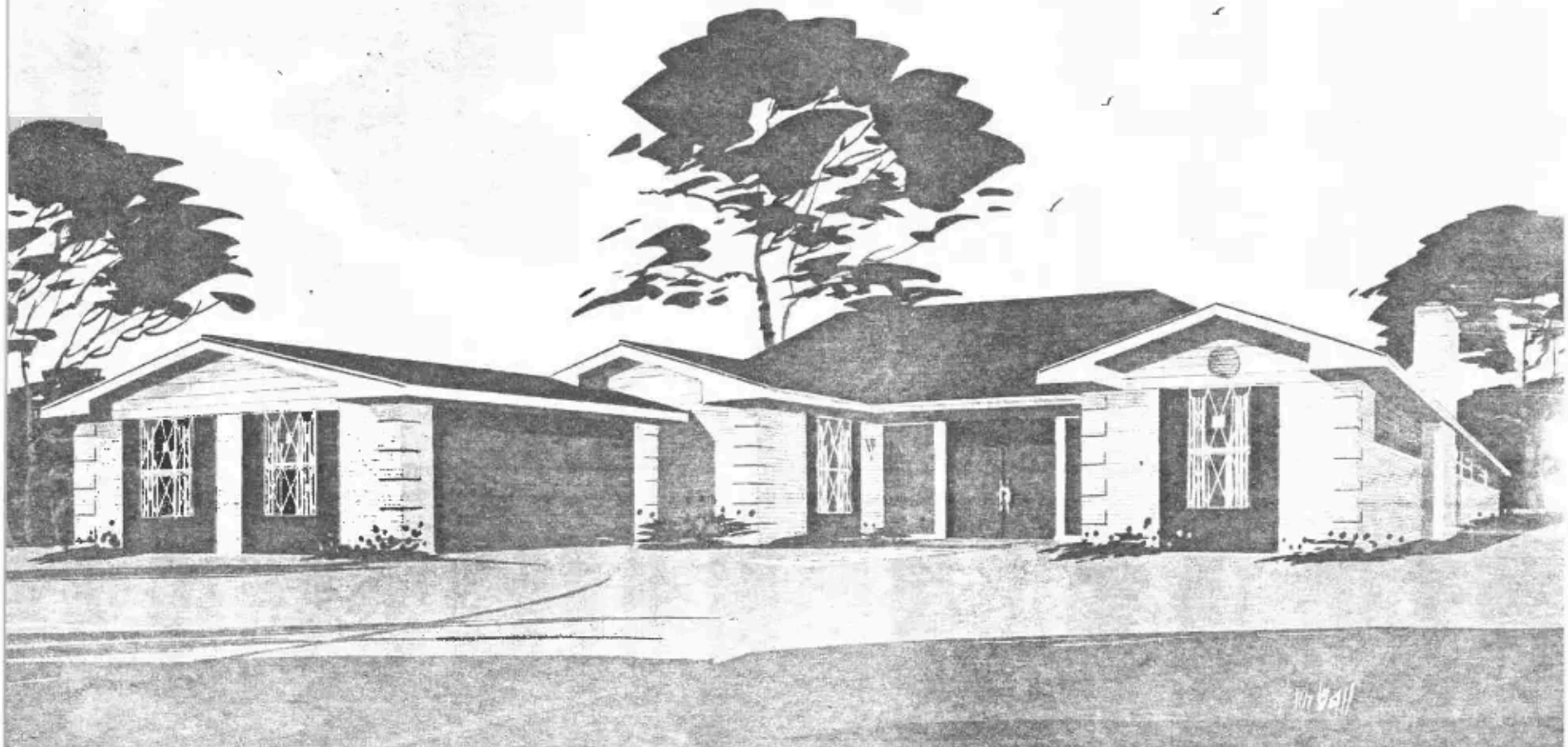


BASEMENT & LOWER LEVEL PLAN

A CLASSIC CREATION BY

IN ARLINGTON HEIGHTS

THE OAK



THE OAK

1756 square feet of living area
exclusive of garage or basement



INCLUDED AT NO ADDITIONAL COST:

KITCHEN

Gas or Electric Built-in Oven and Range by Tappan
Garbage Disposer by Tappan
Wood Cabinets crafted by IXL
Self-edged plastic laminate counter tops
"Fold-away" exhaust hoods by "Nutone"
Cast iron colored sink by American Standard
Push-pull dial faucet by American Standard
Vinyl asbestos tile floor installed on Masonite Underlayment
Ceramic tile work area

BATHROOMS

Colored plumbing fixtures by American Standard
Ceramic tile floors, tub area walls and shower stall
"Vanette" medicine cabinet and mirror
Push-pull dial faucets by American Standard
Wood vanities crafted by IXL

LIVING AREA

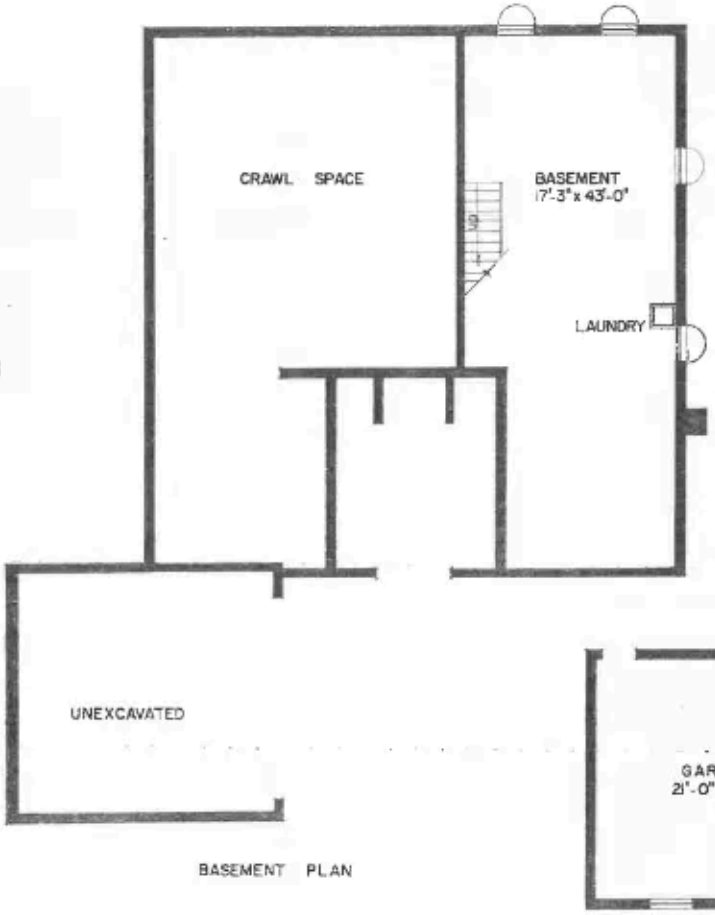
Gas forced air heating by Mueller
Glass-lined 40 gallon hot water heater by American Standard (10-year Guarantee)
100% wool carpet in living-dining area
Oak floors in bedroom level
Panelled family room
Custom-built, weatherstripped wood windows
Patio doors with insulated glass
Vinyl travertine or vinyl slate entry floor tile
Wood parkay floor in family room

BASEMENT

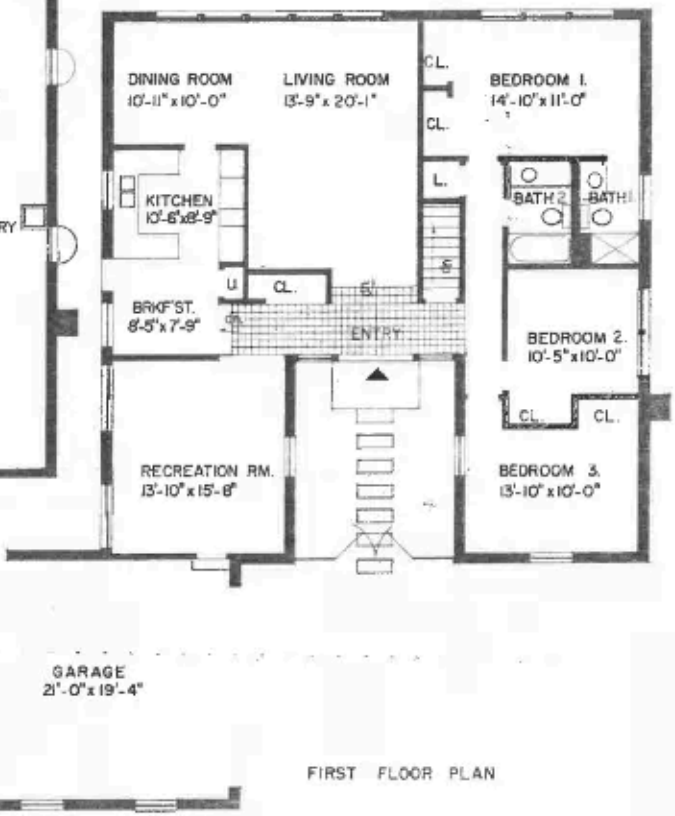
Drain tile
2 sump pumps
Overhead sewer
Steel-reinforced foundation (in long walls)
Lifetime copper water plumbing

EXTERIOR

Clay face brick
Concrete walks
Asphalt paved driveway
Blown-in insulation in ceiling
Walls insulated with Fiberglass and Polyethylene Vapor Barrier
2'-0" Overhang
Gutters and downspouts



BASEMENT PLAN



FIRST FLOOR PLAN

IVY HILL

BY MEISTER | NEIBERG

Ideally located in the fashionable north Chicago suburb of Arlington Heights, Ivy Hill is the culmination of many years experience in the community planning and home building fields by Meister-Neiberg, creators of Niles Gardens in Niles, Glenayre Gardens in Glenview, Wilmette Gardens in Wilmette and Lakeview Towers in Des Plaines. Included with the purchase of each Ivy Hill home, Meister-Neiberg has provided the following improvements, *with no assessment to the buyer:*

- *70 x 125 lot (minimum size)*
- *Separate storm and sanitary sewers*
- *Curbs and gutters*
- *City sidewalks*
- *City water*
- *Paved curvilinear streets*

In the heart of Ivy Hill, a large tract of land has been dedicated for a school and park . . . within walking distance from every home.

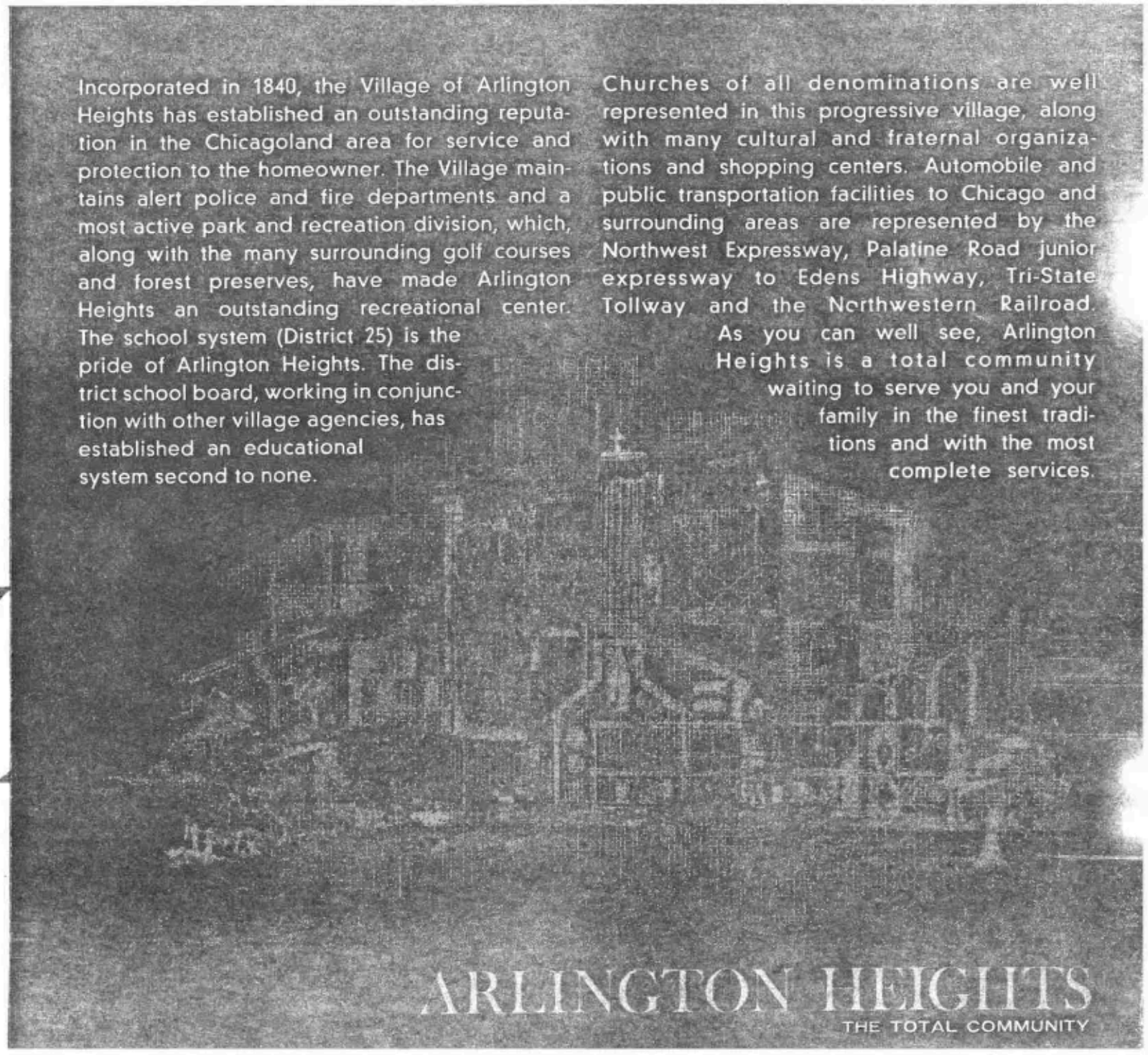
Meister-Neiberg have utilized functional and appealing designs, tested construction methods and quality materials in all Ivy Homes, always striving to provide each homeowner with a carefree investment.

Each Ivy Hill purchaser is encouraged to customize his individual home thru a varied selection of interior and exterior materials and colors.

IVY
HIL

Incorporated in 1840, the Village of Arlington Heights has established an outstanding reputation in the Chicagoland area for service and protection to the homeowner. The Village maintains alert police and fire departments and a most active park and recreation division, which, along with the many surrounding golf courses and forest preserves, have made Arlington Heights an outstanding recreational center. The school system (District 25) is the pride of Arlington Heights. The district school board, working in conjunction with other village agencies, has established an educational system second to none.

Churches of all denominations are well represented in this progressive village, along with many cultural and fraternal organizations and shopping centers. Automobile and public transportation facilities to Chicago and surrounding areas are represented by the Northwest Expressway, Palatine Road junior expressway to Edens Highway, Tri-State Tollway and the Northwestern Railroad. As you can well see, Arlington Heights is a total community waiting to serve you and your family in the finest traditions and with the most complete services.



ARLINGTON HEIGHTS
THE TOTAL COMMUNITY

IVY HILL - SCHEDULE OF EXTRAS

DESCRIPTION	GENERAL	OAK	WILLOW	SPRUCE	ELM	BIRCH	MAPLE
AIR CONDITIONING (Carrier)		$1350.00	$1350.00	$1450.00	$1400.00	$1400.00	$1400.00
AIR CLEANER (Honeywell)		$550.00	$550.00	$600.00	$550.00	$550.00	$550.00
HUMIDIFIER (Chippewa #224)	$275.00						
OPTIONAL SHOWER STALL			$550.00		$550.00	$550.00	
OAK CABINETS	$100.00	N/C		N/C	N/C		
GARAGE OPENER (2 transmitters)	$265.00						
G.E. ELECTRIC OVEN JK-29 (double)	$485.00						
Self-Cleaning JK-25 (single)	$330.00						
WOOD RAILINGS			$240.00	$420.00	$275.00	$130.00	$240.00
ELECTRIC DRYER OUTLET	$65.00						
WEEPING MORTAR	$150.00						
BLACK MORTAR	$150.00						
RAKED JOINTS (Fireplace)	$195.00						
FIREPLACE	$1550.00						
FULL BASEMENT		$1800.00	$2300.00	$1000.00	$2300.00	$2300.00	$2300.00
INSULATED GLASS (throughout house) Casement windows only	$1520.00						
INSULATED GLASS (Spruce) Kitchen & Living Rm. Windows				$250.00			
INSULATED GLASS (Elm) Kitchen Window					$150.00		
STORM WINDOWS & SCREENS (White)			$504.00	$490.00	$563.00	$504.00	$504.00
2 FRONT DOORS (White)			$151.00	$151.00	$151.00	$151.00	$151.00
1 REAR DOOR (White)			$70.00	$70.00	$70.00	$70.00	$70.00
BOW WINDOWS, 5 LITES, INSULATED	$485.00						
CERAMIC TILE FOYER		$300.00	$275.00	$400.00	$300.00	$400.00	$500.00

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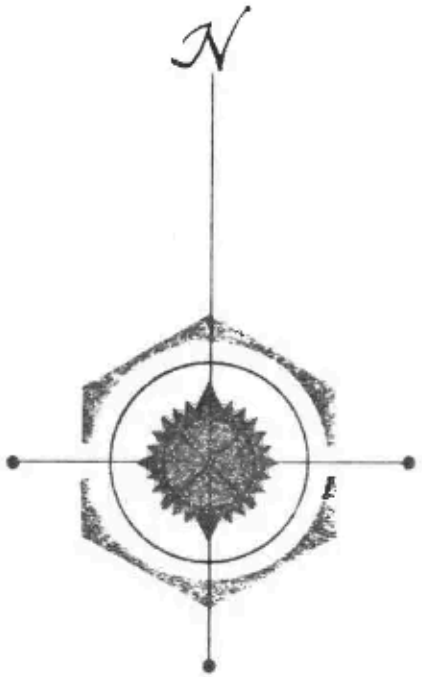
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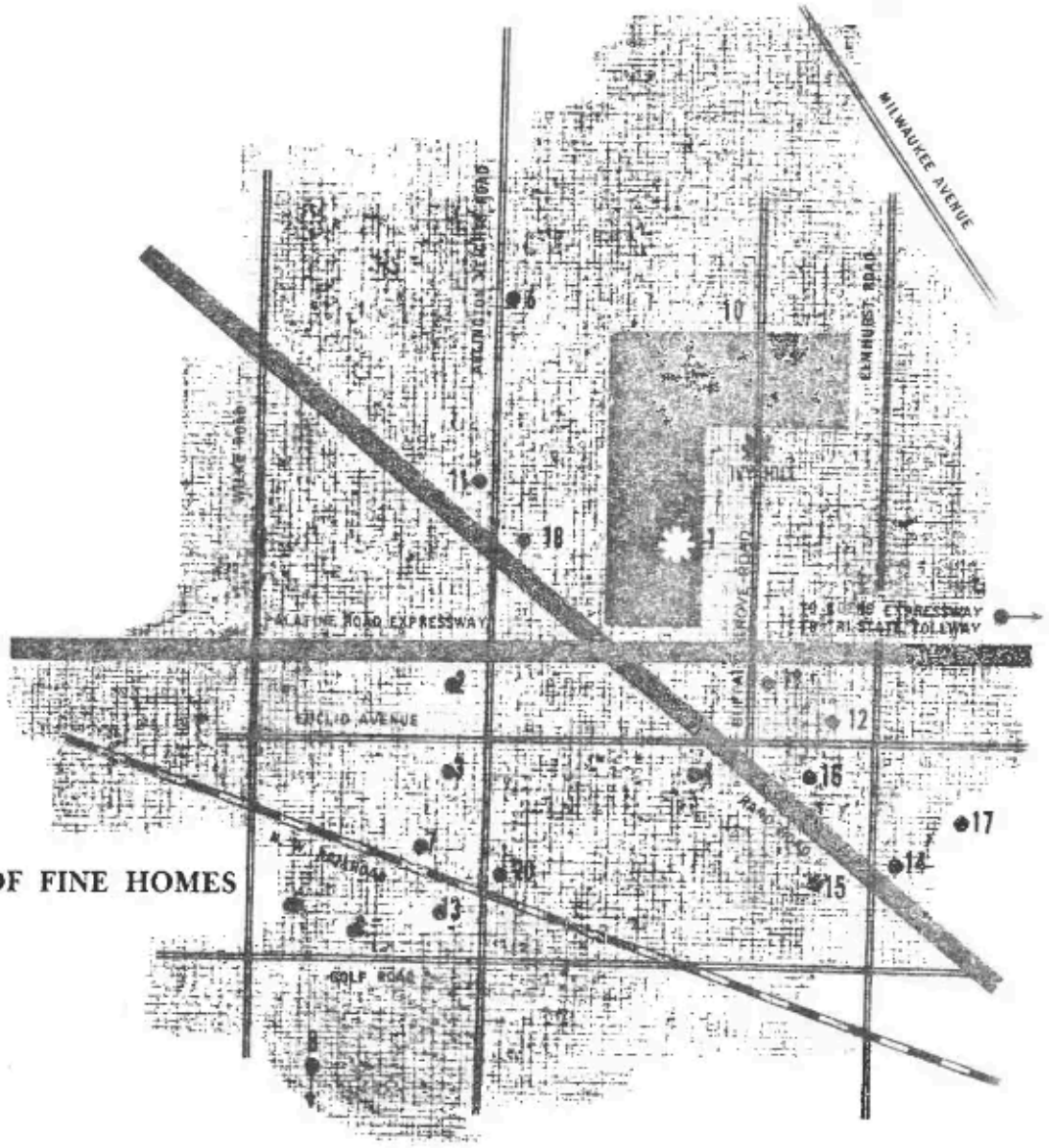
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IVY HILL

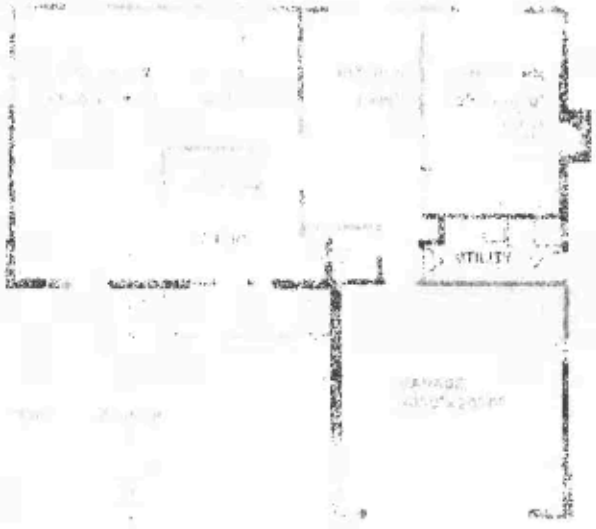
A CLASSIC COLLECTION OF FINE HOMES

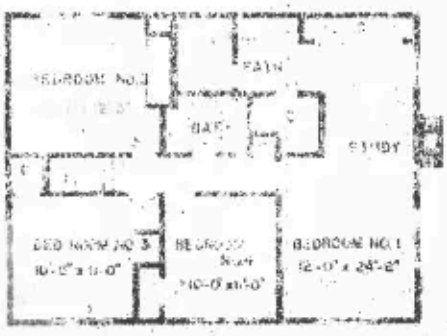




1. Ivy Hill School and Recreation Park
2. Shopping Center
3. St. Peter Lutheran School and Church
4. First Methodist Church
5. First Baptist Church
6. St. Paul Catholic School and Church
7. Presbyterian Church of Arlington Heights
8. Northwest Community Hospital
9. Pioneer Park
10. Ivy Hill Park
11. Rand Junior High School
12. Hersey High School
13. Northwestern Railroad Station
14. Rand Hurst Shopping Center
15. Rolling Green Golf Course
16. Elk Orchard Golf Course
17. Rolling Meadows Golf Course
18. Northgate Shopping Center
19. Convenient Shopping Center
20. Downtown Arlington Heights







The upstairs of this beautiful home has spacious accommodations for the largest of families. Four big bedrooms with plenty of closet space gives everyone room to grow. The master suite is an apartment in itself, with huge walk-in closet, an additional full wall closet and luxurious study area. The private bath is big and beautiful, in a modern vanity style. There's also another complete bathroom, and downstairs powder room.

The downstairs entry opens dramatically on a spacious entertainment area. The large kitchen leads to a perfectly located family room with sliding glass doors open to the backyard. You can have an optional fireplace to add warmth and beauty to this room.

Right off the big garage is a utility and mud room with inside access and separate outside entry—another feature that makes this the right home for the big, active family.

Imposing exterior
Face brick and rough-sawn cedar siding
Two-car garage
Selection of three different exterior architectural treatments

Handcrafted interior details
Carpeting included
Custom entry foyer floor
Stained interior woodwork
Paneled family room
Insulated sliding patio doors
Stone or brick fireplace available

Glamourous bathrooms
Ceramic tiled, with colored fixtures
Built-in marble-topped vanities with molded back-splash and bowl
All cast-iron plumbing

Decorator kitchen
Custom-made cabinets in a selection of four rich finishes
Built-in oven, range, dishwasher and waste disposer
Double-bowl sink, coordinated to your choice of appliance colors
Separate breakfast area





Halifax

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