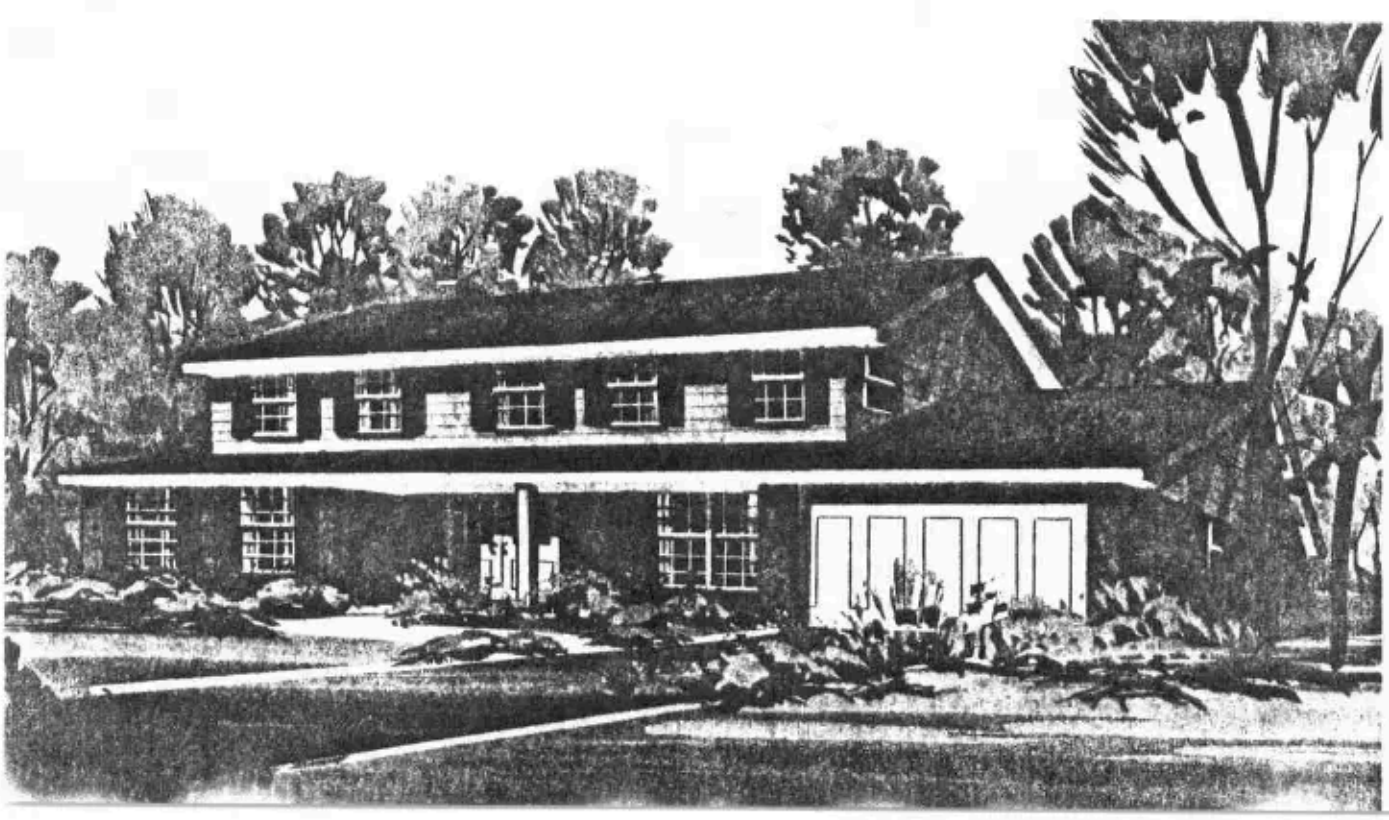
A Custom Community

IVY HILL EAST

in
Arlington
Heights

by E. F. Briggs
Construction Co., Inc.



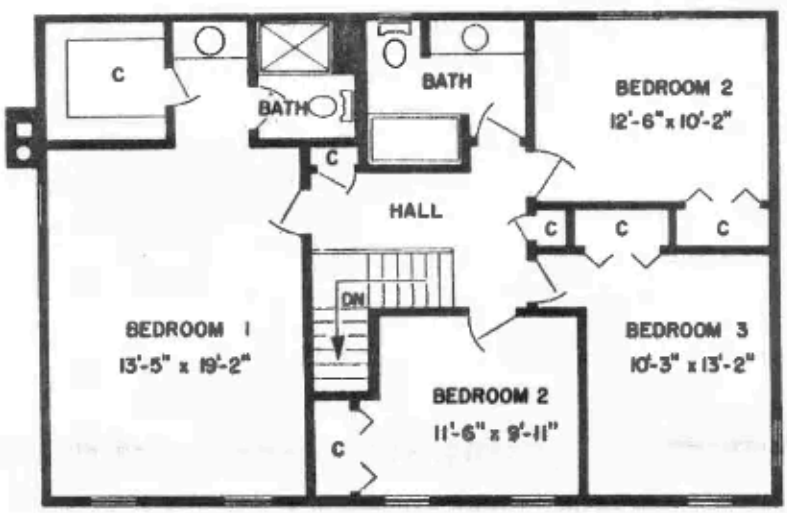
IVY HILL EAST

Chateau

2409 square feet of living area exclusive of garage or basement



FIRST FLOOR PLAN



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
- Underground utilities

A Custom Community

IVY HILL EAST

in
Arlington
Heights

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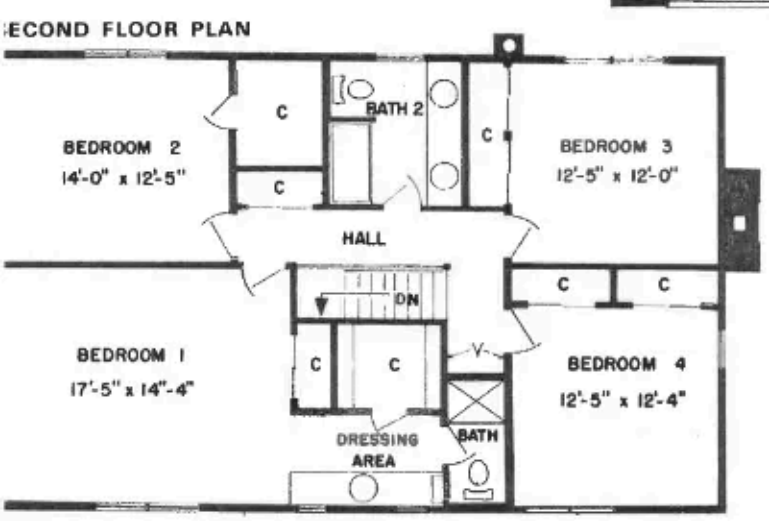


IVY HILL EAST

Marquis

2441 square feet of living area exclusive of garage or basement





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
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- 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)
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- Sliding patio doors with insulated glass and screens
- Wrought iron railings
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- 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

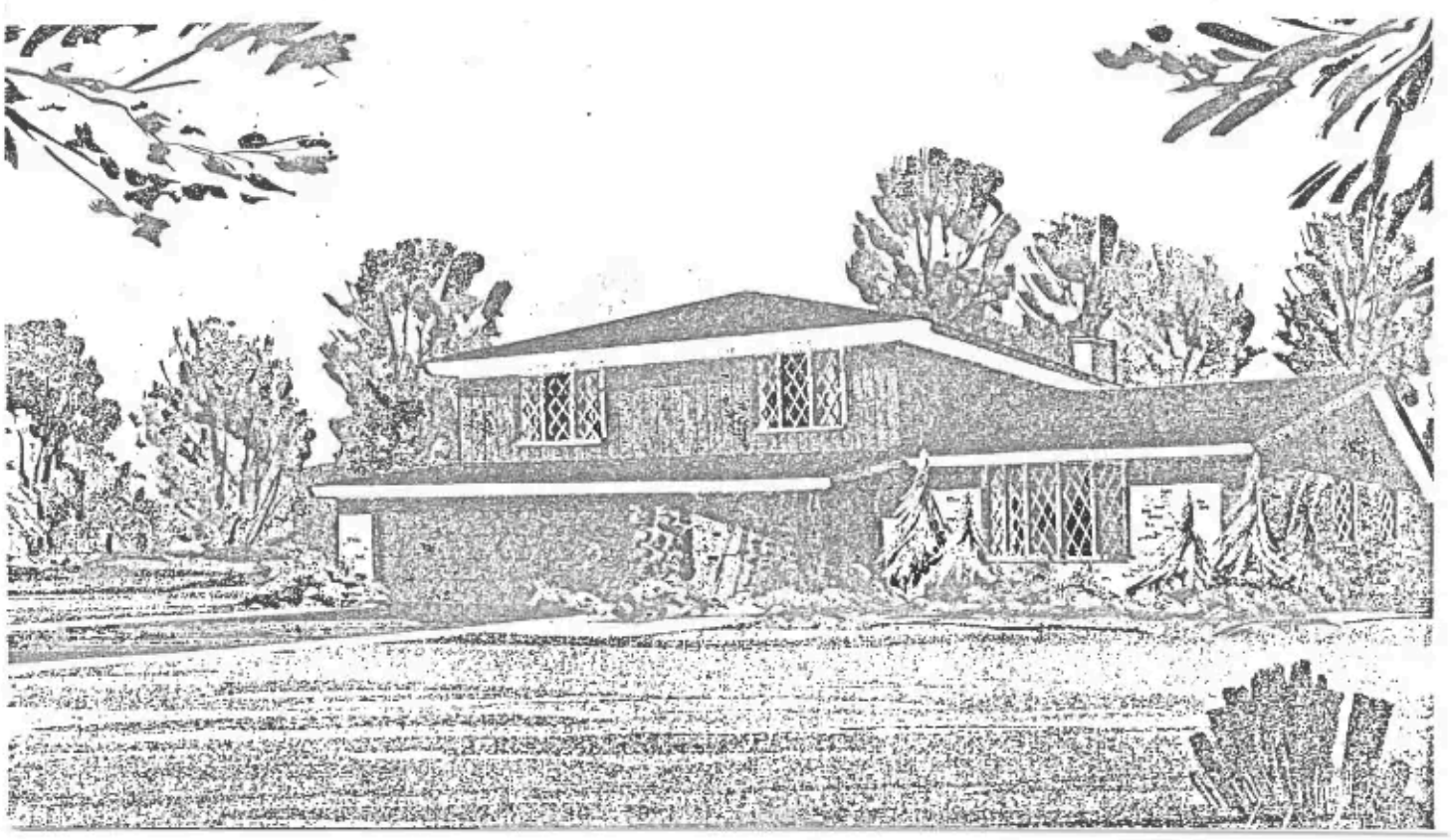
EXTERIOR
- Clay face brick
- Upper levels in choice of pre-stained Cedar or Aluminum siding
- Concrete driveway and walks
- Blown-in insulation in ceilings
- Exterior walls insulated with fiber glass
- All homes with gutters and downspouts
- Underground utilities

A Custom Community

IVY HILL EAST

in
Arlington
Heights

by E. F. Briggs
Construction Co., Inc.



IVY HILL EAST

Calais

2203 square feet of living area exclusive of garage or basement



BASEMENT LEVEL

FIRST FLOOR 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
- Underground utilities

The quality and excellence of architectural designs, the suburban atmosphere, the prestige and convenient location all combine to make Ivy Hill East a residential development of incomparable desirability.

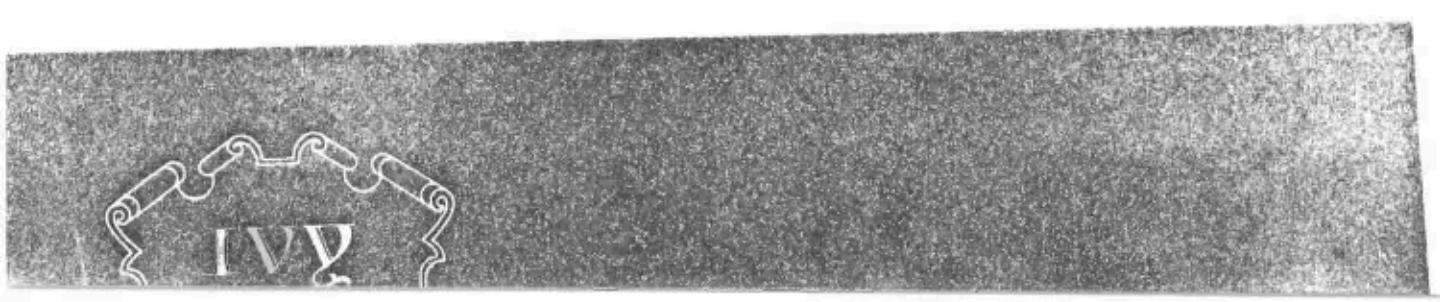
Today Ivy Hill East is part of an established community where you can enjoy schools and parks without ever leaving its environs. In Ivy Hill East, every family takes an active part in its growth and enjoys a positive investment in its future.

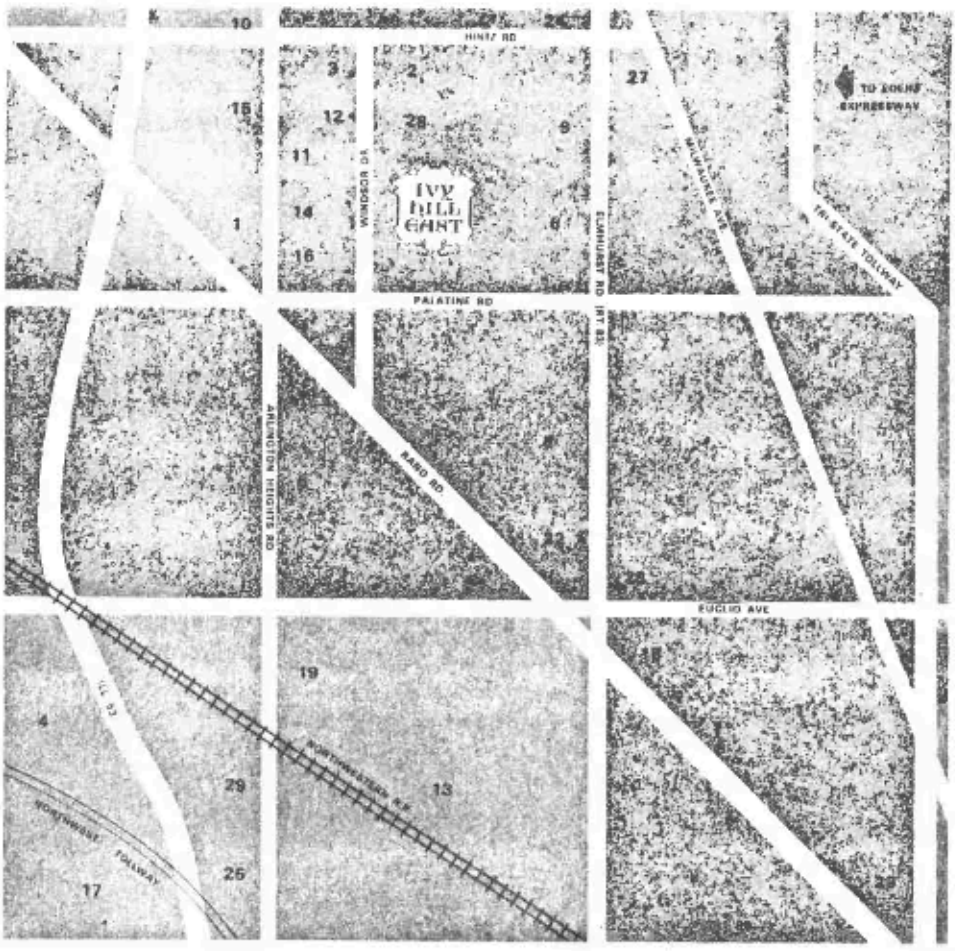
- **72 x 125 lot (minimum size)**
- **Separate storm and sanitary sewers**
- **Curbs and gutters**
- **City sidewalks**

E. F. Briggs creates here in Ivy Hill East an exciting and luxurious atmosphere that only many years of successful experience as a residential developer and builder could produce. Every Ivy Hill East home is designed to offer the utmost in comfort and elegance. From the quality of material and craftsmanship to the inclusion of outstanding features and appointments, Ivy Hill East reflects the finest.

With no assessment to the buyer, the following improvements are provided.

- **City water**
- **Paved curvilinear streets**
- **Street lights**





1. Rand Jr. High School
2. St. Mary of Buffalo Grove
3. Buffalo Grove High School
4. Harper College
5. John Hershey High School
6. Viators High School
7. John Muir Grade School
8. MacArthur Jr. High School
9. Wheeling High School
10. Temple Beth Judea (conservative) (future site)
11. Living Christ Lutheran Church
12. Kingwood Methodist Church
13. Presbyterian Church of Arlington Heights
14. St. Edna's Church & School
15. Buffalo Grove Mall
16. Northpoint
17. Woodfield Mall
18. Randhurst
19. Downtown Arlington Heights
20. Arlington C. C.
21. Rolling Green C. C.
22. Old Orchard G. C.
23. Rob Roy C. C.
24. Medical Center
25. Northwest Community Hospital
26. Holy Family
27. Park
28. Camelot Park
29. Northwestern Railroad Station

IVY HILL EAST

A Custom Community

IVY HILL EAST

in
Arlington
Heights

by E. F. Briggs
Construction Co., Inc.



IVY HILL EAST

Capris

2152 square feet of living area exclusive of garage or basement



FIRST & SECOND LEVEL PLAN



THIRD LEVEL 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
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- Scheirich Kitchen Cabinets
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- Whirlpool exhaust hood
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BATHROOMS
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- Carrier Gas fired forced air heating system
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- All window and closet openings completely trimmed out
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BASEMENT
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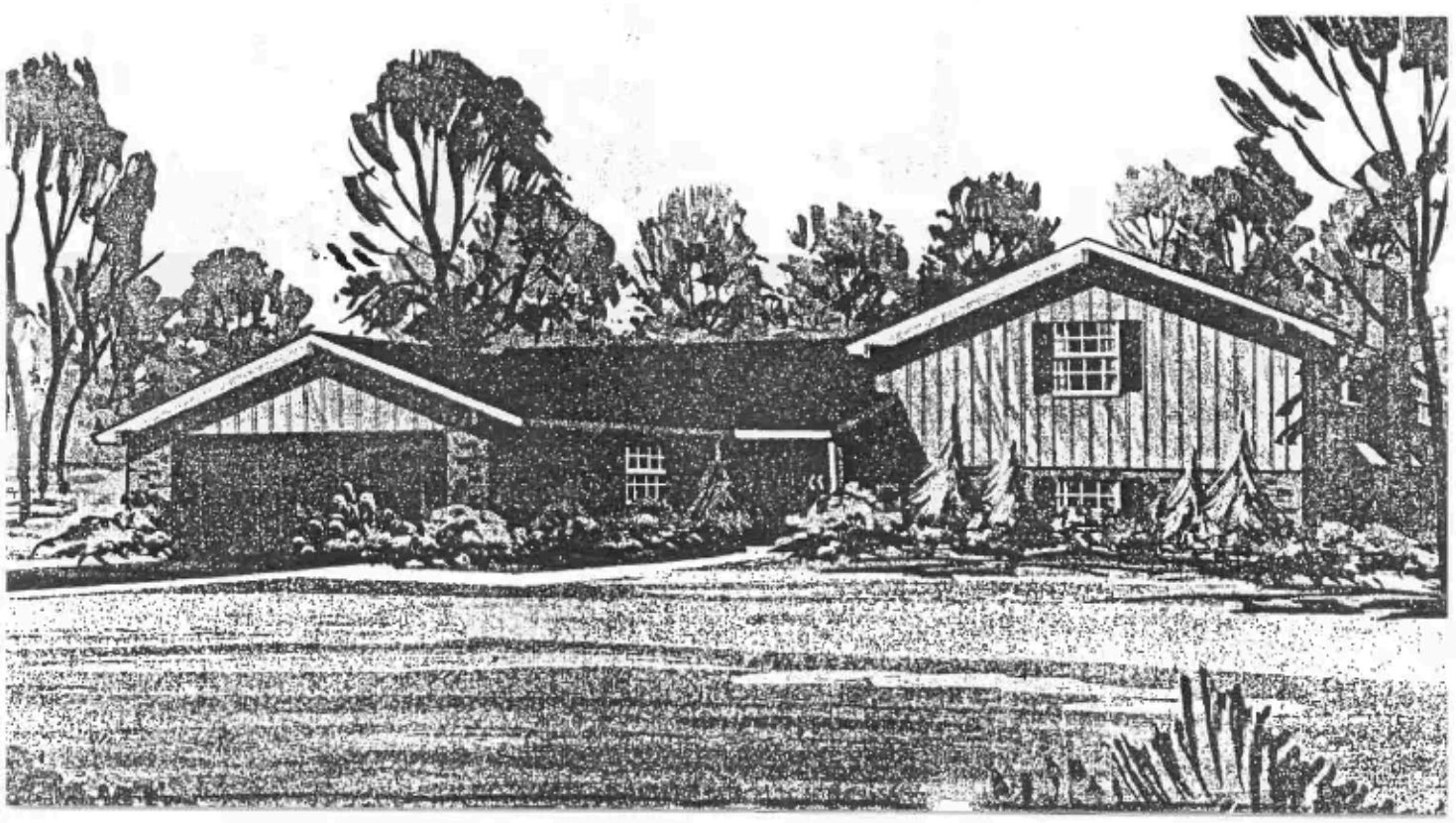
EXTERIOR
- Clay face brick
- Upper levels in choice of pre-stained Cedar or Aluminum siding
- Concrete driveway and walks
- Blown-in insulation in ceilings
- Exterior walls insulated with fiber glass
- All homes with gutters and downspouts
- Underground utilities

A Custom Community

IVY HILL EAST

in
Arlington
Heights

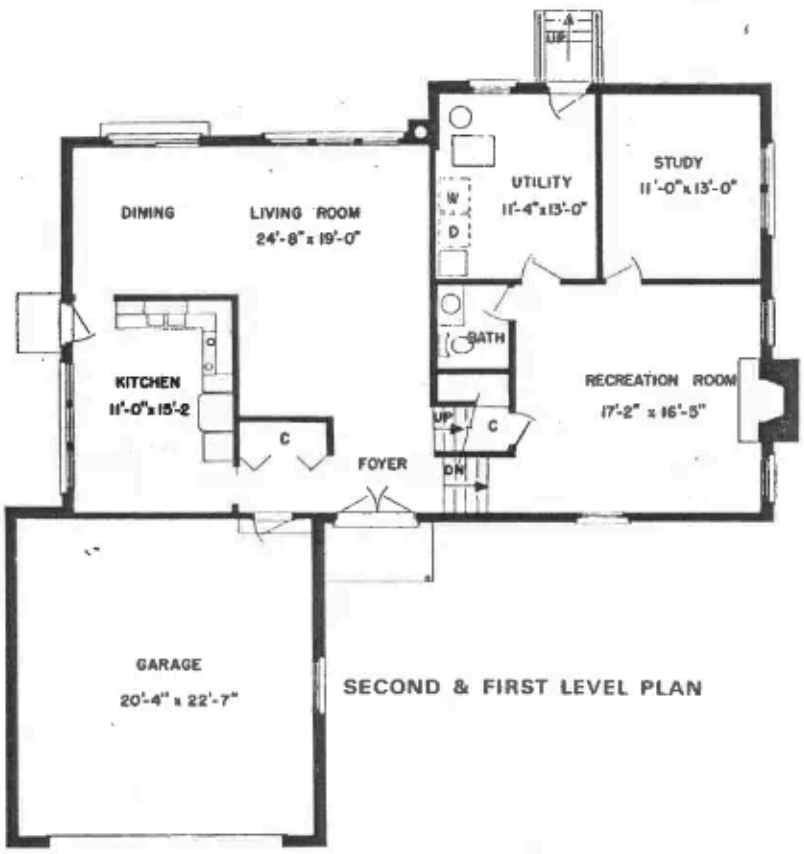
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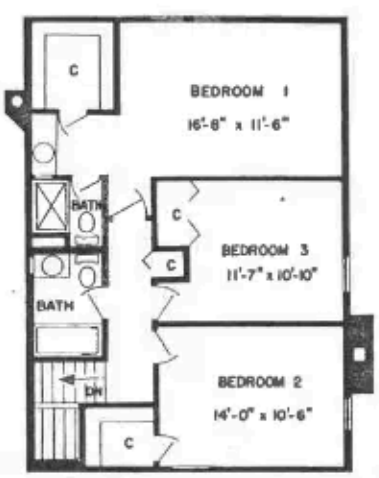
IVY HILL EAST

Malibu

2268 square feet of living area exclusive of garage or basement



SECOND & FIRST LEVEL PLAN



THIRD LEVEL PLAN

Room Dimensions are Approximate

FEATURES INCLUDED IN EVERY HOME:

KITCHEN

- Whirlpool Gas built-in Ovens and Range Tops or eye-level Gas Range
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- Underground utilities

FACILITIES AVAILABLE TO RESIDENTS OF IVY HILL EAST
IVY HILL EAST IS IN THE VILLAGE OF ARLINGTON HEIGHTS

SCHOOLS

Public Schools:

District #23 - John Muir School - grades kindergarten to 5th; Hintz Rd. & Rt. 83
MacArthur Junior High - grades 6th to 8th; Palatine & Schoenbeck Rds.
Wheeling High School - District #214, loacted at Hintz & Rt. 83.

Parochial Schools:
Grade School; St. Mary's of Buffalo Grove, approximately 2 miles.

High Schools; St. Viator's for Boys: 1213 E. Oakton, Arlington Heights.
Sacred Heart of Mary, for Girls; 2800 Central Rd., Rolling Meadows.

(Bus service available to above schools)

.....

PARKS

Ivy Hill has its own park with all facilities including swimming. The Ivy Hill Subdivision has recently dedicated 6 acres of land for another park to be built in Ivy Hill.

HOUSES OF WORSHIP

All major denominations located in Arlington Heights. A Synagogue in Buffalo Grove.

TRANSPORTATION

Northwestern Commuter trains, bus service and cabs are available from Arlington Heights. O'Hare Airport is approximately 20 minutes away. Route 53 can be caught within 3 minutes and the Tri-State Tollway is no more then a 15 minute drive.

SHOPPING

RANDHURST - 10 minutes away - Rand Rd. (Rt. 12)
WOODFIELD - 20 minutes away - Route 53 going South
CONVENIENT - 3 minutes away - Palatine and Windsor Rds.
NORTHGATE Shopping Center adjoins Ivy Hill and excellent shopping is available within a few minutes in downtown Arlington Heights.

FIRE PROTECTION

Phone: 253-2121. Two Class 5 Fire Stations staffed with 38 men. Nearest station is located along Arlington Hts. Road and College Drive.

POLICE PROTECTION

Phone: 253-2123. Furnished by Arlington Heights Police Department. 24 hour patrols.

HOSPITALS

Northwest Community Hospital - phone number 259-1000 - Central Rd. in Arlington Hts.
Lutheran General - phone number 696-2210 - 1755 Dempster, Park Ridge
Holy Family Hospital - phone number 297-1800 - 100 N. River Rd., Des Plaines
St. Alexius Hospital - phone number 437-5500 - 800 W. Biestrfield, Elk Grove Village

WATER SUPPLY

Supplied by the Village of Arlington Heights from 9 Artesian wells. Hardness; 16 grains. Minimum charge $4.00 charged quarterly.

SCAVENGER SERVICE

2 pick-ups per week. Cost; $4.45 per month.

IVY HILL EAST

FACILITIES AVAILABLE TO RESIDENTS OF IVY HILL EAST
IVY HILL EAST IS IN THE VILLAGE OF ARLINGTON HEIGHTS

SCHOOLS

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WATER SUPPLY

Supplied by the Village of Arlington Heights from 9 Artesian wells. Hardness; 16 grains. Minimum charge $4.00 charged quarterly.

SCAVENGER SERVICE

2 pick-ups per week. Cost: $4.12

FACILITIES AVAILABLE TO RESIDENTS OF IVY HILL EAST
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WATER SUPPLY
Supplied by the Village of Arlington Heights from 9 Artesian wells. Hardness; 16 grains. Minimum charge $4.00 charged quarterly.

SCAVENGER SERVICE
2 pick-ups per week. Cost; $4.45 per month.