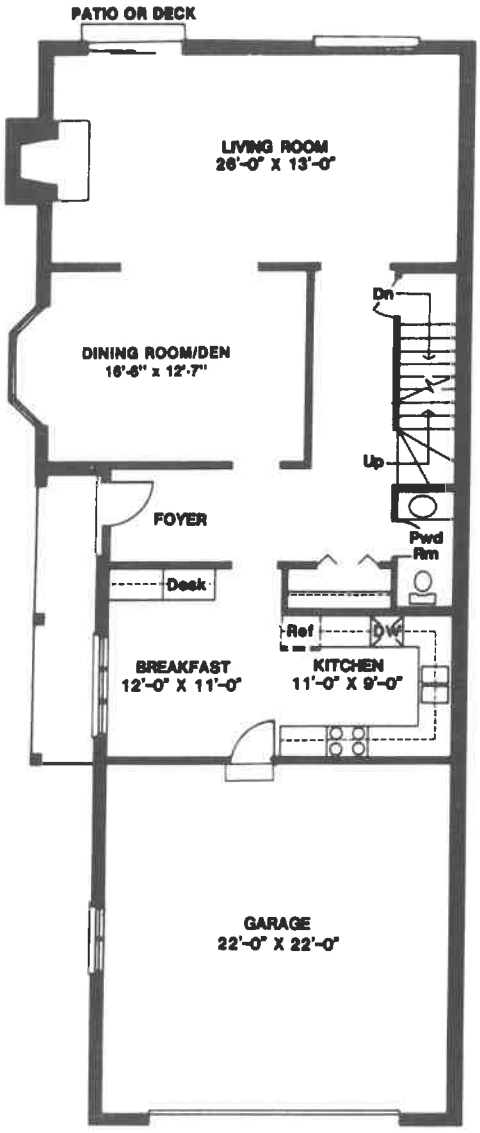
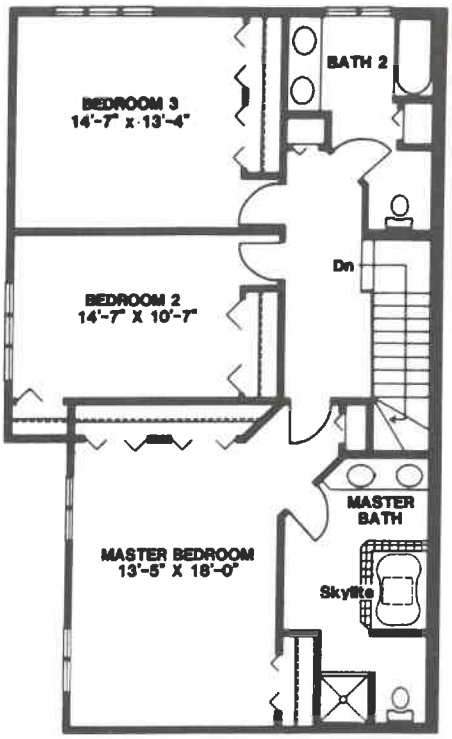
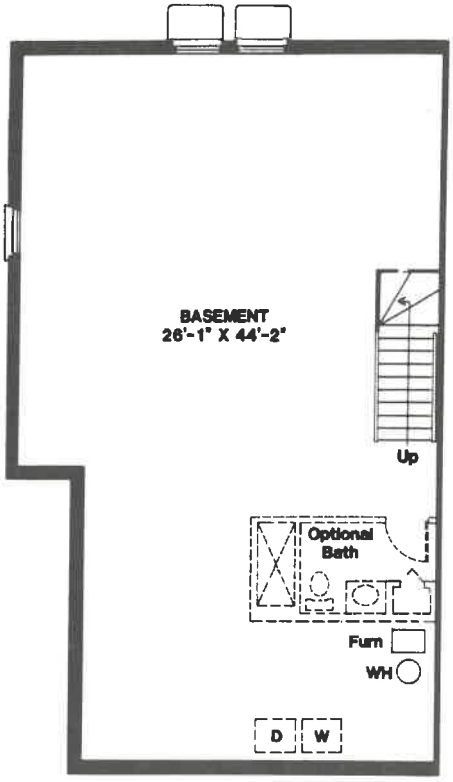


First Floor Plan



Second Floor Plan - Volume Ceiling



Lower Level

The Sutherland

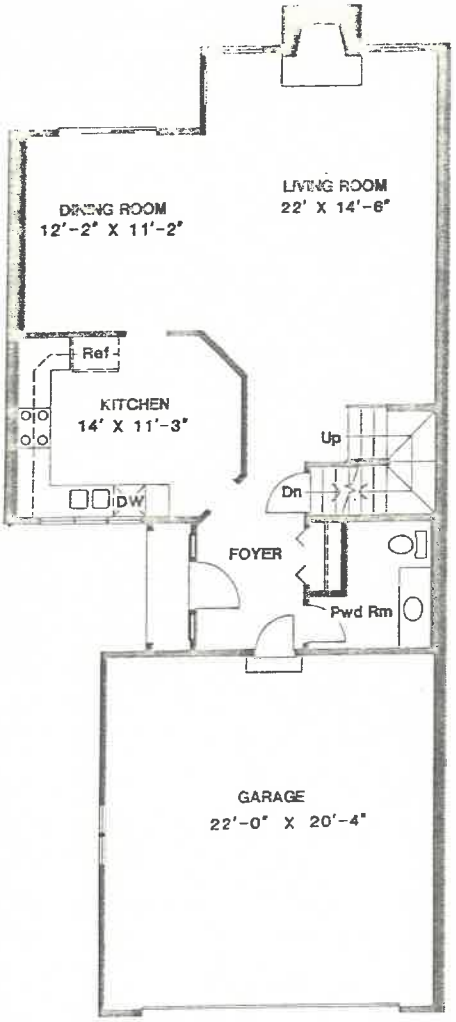
Two Story Living
Three Bedrooms
Two & 1/2 Baths
Formal Dining Room
Full Basement
Attached Two Car Garage
End Location

Main Living Area 2316 sq. ft.
Total Gross Area 4025 sq. ft.

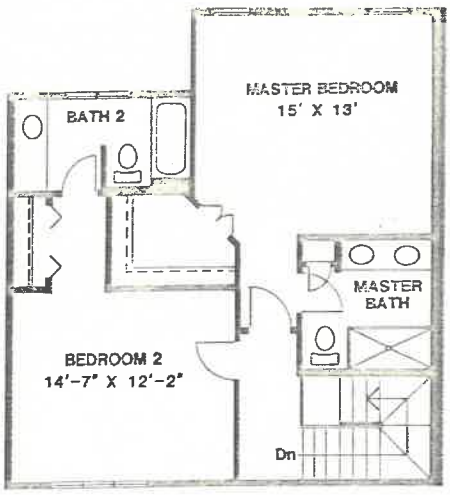
Dimensions are approximate, plans are subject to architectural and construction variables.

Shires of Inverness

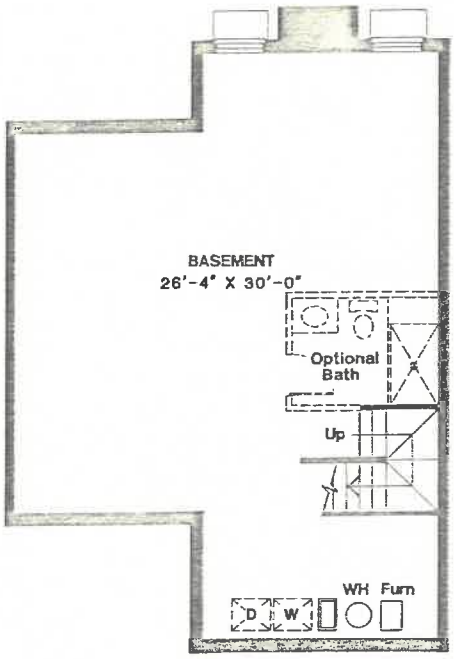
1535 Shire Circle Inverness, Illinois 60067 991-9000



First Floor Plan



Second Floor Plan



Lower Level

The Drummond

Two Story Living
Two Bedrooms
Two & 1/2 Baths
Full Basement
Attached Two Car Garage
End or Center Location

Main Living Area 1641 sq. ft.
Total Gross Area 2998 sq. ft.

Dimensions are approximate, plans are subject to architectural and construction variables.

Shires of Inverness

1535 Shire Circle Inverness, Illinois 60067 991-9000

Pricing Information FINAL PHASE

Shires of Inverness

MACTAVISH		RANCH	2 BEDROOM
1401	ERIN	$188,900	English Bsmt/Deck/Spec Home

CARNEGIE		TWO-STORY	2 BEDROOM
1409	SCOTT	$174,900	Model Home
1377	GLEN	$176,900	Conventional Bsmt/Whirlpool
1308	LAKE	$218,600	Finished/Walkout Lake Level with Wet Bar/

SUTHERLAND		TWO-STORY	3 BEDROOM
1340	LAKE	$267,800	Walkout and Two Fireplaces with Finished Lake Level Family Room

DRUMMOND		TWO-STORY	2 BEDROOM
1354	LAKE	$199,900	Lake Walkout/Two Fireplaces
1338	LAKE	$214,900	Lake Walkout/Two Fireplaces with Finished Lake Level Family Room

DUNBAR		TWO-STORY	2 BEDROOM & DEN
1385	GLEN	$192,900	Conventional Basement Main floor Family Room

RESALES AVAILABLE			
1528	CONDO	$138,400	Campbell Two Bedroom/Two Bath
1528	CONDO	$159,900	Ramsey/2 Bedroom/Den
1310	LAKE	$249,900	Sutherland/Lake Walkout

ALL HOMES INCLUDE: Full Basements
Oversized attached 2 car garages

VARIATIONS ON FLOOR PLANS AVAILABLE: Please inquire

REAL ESTATE TAXES: Approximately 1.5% of the purchase price.

MONTHLY ASSESSMENTS: $146.00 to $195.00 per month.

Prices subject to change without notice

January 1987

SALES OFFICE AND MODEL HOURS:
Open Daily – 10:00 a.m. – 991-9000

Features

Quality Features Included in Your Energy Efficient Shires Home

INTERIOR:

- Wall-to-wall carpeting with 1/2" pad
- Decorator light fixture allowance
- Custom hardware
- Wood double or triple glazed windows with screens
- 1-3/4" insulated metal clad front door
- Painted six panel colonial doors throughout
- Wood trim painted with semi-gloss enamel (choice of color)
- Door chimes
- Smoke detectors
- Ceramic, parquet or quarry tile foyer floor
- **Pre-wire for telephones**
- **Pre-wire for T.V. jacks**
- **Full unfinished basements**
- **Full masonry woodburning fireplace with fresh air supply – ash drop to basement**
- **Custom oak railing on stairways**
- **Rough plumbing for bath in basements**

BATH:

- Ceramic tile walls in tub & shower areas in your choice of colors
- Furniture design wood vanities in a variety of choices
- Cultured marble oval or shell integral bowls
- Single lever faucet
- Large decorator mirror and medicine cabinet
- Ceramic tile flooring in your choice of colors
- Safe ground fault electric circuits
- Ceramic towel and paper holders
- Enameled cast iron tub or walk-in type shower with molded base and glass door
- Recessed lighting over lavatories
- Elongated "water saver" water closets
- Linen closet

KITCHEN:

- Quality wood cabinets with choice of finish, design & wood
- Easy-care "no wax" Armstrong flooring
- Self-cleaning double oven range-Exterior vented
- Deluxe refrigerator with ice maker hook-up including frost-free freezer
- Double stainless steel sink with single lever, aerator faucet
- 1 qt. continuous feed garbage disposal
- "Potscrubber" dishwaser (built-in)
- High pressure laminate counter top with 4" backsplash in choice of decorator colors
- Breakfast room or eating area in kitchen

UTILITIES:

- 200 amp service with circuit breakers
- Ground water sump pump
- PVC and cast iron drains, waste & vents
- Copper plumbing water supply
- 52 gallon "quick recovery" water heater
- G.E. cost efficient forced air heat pump for heating and air conditioning
- Individual thermostat control

AMENITIES:

- Award winning landscape
- Two tennis courts
- Heated swimming pool
- Two story clubhouse with Party Room
- Two private lakes
- Association provides total exterior maintenance, including professionally maintained landscaping, snow and refuse removal

EXTERIOR:

- Fully landscaped grounds
- Attached 2-1/2 car garage, drywalled and painted
- Sectional garage door with ceiling electrical outlet for garage door opener
- Asphalt driveways
- Pre-finished steel gutters & downspouts
- Full brick veneer
- Rough sawn cedar trim with two coats of stain
- Underground utilities
- Metropolitan storm and sanitary sewers
- Exterior lighting
- Frost-proof exterior sill cock
- Two exterior duplex outlets
- Patio or raised deck (according to plan)

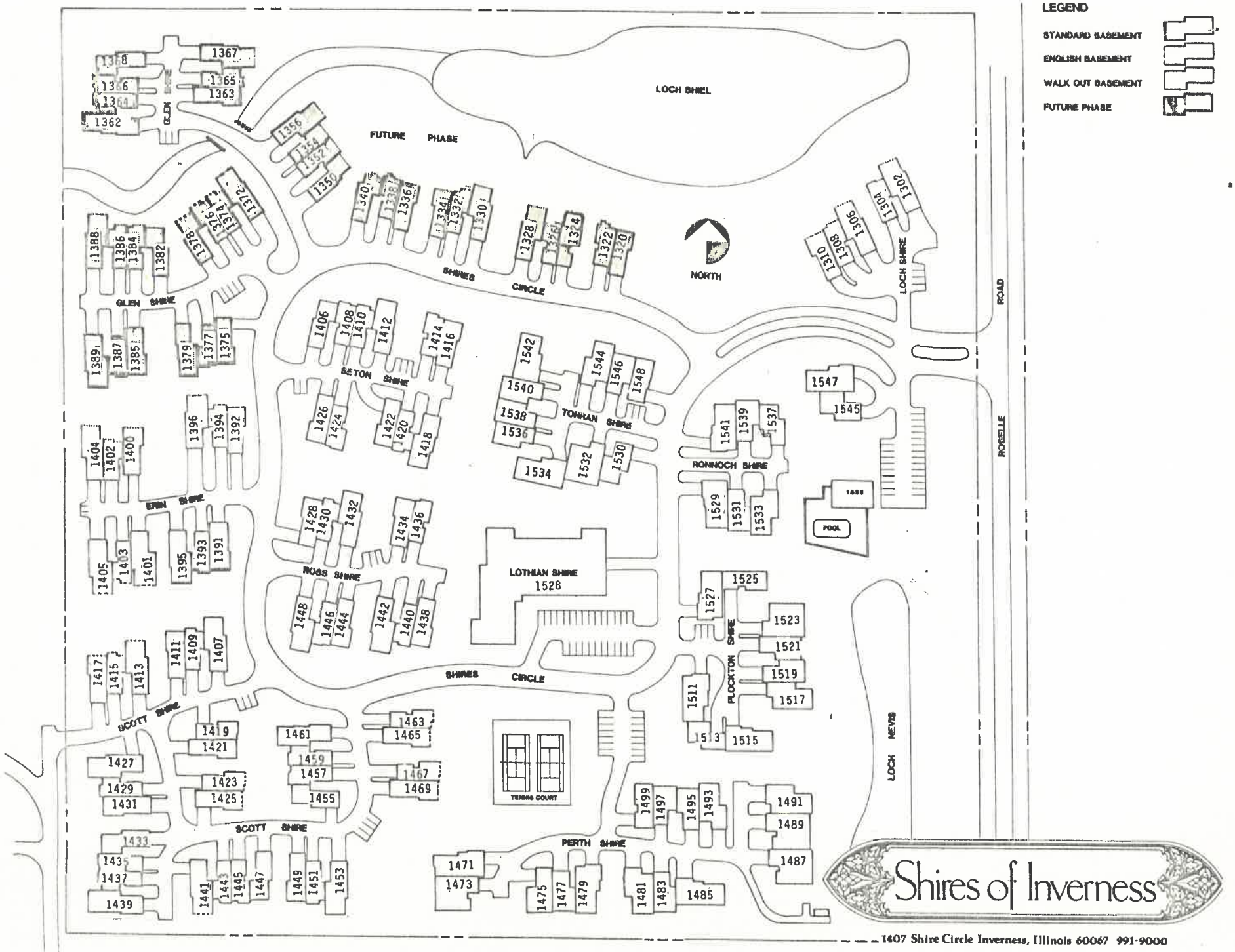
CONSTRUCTION QUALITY:

- R-38 energy conservation system in ceilings
- R-19 energy conservation system in walls
- 3/4" tongue and groove plywood subflooring, glued and nailed to floor joists
- Floor joists, 2 x 10 - 16" on center
- 3/4" foam foil covered sheathing
- Cedar shingle roofs with metal flashings and valleys
- 8" concrete block party walls from foundation to top plate, furred and covered with 1/2" gypsum with sound attenuation blanket between concrete block and gypsum

Shires of Inverness

1535 Shire Circle Inverness, Illinois 60067 991-9000

SITE PLAN


LEGEND
STANDARD BASEMENT
ENGLISH BASEMENT
WALK OUT BASEMENT
FUTURE PHASE
LOCH SHIEL
FUTURE PHASE
NORTH
SHIRES CIRCLE
GLEN SHIRE
BETON SHIRE
TORRAN SHIRE
LOCH SHIRE
ROSELLE ROAD
RONNOCH SHIRE
ERIN SHIRE
ROSS SHIRE
LOTHIAN SHIRE
1528
POOL
SCOTT SHIRE
PLOCKTON SHIRE
LOCH MEWS
TENNIS COURT
PERTH SHIRE
Shires of Inverness
1407 Shire Circle Inverness, Illinois 60067 991-9000



First Floor Plan

Lower Level

The MacTavish

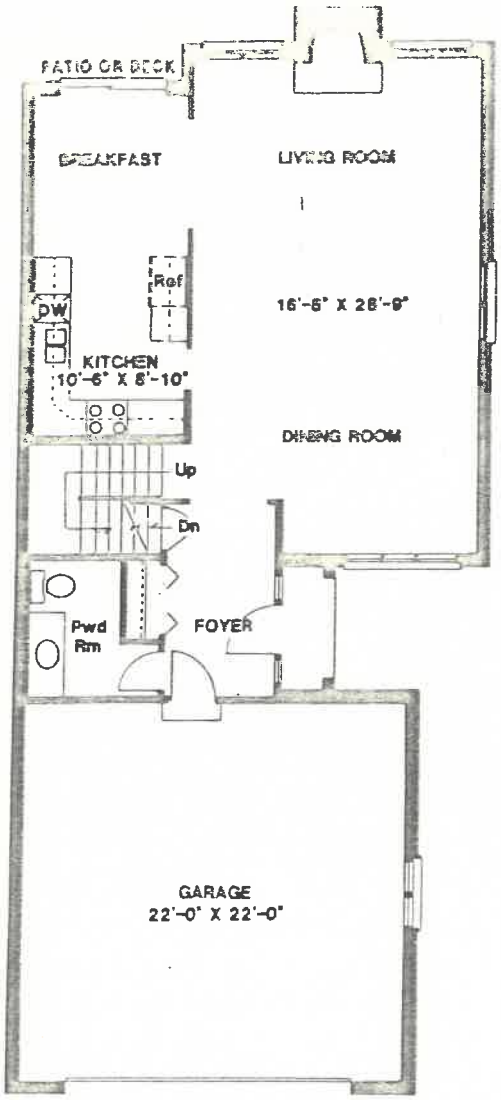
Ranch
Two Bedroom
Two Full Baths
Full Basement
Attached Two Car Garage
End Location
Cathedral ceilings available

Main Living Area 1594 sq. ft.
Total Gross Area 3715 sq. ft.

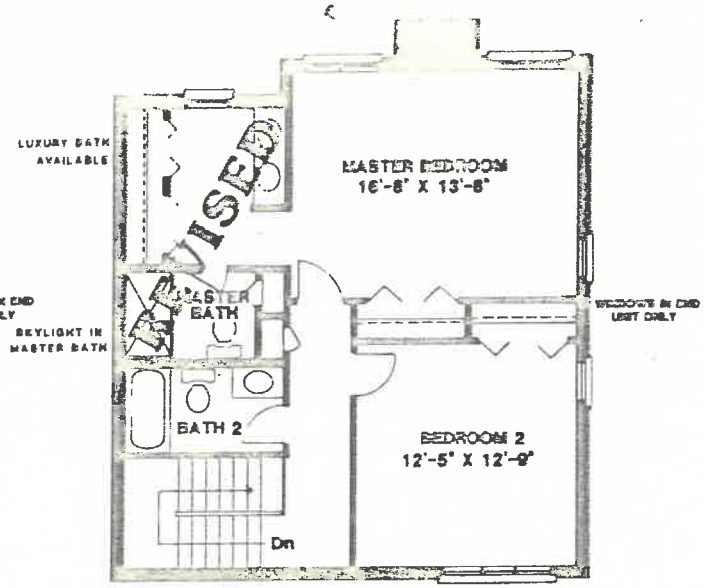
Dimensions are approximate, plans are subject to architectural and construction variables.

Shires of Inverness

1535 Shire Circle Inverness, Illinois 60067 991-9000

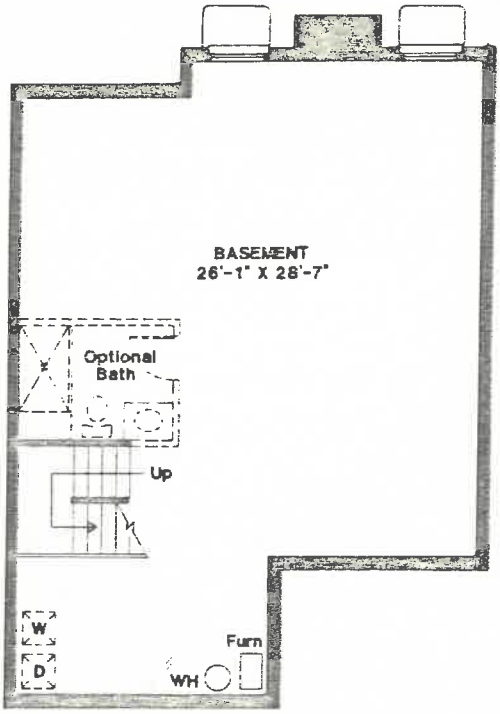


First Floor Plan



Second Floor Plan

Variation of Floor Plan Available



Lower Level

The Carnegie

Two Story Living
Two Bedrooms
Two & 1/2 Baths
Full Basement
Attached Two Car Garage
End or Center Location
Cathedral ceilings available

Main Living Area 1736 sq. ft.
Total Gross Area 3097 sq. ft.

Shires of Inverness

1535 Shire Circle Inverness Illinois 60067 991-9000

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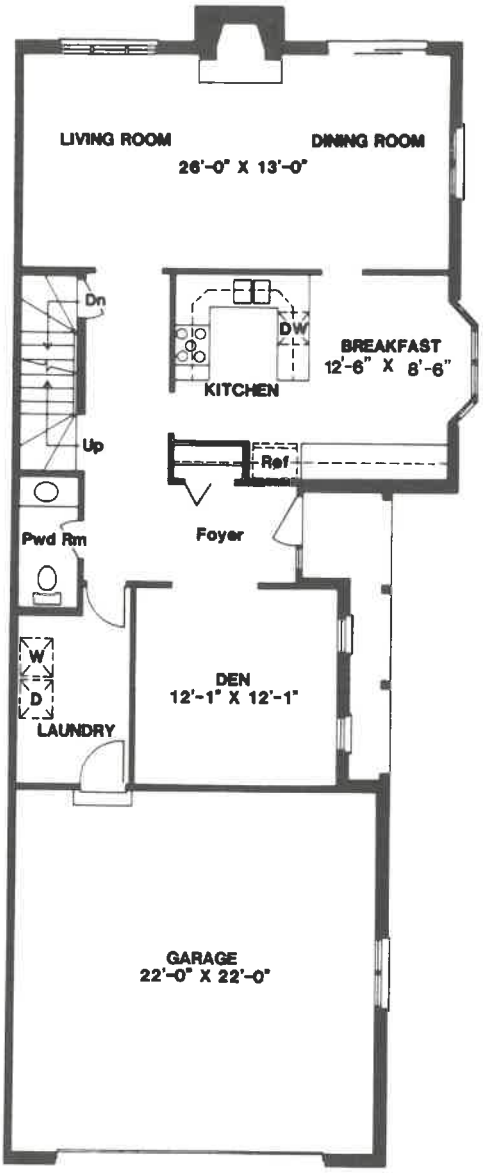
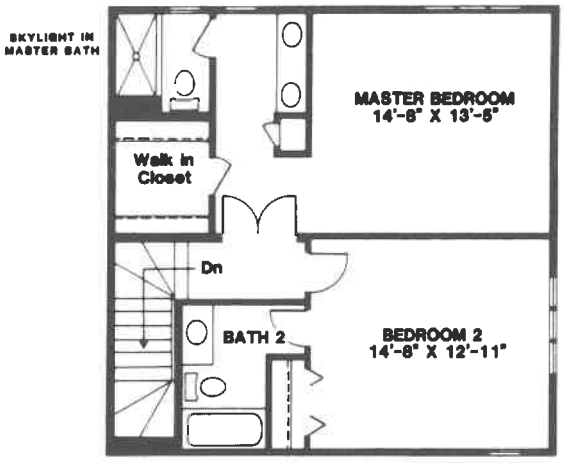
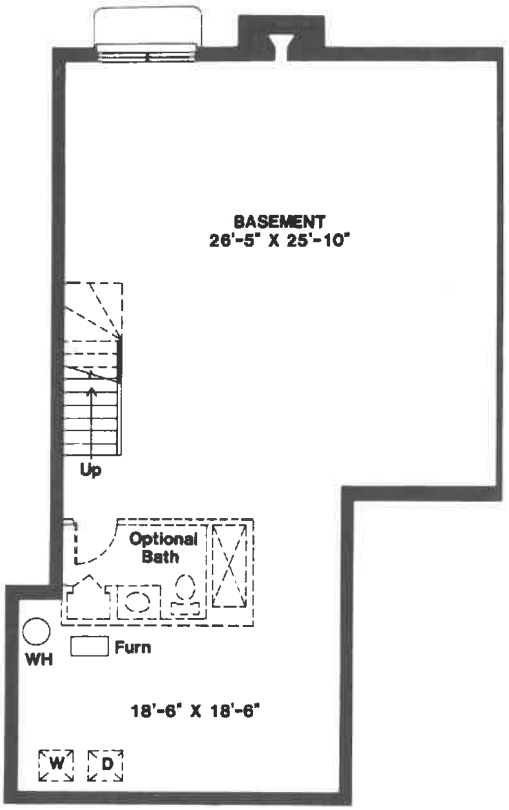


First Floor Plan



Second Floor Plan



Lower Level

The Dunbar

Two Story Living
Two Bedrooms
Two & 1/2 Baths
Den
Full Basement
Attached Two Car Garage
End Location
Cathedral ceilings available

Main Living Area 1855 sq. ft.
Total Gross Area 3496 sq. ft.

Dimensions are approximate, plans are subject to architectural and construction variables.

Shires of Inverness

1535 Shire Circle Inverness, Illinois 60067 991-9000