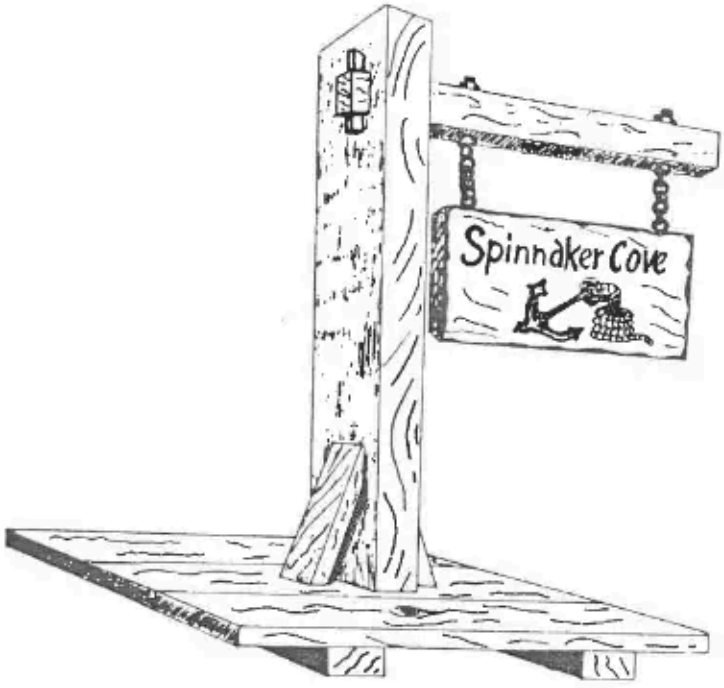
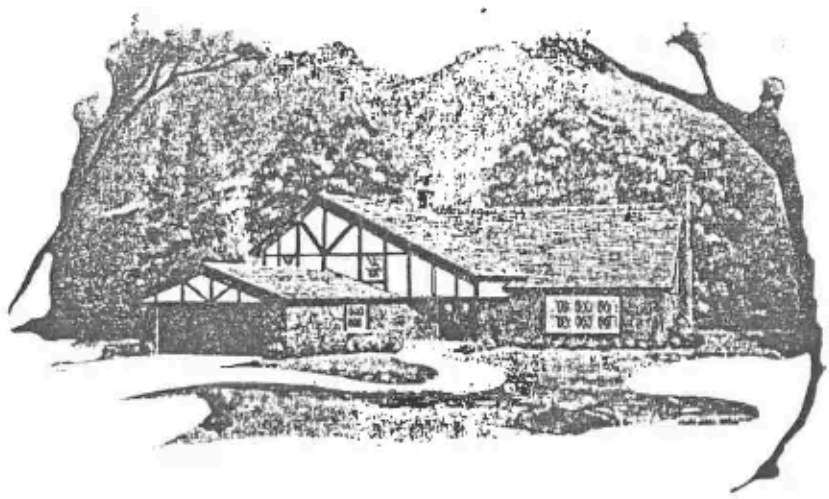

Spinnaker Cove

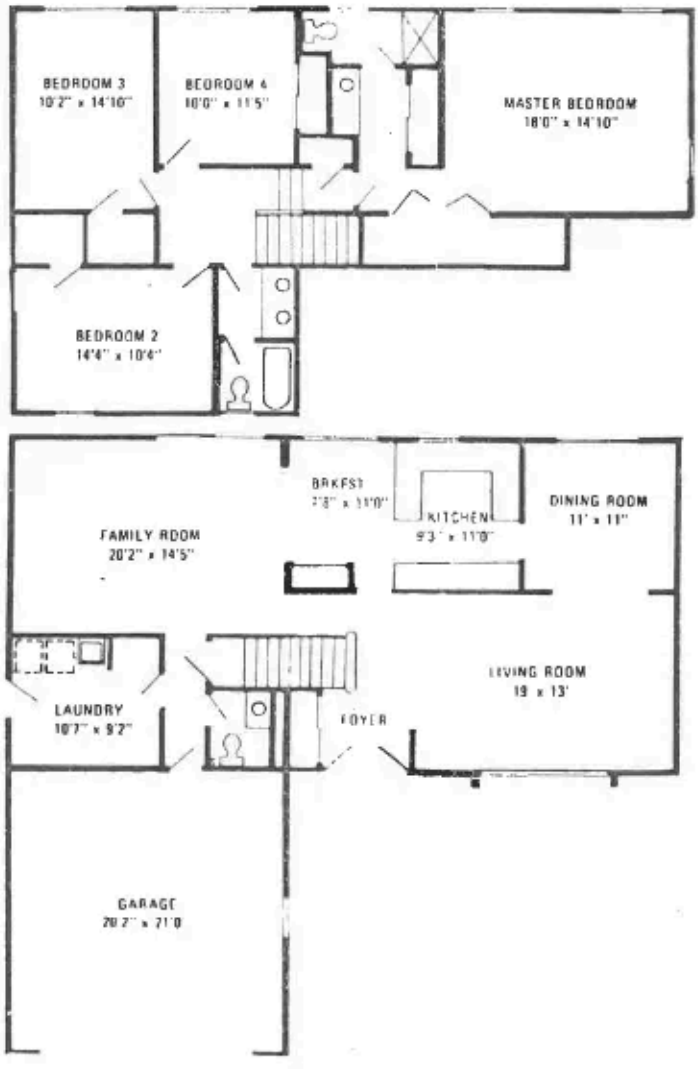
SPINNAKER COVE



Nantucket

FEATURING :

Four large bedrooms
Formica or Pionite vanity tops
Ceramic tiled baths
Ceramic foyer
Paneled family room
First floor laundry room
Carpeting throughout
Wood removable windows
Insulated patio door
Gas forced air furnace
Gas double oven range
Dishwasher and disposal
Insulated walls and ceilings
50 gallon gas water heater
Complete color selections
Stained wood work
Silent light switches
Gutters and downspouts
2½ car garage with full width drive
Double door front entrance
Face brick all around building
Paved streets, curbs, public walks
City sewer and water
Underground utilities
City street lights
Basement



Ask your salesman about optional exterior designs

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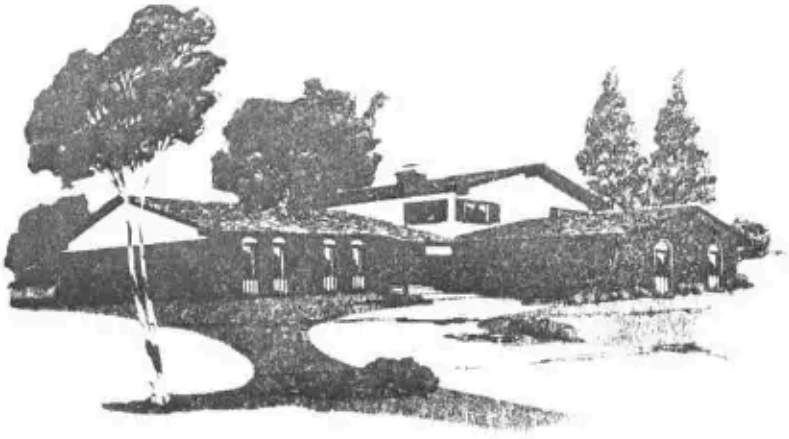
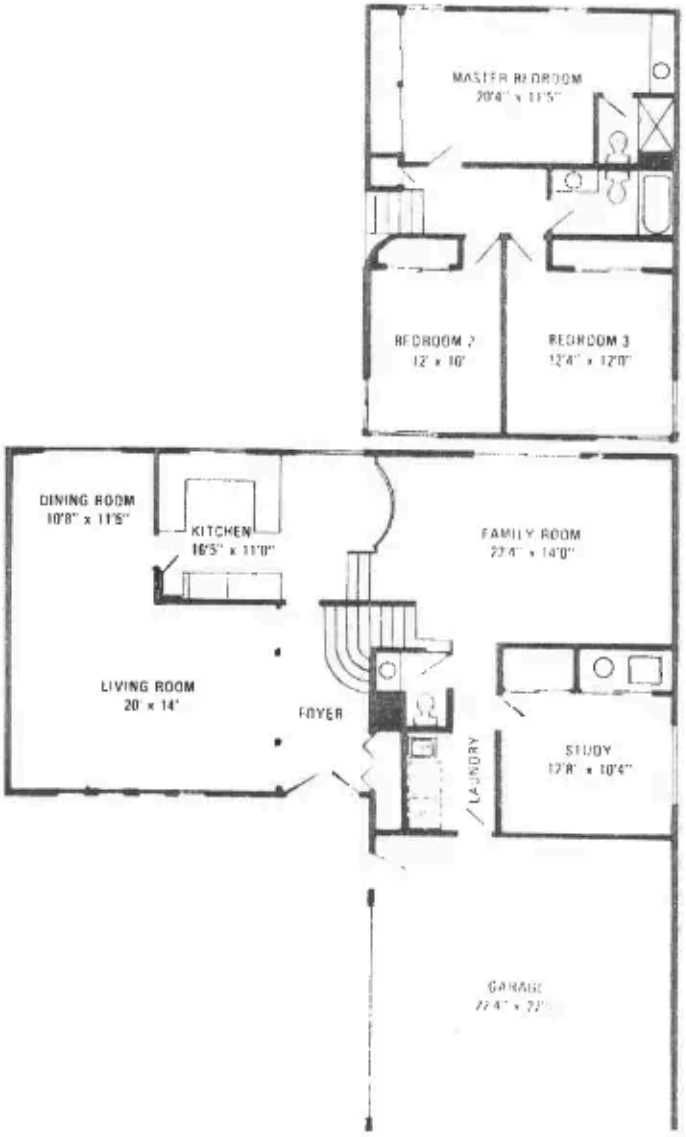
SPINNAKER COVE

Warwick



FEATURING :

Four large bedrooms
Formica or Pionite vanity tops
Ceramic tiled baths
Ceramic foyer
Paneled family room
First floor laundry room
Carpeting throughout
Wood removable windows
Insulated patio door
Gas forced air furnace
Gas double oven range
Dishwasher and disposal
Insulated walls and ceilings
50 gallon gas water heater
Complete color selections
Stained wood work
Silent light switches
Gutters and downspouts
2½ car garage with full width drive
Double door front entrance
Face brick all around building
Brick decorator entrance wall on garage
Paved streets, curbs, public walks
City sewer and water
City street lights
Underground utilities



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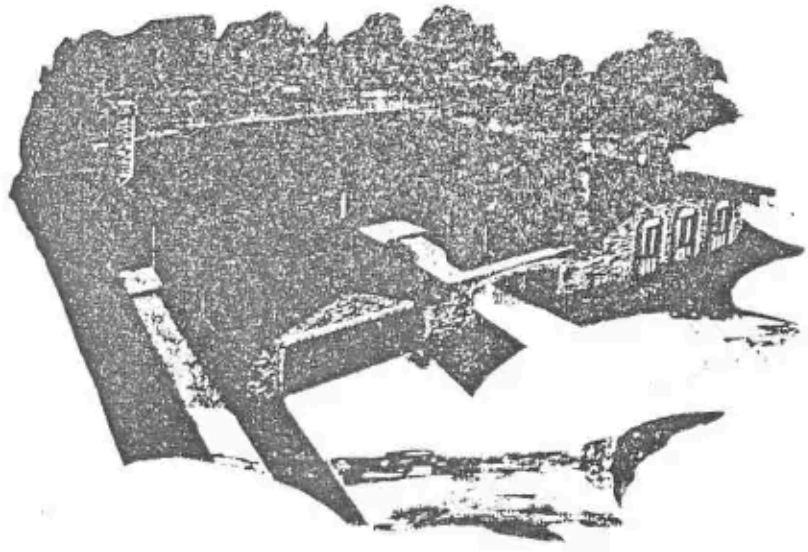
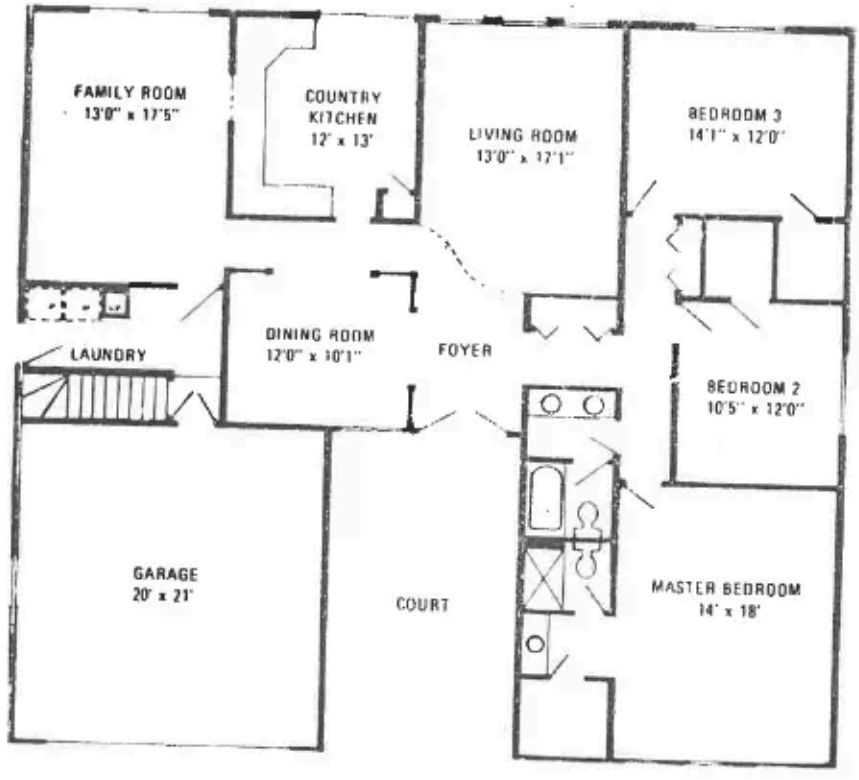
Madrid



FEATURING :

Three large bedrooms
Fourth bedroom optional
Formica or Pionite vanity tops
Ceramic tiled baths
Ceramic foyer
Paneled family room
First floor laundry room
Carpeting throughout
Wood removable windows
Insulated patio door
Gas forced air furnace
Gas double oven range
Dishwasher and disposal
Insulated walls and ceilings
50 gallon gas water heater
Complete color selections
Stained wood work
Silent light switches
Gutters and downspouts
2½ car garage with full width drive
Double door front entrance
Face brick all around building
Brick arched court area
Paved streets, curbs, public walks
City sewer and water
Underground utilities
City street lights
Basement



Ask your salesman about optional exterior designs

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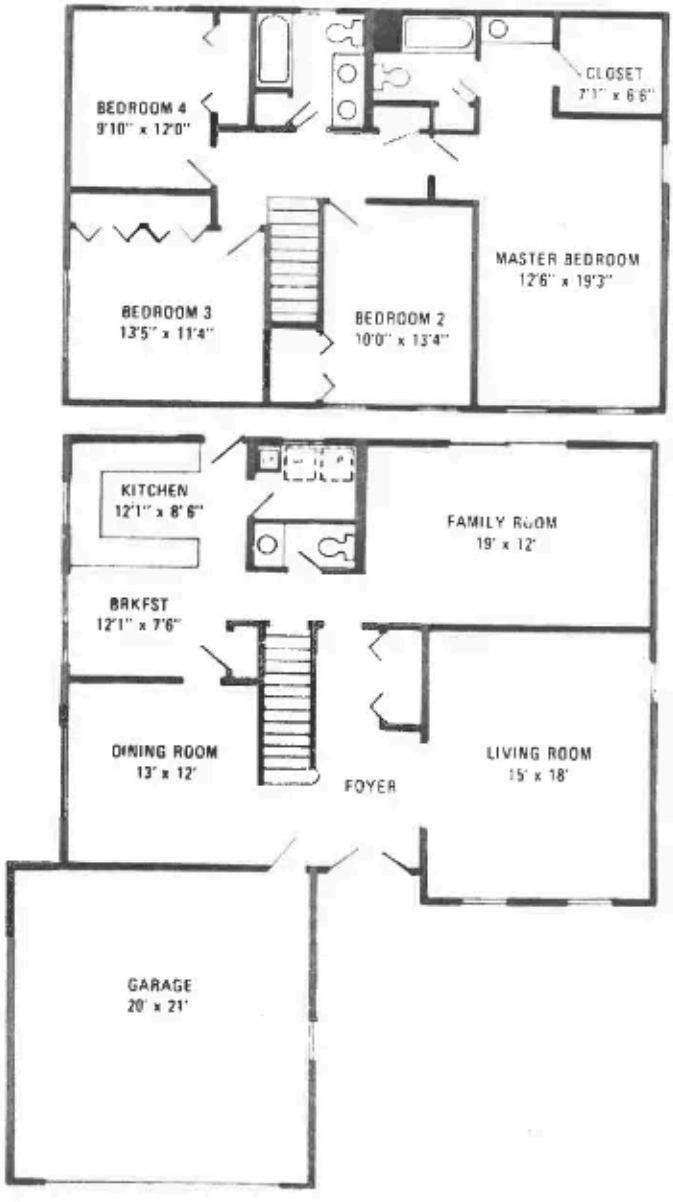
SPINNAKER COVE

Manchester



FEATURING :

Four large bedrooms
Formica or Pionite vanity tops
Ceramic foyer
Ceramic tiled baths
Paneled family room
First floor laundry room
Carpeting throughout
Wood removable windows
Insulated patio door
Gas forced air furnace
Gas double oven range
Dishwasher and disposal
Insulated walls and ceilings
50 gallon gas water heater
Complete color selections
Stained wood work
Silent light switches
Gutters and downspouts
2½ car garage with full width drive
Double door front entrance
Face brick all around building
Brick decorator entrance wall on garage
Paved streets, curbs, public walks
City sewer and water
Underground utilities
City street lights
Full basement



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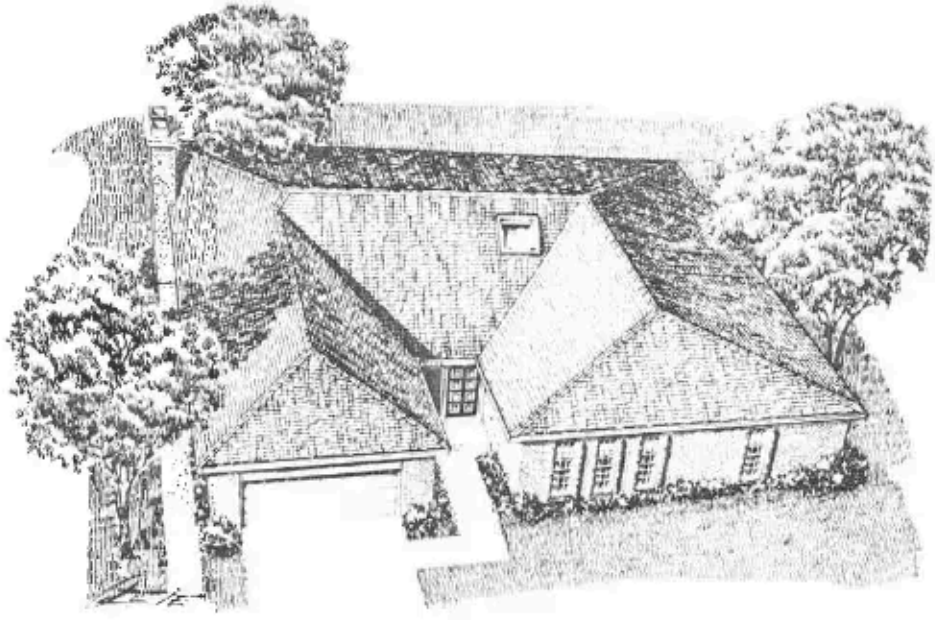
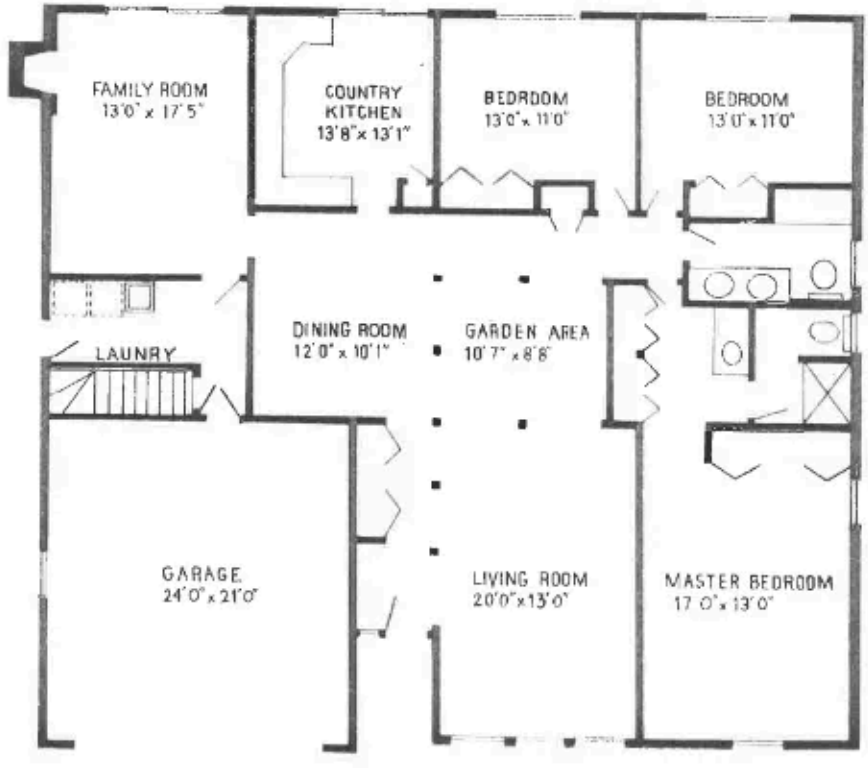
Villa D'Este



FEATURING:

- Garden room with skydome
- Three large bedrooms
- Formica or Pionite vanity tops
- Ceramic tiled baths
- Ceramic foyer
- Paneled family room
- First floor laundry room
- Carpeting throughout
- Wood removable windows
- Insulated patio doors
- Gas forced air furnace
- Gas double oven range
- Dishwasher and disposal
- Insulated walls and ceilings
- 50 gallon gas water heater
- Complete color selections
- Stained wood work
- Silent light switches
- Gutters and downspouts
- 2½ car garage with full width drive
- Face brick all around building
- Paved streets, curbs, public walks
- City sewer and water
- Underground utilities
- City street lights
- Basement

NOTE: Check with Sales Office for Location of this New Model



Ask your salesman about optional exterior designs

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1215 Carpenter Drive
Palatine, Illinois
Phone; 359-6220

GENERAL INFORMATION

Spinnaker Cove is in the Village of Palatine and has city water, sewer and full Village services. All utilities are underground and paid for. Our subdivision roads have the binder coat only at present and will be filled and topped.

For simplified directions in our advertising, Rand Road (Route 12) is used, however, the area can also be conveniently reached from the south by using Palatine Road to Williams Drive, a through street, which runs north off Palatine Road into Spinnaker Cove. There is a full interchange at the Expressway (Route 53) and Palatine Road.

TRANSPORTATION

The Chicago and Northwestern air conditioned commuter trains arrive and depart every 30 minutes during popular commuter hours. There is parking for 885 cars in this new Transportation Center complex which includes nine stores. The Transportation Center is 6 minutes from Spinnaker Cove.

SCHOOLS

Palatine is noted for its outstanding school system. Virginia Lake Grade School, through 6th grade, serves the area as does Palatine Hills Junior High for 7th and 8th grades and Palatine High School for the 9th through 12th grades. Harper College, in Palatine, opened in 1967 and is a public community college with an enrollment of over 9,000 students.

SHOPPING

Woodfield Mall, the world's largest center, and Randhurst Center are both just minutes away. There are numerous shopping centers very close to Spinnaker Cove and Palatine has just about every service or product available.

CHURCHES

Palatine has 21 churches with a wide coverage of denominations. St. Thomas Parochial School is a few blocks south of our area.

MEDICAL SERVICES

The Village is well represented in the medical and dental professions, Northwest Community Hospital is minutes away, is totally modern, and completely equipped for diagnostic, therapeutic, surgical, emergency and specialized health care.

RECREATION

In addition to other recreational groups here, the Palatine Park District offers many diverse activities such as four swimming pools, 18 hole watered fairway golf course, youth football-basketball and hockey leagues, five ice skating rinks, tobaggon and sled runs, numerous neighborhood parks, tennis and basketball courts, 4.5 mile bike and nature trail, etc. Palatine also has an excellent YMCA program.

WHY SPINNAKER COVE?

For many important reasons to you, this Village was selected to develop Spinnaker Cove. Extensive engineering was completed including attention to grading, storm sewers, etc., to provide care-free leisurely living. We have changed our Models three times to eliminate the monotony often seen in developments. By using excellent quality and experienced craftsmen, our aim is to not only provide you with a luxurious home you will be proud to own, but a home which will steadily increase in value. Why not talk to us about your future, right here in Spinnaker

SPINNAKER COVE, INC.
1231 Carpenter Drive
Palatine, Ill.

This Information Sheet is to supply information on the most often asked questions. Our representatives will be happy to answer further questions which you may have.

WARRANTY

Our Warranty is not just a verbal commitment, but a four page Warranty attached to the Contract. It is explicit as to what we warrant and we feel this is a real step in mutual understanding between the purchaser and the builder. We have received many compliments on the thoroughness of this document.

SPECIFICATION SHEET

A "Spec Sheet", supplied to the purchaser, lists the materials to be used in the construction;-as an example, "2 x 4 wall studs 16" on center." This, coupled with the existing Model, gives our purchasers assurance of the quality of material used by Spinnaker Cove.

STORM SEWERS

Careful attention has been given to our engineering and grading. Our storm sewers are adequate to avoid flood problems; an important point of which purchasers should be aware of when selecting a development.

UTILITIES

There are no telephone poles in Spinnaker Cove. All utilities in Spinnaker Cove are underground, except for the street lights, supplied by us at no cost. Improvements such as public walks, streets, etc., are supplied by Spinnaker Cove, with no assessments passed on to you. The average resident pays $24.00 per quarter for water, use of the sanitary sewers and garbage pickup. We feel this is a reasonable fee for these Village supplied services.

ROADS

Currently, the development roads have the binder blacktop coat only and as settling has been completed, as required by the Village, the final topping will be laid and they will be turned over to the Village in top condition. The road leading into the development from Rand Road carries construction traffic and is being maintained as best as possible under the circumstances. Most of our residents enter and leave by going south on Williams Drive which takes them to Palatine Road, Route 53 Expressway, Chicago & Northwestern station and the majority of the shopping center.

PANELING

Paneling is included in the family rooms and there are numerous selections from which to choose. Prior to installation of the paneling, drywall material is also used to create more rigidity and soundproofing.

FIREPLACES

In most cases, the optional fireplaces are interchangeable between Models. As an example, some of our purchasers have preferred to have the Warwick fireplace in their Nantucket home. Our fireplaces are natural wood burning and the gas log starters as shown in the Models are available at a nominal additional cost.

CERAMICS

All entry foyers include beautiful, durable and easy to clean ceramic tile. The full baths also include ceramic tile as shown on the floors and in the tub and/or shower enclosures. We have a range of colors that will either match or accent the colored bathroom fixtures which you may choose.

BATHROOM FIXTURES

Our quality bathroom fixtures are supplied by Kohler and we offer the full range of colors. All baths have vanities which will match your selection of very good quality kitchen cabinets. We have approximately 250 choices of laminated plastics for kitchen and vanity counter-tops with samples from Pionite, Formica and Nevamar.

APPLIANCES

As shown in the Models, the oven & range, dishwasher and garbage disposal are included in the home. Purchasers have a selection of colors. We use all Tappan appliances and, again, we have a selection of colors from which to choose. The lower oven is continuous clean.

PAINTING

Rather than painted trim, our homes include stained trim. Instead of a combination stain-sealer coat, we apply a coat of stain and then a cost of sealer before the varnish coat is applied. All other painting has a primer coat and then the finish coat. The gutters are trouble-free aluminum with a baked on enamel finish.

FLOOR COVERINGS

As mentioned previously, ceramic tile is used in the entry foyers and in the full baths. A wide range of vinyl asbestos tile is used in the kitchens, family room and laundry rooms. Should you prefer sheet goods in the kitchen, carpeting in the family room, etc., we will credit you for the vinyl asbestos and apply it to the cost of the floor covering of your choice. We have a carpet allowance for all areas carpeted in the Models.

GENERAL CONSTRUCTION

All homes are bricked on all four sides, except 2 story Models where the second floor is either stained cedar siding or a Masonite product known as "Moonspot." "Moonspot" comes pre-finished and is extremely resistant to chipping and peeling. In the event of eventual fading, it can be easily repainted with a roller.

The roofs have Flintkote Seal-Tab Strip Shingles, which are fire and wind resistant and come in various colors.

Copper plumbing lines are used throughout the homes, and the basement footings and window wells are tiled to the sump pump to avoid surface water problems. Overhead sewers are used throughout the development.

Both the 1/2" drywall and the 3/4" sub-floors are glued and nailed rather than just nailed. The garage is also drywalled at no additional cost.

100 amp electrical service is supplied with circuit breakers rather than fuses. All wiring is in thinwall, and you will be pleased with the ample amount of electrical outlets throughout the home.

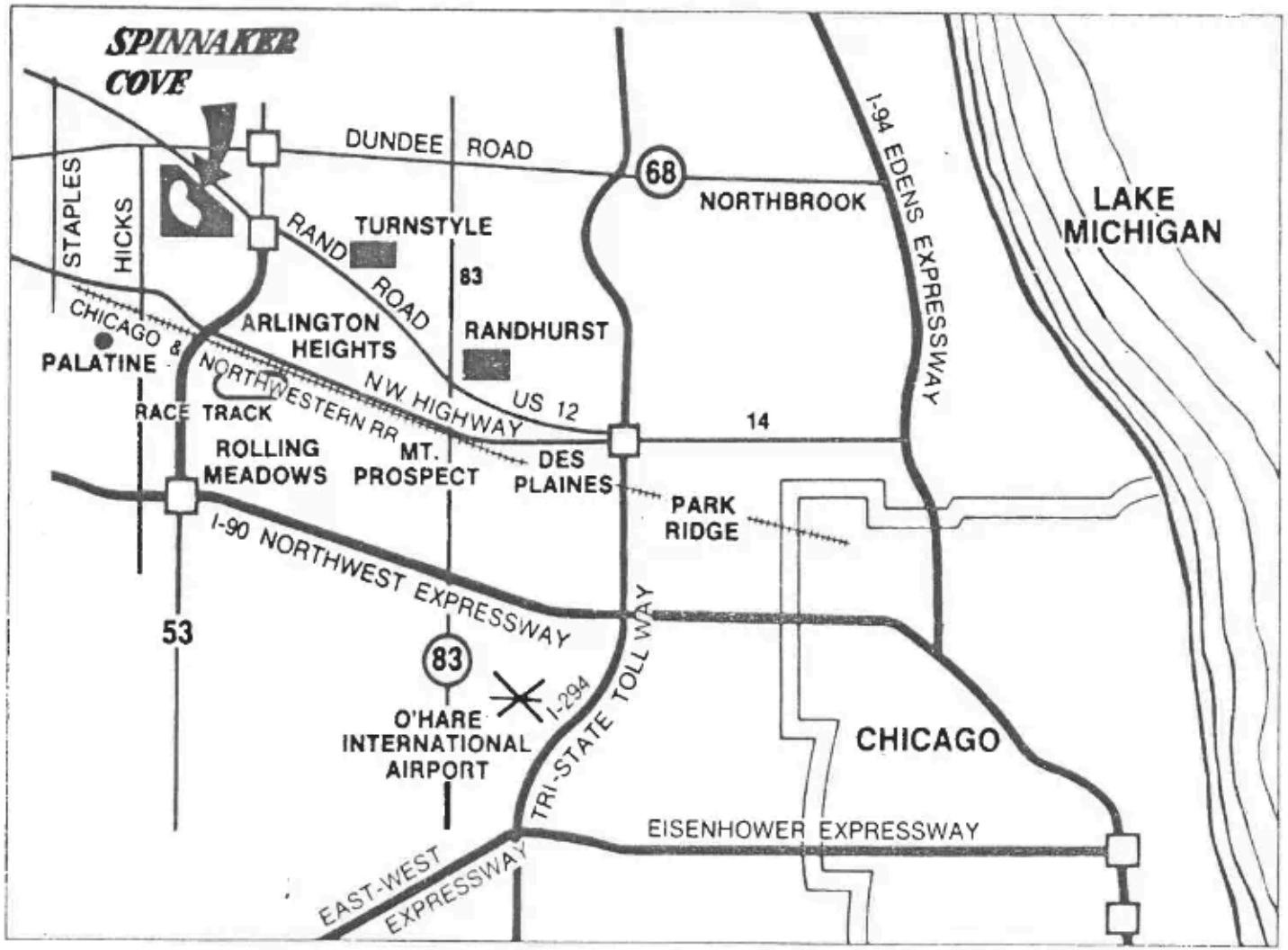
The poured concrete foundations also include wing-walls which extend out from the foundation to support the concrete stoops which are later poured at the entrance to the home.

Double width blacktop driveways are included with the home and concrete drives are available at additional cost. There are some 20 selections of overhead garage doors, and a receptacle is installed in the event an electrical garage door opener is installed during construction or at a later time.

Outwide water faucets and electrical outlets are supplied.

This Information Sheet covers some of the more important items which you will want to consider when selecting a home and a location. A representative is available to talk to you each day between 10:00 and 6:00. Should you be unable to make it during the day, please call for an evening appointment.

(Changes may be made by Spinnaker Cove, Inc. without notice)


SPINNAKER COVE
DUNDEE ROAD
68
NORTHBROOK
I-94 EDENS EXPRESSWAY
LAKE MICHIGAN
STAPLES
HICKS
TURNSTYLE
RAND ROAD
83
CHICAGO &
NORTHWESTERN RR
ARLINGTON HEIGHTS
RANDHURST
PALATINE
NW. HIGHWAY
US 12
14
RACE TRACK
ROLLING MEADOWS
MT. PROSPECT
DES PLAINES
PARK RIDGE
I-90 NORTHWEST EXPRESSWAY
53
83
I-294
TRI-STATE TOLL WAY
O'HARE INTERNATIONAL AIRPORT
CHICAGO
EISENHOWER EXPRESSWAY
EAST-WEST EXPRESSWAY