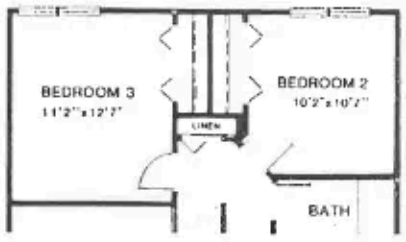
THE COLONY HOMES
CHAMBERLAYN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



OPTIONAL BEDROOM 3

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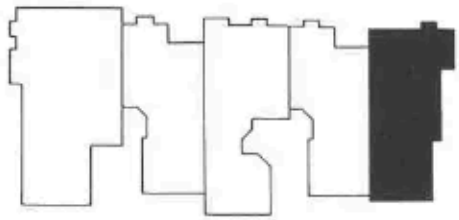
Talbot's Mill

THE COLONY HOMES

BENTON

A beautiful two story, three bedroom townhome that begins with a dramatic entryway that incorporates a two story foyer and open staircase to the second level. Beyond the foyer, one can escort guests to either the formal living room on the right or, for casual entertaining, to the family room on the left. The living room leads to a separate dining room for formal dinner parties or quiet evening meals. The large country-like kitchen contains a breakfast area. It also opens conveniently to the family room allowing those in the kitchen to be included in family room activities. Upstairs, the large master bedroom has its own private bath and useful double vanity. A second full bath is also found upstairs and is easily accessible to the other two bedrooms. There is plenty of closet space throughout the home. A large two car garage, main floor laundry, powder rooms and options including a fireplace complete a luxurious townhome design that rivals many single family homes in amenities and living ease.

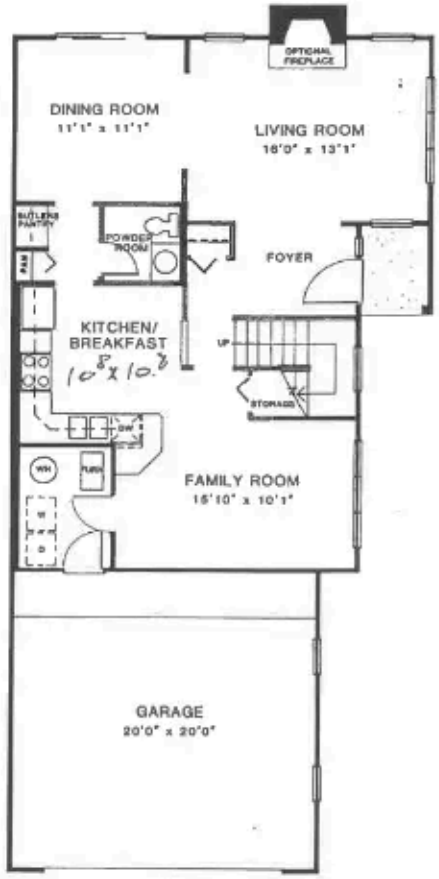




Talbot's Mill

A KIMBALL HILL COMMUNITY OF FINE HOMES

THE COLONY HOMES
BENTON



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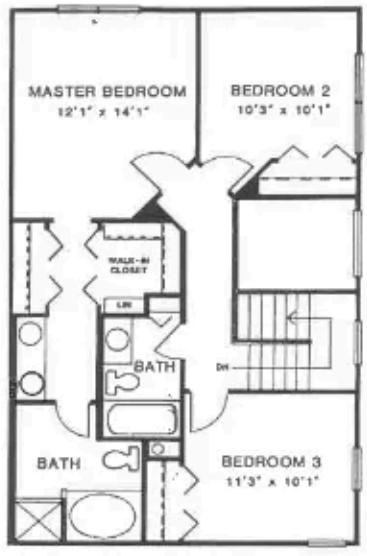

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Talbot's Mill

PRELIMINARY FLOOR PLAN 4/15/89

THE COLONY HOMES

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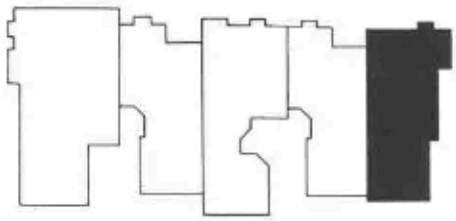



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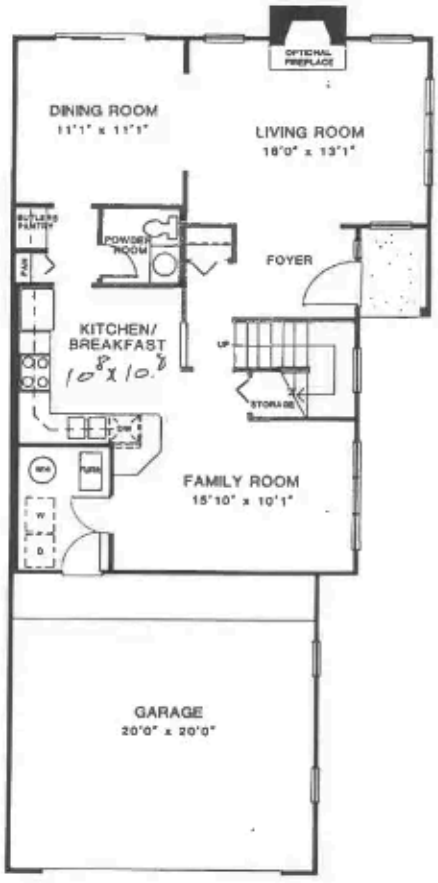
A KIMBALL HILL COMMUNITY OF FINE HOMES

THE COLONY HOMES
BENTON



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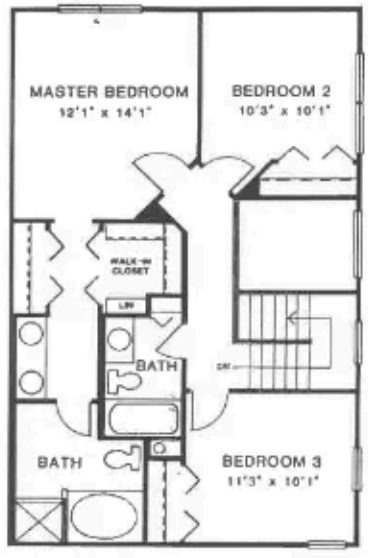

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Talbot's Mill

PRELIMINARY FLOOR PLAN 4/15/89

THE COLONY HOMES

INTERIOR FEATURES
Stained oak stair rails

Ceramic or parquet flooring in foyer

Easy care no-wax tile in kitchen and utility areas

Premium grade wall to wall carpeting and 80 oz. padding in living areas

Decorator light fixtures

Colonist six panel interior doors and trim

Prewire for telephone and T.V.

Door chimes

Easy care vinyl-coated wire closet shelves

Volume ceilings, per plan

KITCHENS AND BATHS
Easy care cabinets and vanities

Fully applianced Whirlpool kitchen, continuous clean oven and range, dishwasher, disposal, refrigerator

Choice of colors in laminated counter tops

Double bowl stainless steel kitchen sink

Moen uni-lever faucets throughout

Easy care no-wax tile sheet goods on kitchen and bath floors

Oak Trimmed laminated vanity tops with drop-in china bowl in baths

Ceramic tile tub and shower surrounds

Exhaust fans with light in baths

King sized mirrors with theatrical lighting in baths

Oversized tub in master baths

UTILITY
Central Air Conditioning / Insulated Utility rooms / Gas forced air furnace / 200 amp electrical service with service breaker / 50 gallon quick recovery water heater / Gas line for dryer, dryer vent / Copper plumbing water supply / Laundry tub per plan

AVAILABLE OPTIONS
Fireplace with log lighter / Skylights / Colored plumbing fixtures / Upgraded flooring / Upgraded millwork packages / Upgraded appliances / Whirlpool tubs in master bath



Talbot's Mill

A KIMBALL HILL COMMUNITY OF FINE HOMES

THE COLONY HOMES

FEATURES

FOR CARE FREE LIVING
Over 50% of the area is beautifully landscaped open space

Professional maintenance of common areas, greenbelts, walks, drives and building exteriors

Lawncutting, fertilizing, shrub and tree trimming

Snow clearance for driveways and walks

Refuse removal

Liability and casulty insurance to common property

Management and administrative services for the Association

10 year How warrantee program

FOR YOUR PEACE OF MIND
Quality materials throughout

Seal tab shingles over 15 lb. felt over 1/2" exterior roof sheathing

Energy saving R-13 wall insulation and R-30 ceiling insulation

Double party wall system featuring layer of 5/8" UL firecode drywall, acoustical insulation, and air space to provide excellent sound control

Second story flooring 3/4" tougue and groove plywood glued and nailed

Insulated steel entry door with dead bolt

Solid, firecode UL rated garage entry door with dead bolt

Automatic smoke detectors

EXTERIOR FEATURES
Attached garage with private entry to your home

Separate storm and sanitary sewer

All underground utilities

Asphalt driveways and guest parking areas

Fully landscaped grounds

Concrete patio per plan

Colonial wood-grained aluminum siding

Panel brick accents, per plan

Insulated vinyl windows with screens and grills throughout

Insulated wood patio door with screen

Raised panel steel overhead garage door

Aluminum gutters and downspouts

Hosebib, ground fault electrical outlet

Talbot's Mill

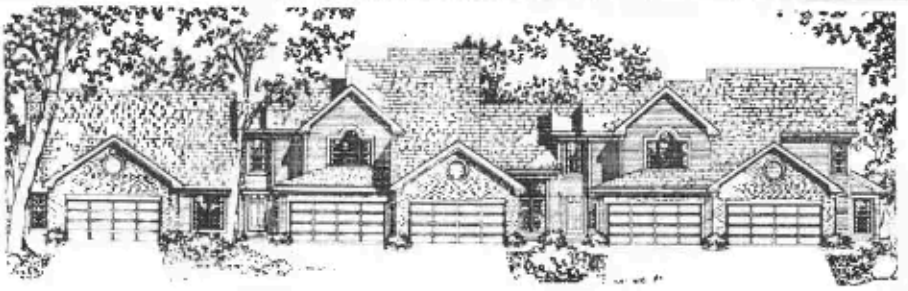
1-11-90 A KIMBALL HILL COMMUNITY OF FINE HOMES

THE COLONY HOMES

AINSLEY

Dramatic openness underscores the elegance of the two story Ainsley. A spacious entry foyer leads you to the open vaulted two story living room that can be made even more striking through the addition of an optional fireplace. A separate dining room offers the perfect setting for quiet dinners. Sliding glass doors in the dining room open onto your private patio. A spacious kitchen with separate breakfast room, convenient laundry room and powder room complete the main floor of the home. Upstairs the master bedroom/bath suite becomes a luxurious place for relaxing with its volume ceiling, oversized tub, shower and large walk-in closet. A second bedroom and loft or optional 3rd bedroom provide ample space for a den or a home office. The second full bath upstairs is convenient for family or overnight guests. A large two car garage makes the dramatic, striking Ainsley complete.





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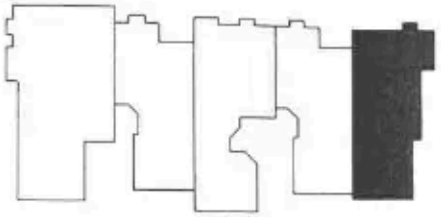

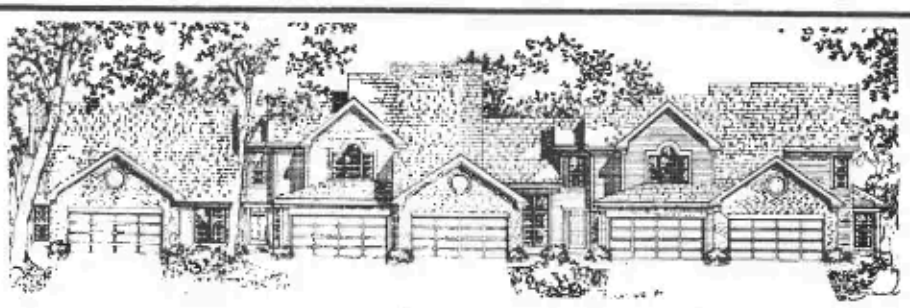

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THE COLONY HOMES
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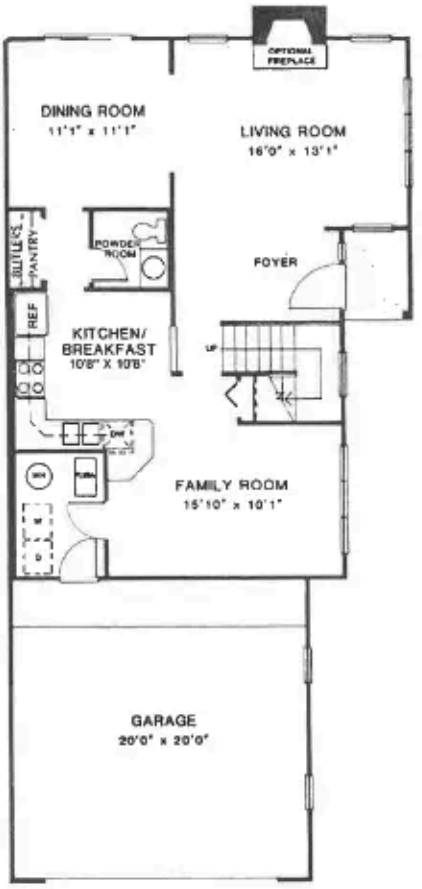

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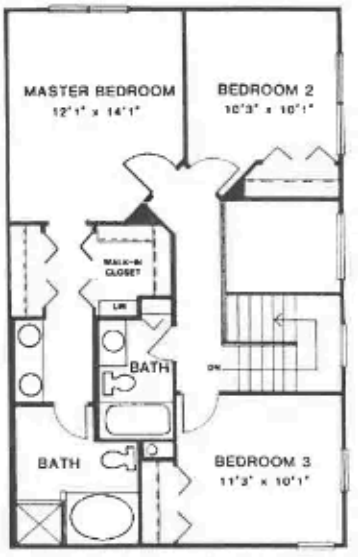

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2/20/90

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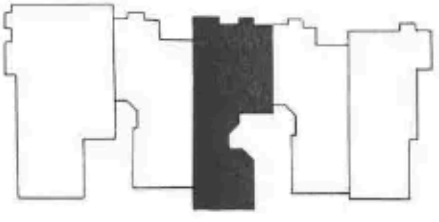
THE COLONY HOMES

CHAMBERLAYN

The drama of the luxurious Chamberlayn begins just inside the front door. Just to the left of the entry foyer, the striking two story living room rises to the vaulted ceiling made even more spectacular with optional skylights. A separate dining room creates the setting for evening meals or formal dinner parties. The combination of well planned kitchen, breakfast area and family room provides for family get-togethers and casual everyday living. The addition of an optional fireplace makes this area of the home even more comfortable. Upstairs, the master bedroom/bath suite features an oversized tub and shower, and large walk-in closet. The addition of optional skylights in the master bedroom provides a light and airy, yet spacious and elegant effect. A second full bath joins a second bedroom and loft or optional bedroom to complete the upstairs. A main floor laundry room, powder room, large two car garage complete the striking approach to elegant townhome living.





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CHAMBERLAYN



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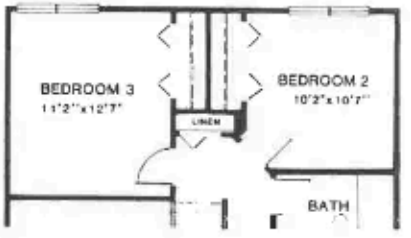

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Talbot's Mill

PRELIMINARY FLOOR PLAN 4/15/89

THE COLONY HOMES

PRESTWICK



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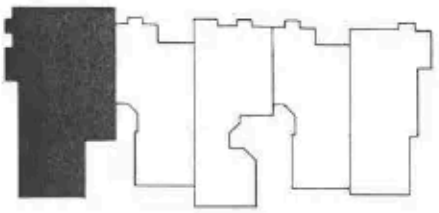
THE COLONY HOMES

PRESTWICK

This elegant ranch home has many features usually associated with a single family home, yet the conveniences of a townhome. The luxury of the Prestwick begins at the tile entry foyer and continues through the home to the large family room and master bedroom suite beyond. The family room opens to a breakfast room and partially to the kitchen. The use of volume ceilings and striking fireplace creates a "great room" effect and makes a perfect center for day-to-day activities. More formal occasions are easily accommodated in the separate formal dining room or in the formal living room located at either side of the entry foyer. A large master bedroom with a private master bath featuring both a shower and oversized tub is designed for privacy. The large walk-in closet and double vanity in the bath are perfect for relaxing or those hurry-up mornings. A second bedroom and second full bath complete this area of the luxurious Prestwick. A large two car garage and laundry room along with an end of the building location offers added convenience and privacy. With a base price that includes many standard luxury items, the Prestwick is the choice for busy professionals or anyone desiring high quality in townhome living.





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A KIMBALL HILL COMMUNITY OF FINE HOMES

THE COLONY HOMES

SITE PLAN



W. Devon Avenue

Talbot's Mill

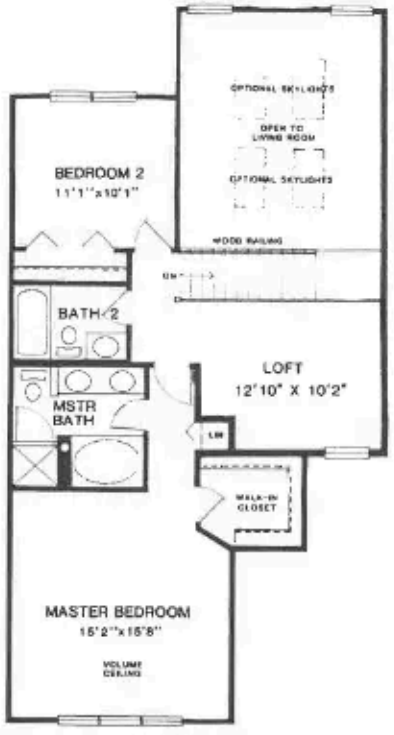
A KIMBALL HILL COMMUNITY OF FINE HOMES

THE COLONY HOMES

AINSLEY



FIRST FLOOR PLAN



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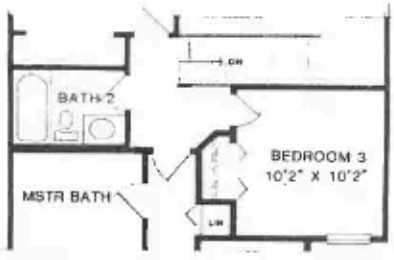

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