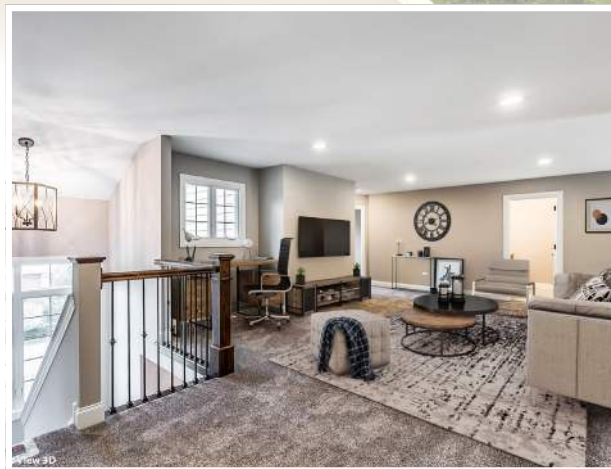




Steeple Bend



*Ranch Townhomes
in the
Heart of Evergreen Park*



P - A

About Us

Flaherty Builders is a second generation, family owned and operated homebuilder with a sterling reputation for quality, design and craftsmanship. After more than 50 years crafting luxury new homes and developing successful communities throughout the southwest suburbs, Flaherty Builders knows what home means for you - and for your family. That's why the Flaherty family is proud to put its name on each and every new home it builds.

The foundation of our long-term success is integrity and customer satisfaction. As a quality homebuilder, these values have been the hallmark of our company since inception. You'll see absolute dedication to the building process evident in every Flaherty Builders' single-family home and townhome. Plus, your new home will not only boast the finest workmanship, you'll receive personalized attention and dedicated service.



P - A = PREMIUM A

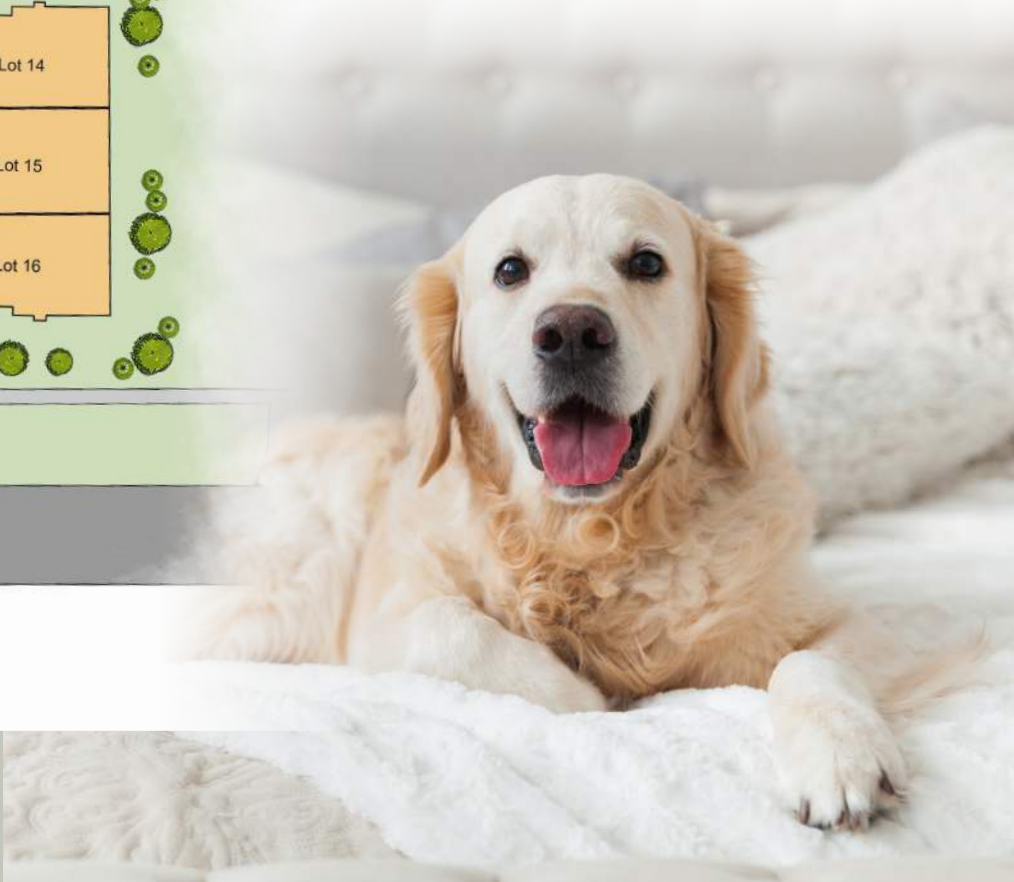
P - B = PREMIUM B



Steeple Bend Site Plan

Located just west of Kedzie on 98th Street – Steeple Bend is a gem nestled within a vibrant, established community. Located just blocks away from Klein Park, Evergreen Park High School, and 95th Street, Steeple Bend offers the perfect place to call home in the Southwest Suburbs.

All homes are constructed with first floor primary bedrooms, first floor laundry, and an attached two-car garage. Combined with lawn maintenance and snow removal services, these homes offer an unmatched low-maintenance living experience.





Included Features

KITCHEN FEATURES

- Full Stainless Steel Appliance Package
- Garbage Disposal
- Double Bowl Undermount Stainless Steel Sink
- Granite Kitchen Countertops
- Quality Birch Cabinets

BATH FEATURES

- Private Primary Bath Suite
- Ceramic Wall and Floor Tile (allowance based)
- Quality Birch Cabinets
- Granite Countertops with Under Mount Sink
- Granite Seat at Primary Shower

MECHANICAL FEATURES

- 92% High Efficiency Gas Furnace
- 50 Gal Hot Water Heater
- 200 amp Electric Service
- Copper Water Pipes
- Separate, Sealed Sanitary Pump and Sump Pump at Basement
- Two Weather Proof Exterior Outlets

LAUNDRY AND STORAGE FEATURES

- First Level Laundry Room
- Large Walk-in Closets
- Linen Closets with wire shelving
- Undermount Sink with Base Cabinet and Granite Top



INTERIOR FEATURES

- 9' First Floor (per plan)
- Oak Posts & Rails with Iron Balusters
- Full 8' Unfinished Basement
- 2 Panel Arch or Square Top Doors
- Painted Trim Package & Wall Colors
- Wired with Cat6e Data and TV Jacks
- Oversize Casing and Baseboard Moldings
- 2 Garage Door Openers with Keyless Entry Access Pad

EXTERIOR FEATURES

- Maintenance Free Aluminum Soffits, Facia, Gutters, Downspouts
- Insulated Entry Doors
- 2 Car Attached Garage
- Drywalled Garage – Ready for Paint
- Frost Proof Exterior Hose Bibs (2)
- Concrete Driveways, Walkways, Patio
- Architectural Roof Shingle with Lifetime Warranty

QUALITY CONSTRUCTION

- Damp Proofed Foundations
- Single Hung Vinyl Clad Thermo Pane Low E Glazed Windows with Screens
- Dense Pack Cellulose Insulation
- Tyvek or equivalent House Wrap
- 1" Insulated Glass Patio Door with Screen

The Ash

- 2 Bedrooms
- Office/Dining/Flex
- 2 Bathrooms
- Approximately 1,700sf



FIRST FLOOR PLAN

The Birch

- 3 Bedrooms
- 3 Bathrooms
- Approximately 2,200sf



FIRST FLOOR PLAN



SECOND FLOOR PLAN

- 3 Bedrooms
- Study
- 2nd Story Loft
- 3 Bathrooms
- Approximately 2,500sf





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