

Flaherty Builders/Developers

Dream Home Series Single Family Homes

Ruffled Feathers

The Rory (AS CONSTRUCTED ON LOT 14) Approx 3500 sq ft

\$1,089,900

This Stunning open Ranch floor was designed for you with that next stage in life in mind. From the sweeping open floor plan to the Covered Living Areas in the backyard and front, this home screams family and entertaining. This 3BR, 3 Bath single level Ranch plan is easy on your eyes; and your knees. The full unfinished basement gives you even more opportunity to grow your entertaining life style; if you choose. A Must See!!

The Keira (AS CONSTRUCTED ON Phase II LOT 14) Approx 4100 sq ft

\$1,109,900

Make this Exquisite Builder's Model your Forever Home. This home includes 4 bedrooms, 3.5 baths, a towering 2 story family room and an open concept design. Every detail of your busy life has been thought out in this design including dual 1st floor studies for the work at home / learn at home family.

The Elizabeth (AS CONSTRUCTED ON LOT 8) Approx 4700 sq ft

\$1,149,900

For the Busy and Active Family, this 5BR, 3 1/2 Bath 2-Story Home is Ideal for Regrouping and Relaxing after a long day. The spacious and open Kitchen-Dinette-Great Room design allows the entire family to reconnect without feeling cramped. A Separate Mud Room Entrance and 2 Laundry Rooms will make organizing your family a snap.

THE EXPANDED AILIS II (AS CONSTRUCTED ON PHASE II LOT 3) Approx 4700 sq ft

\$1,156,900

Imagine this Stunning Model as your next home. This welcoming home is an expanded version of our popular Ailis Model. Built with 5 bedrooms & 5 baths, this home includes a main level guest suite for today's multi-generational living. Every detail has been meticulously thought out. This Model includes a full unfinished basement

Prices Shown are for New Homes in the Ruffled Feathers Neighborhood

Pricing shown includes 9' basements as standard. Walkouts, Lookouts & Elevated decks are additional.

**Contact a Sales Associate Today at 708-479-4497. For more information
Email us at info@flahertyhomes.com or visit us on the web at www.flahertyhomes.com**



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The Ronan (AS CONSTRUCTED ON LOT 17 – walkout additional) Approx 4,500 sq ft \$1,154,900

You will be Charmed the minute you pull up to this French Country Estate Home. You will be equally Impressed the minute you cross the Threshold. The open and sweeping floor plan invite all to a Gourmet kitchen. The home features a first floor master suite, 3 bedrooms on the 2nd level and dual Laundry rooms.

The Ashleen (AS CONSTRUCTED ON -- LOT 13) Approx 4800 sq ft \$1,159,900

From your First Look this Home was Designed to Impress. The Breathtaking Elevation and Entry Door are the Envy of the Neighborhood. This 5BR, 5 Bath Executive Series 2-Story Home is a Necessity for your Busy Family's Lifestyle. The 1st Level 5th Bedroom Suite is ideal for today's Multi-generational Family.

The Fintan (AS CONSTRUCTED ON Phase II LOT 09)– walkout additional) Approx 5000 sq ft \$1,280,900

Imagine this Stunning Builder's Model as your next home. Construct it with a true gourmet kitchen that will leave you breathless. This home includes 5 bedrooms, 5 baths, a towering 2 story family room and an open concept design. Every detail of your busy life has been thought out in this design.

Prices Shown are for New Homes in the Deer Haven Estates Neighborhood

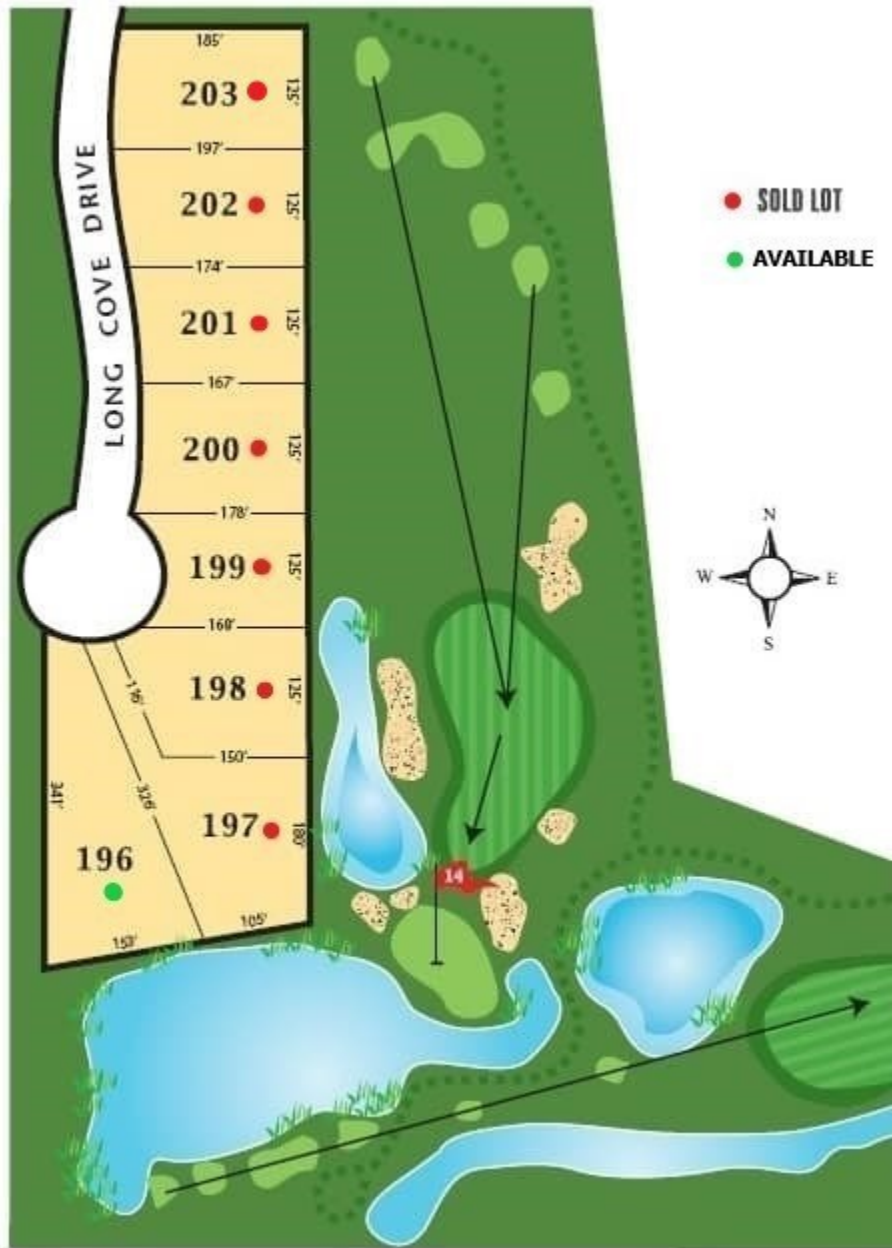
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Ruffled Feathers Map

Lemont, IL



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Dream Homes Included Features

KITCHEN FEATURES

- Built In 36" Gas Cook Top
- Double Oven in Custom Cabinet with Exterior Vented Range Hood
- Built in Dishwasher
- Garbage Disposal
- Double Bowl Under Counter Stainless Steel Sink
- Natural Hardwood Flooring
- Custom Cabinets (allowance based)
- Granite Kitchen Countertops
- Built in Pantry with Wire Shelving (per plan)
- Spacious Windowed Breakfast Areas

BATH FEATURES

- Private Master Bath Suite w/ Soaking Tub and Separate Shower
- Ceramic Wall and Floor Tile (per allowance)
- Quality Cabinets (allowance based)
- Granite Countertops w/ Under Counter Sink
- Moen Series Faucets
- Exhaust Fan
- Adjustable Handheld Sprayer at Master Bath
- Granite Seat at Master Bath Custom Shower

LAUNDRY & STORAGE FEATURES

- First or Second Level Laundry Room (per plan)
- Dryer Vent and Gas Line
- Large Walk-In Closets (per plan)
- Linen Closets with Wire Shelving
- Cabinets with Enclosed Basin & Granite Top

MECHANICAL FEATURES

- Gas Forced Air High Efficiency Furnace & 13 Seer Central Air Conditioning
- 75 Gallon Hot Water Heater
- 200 amp Electric Service
- Copper Water Pipes
- Separate, Sealed Sanitary Pump and Sump Pump at Basement
- Two Weather Proof Exterior Outlets

INTERIOR FEATURES

- 9' First Floor (per plan)
- Natural Hardwood Flooring (per plan)
- Custom Oak Staircase with Iron Balusters
- Full Basement for 2 Story Homes
- Family Room Direct Vent Fireplace with Gas Logs, Mantel and Surround
- Painted 2 Panel square or Arch Top Doors
- Wall to Wall Carpeting (see allowances)
- Smoke Detectors and Carbon Detectors
- Door Bell Button and Chime
- Category 5 Cabling Wired TV Jack
- Large Appliance & Lighting Allowance
- Ceiling Openings with Wall Switch Provided In All Rooms
- 2 Garage Door Openers with Keyless Entry Access Pad w/ Smart Phone Wireless Gateway Control
- Old World Painted Wainscoting at Living Room and Dining room
- Painted 3" Casements and 5/4" Baseboard Moldings Standard

EXTERIOR FEATURES

- Maintenance Free Aluminum Soffits, Facia, Gutters and Downspouts
- Insulated Architectural Grade Entry Door
- Brick, Stone & Smart Lap Exterior
- 3 Car Garage
- Finish Tape & Paint on Garage Drywall
- Frost Proof Exterior Hose Bibs (2)
- Concrete Driveway and Walkways
- Stone Address Block
- Electrical Receptacles Provided for Exterior Lights at Doorways & Garage
- Final Grade Black Dirt
- Public Walks (per plan)
- Underground Utilities
- Lake Michigan / Chicago Water

QUALITY CONSTRUCTION

- Architectural Roof Shingle with Limited Lifetime Warranty
- Damp Proofed Foundations
- Casement Aluminum Clad Thermo Pane Low E Glazed Windows with Screens
- High Efficiency Dense Pack Cellulose Insulation at House, Attic & Garage
- Tyvek or Equivalent House Wrap
- 1" Insulated Glass Patio Door with Screen
- Carriage Style Steel Insulated Garage Doors

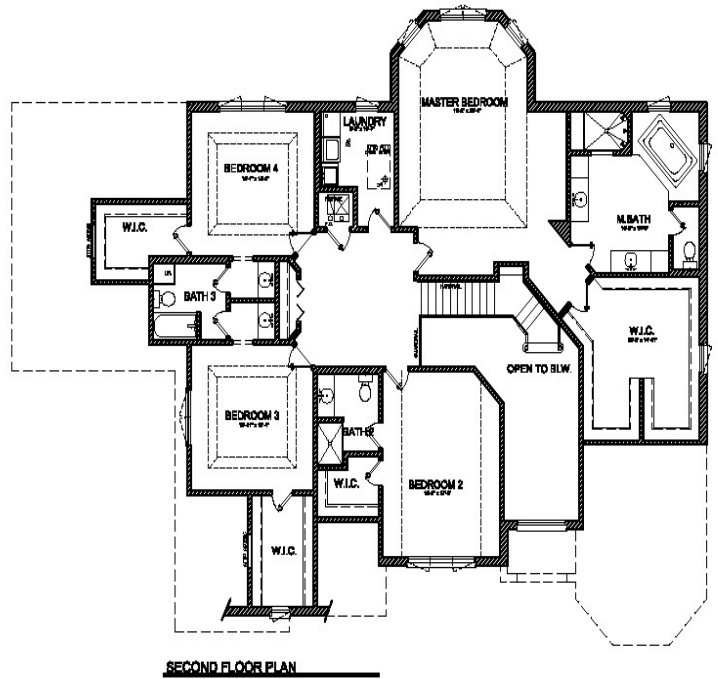
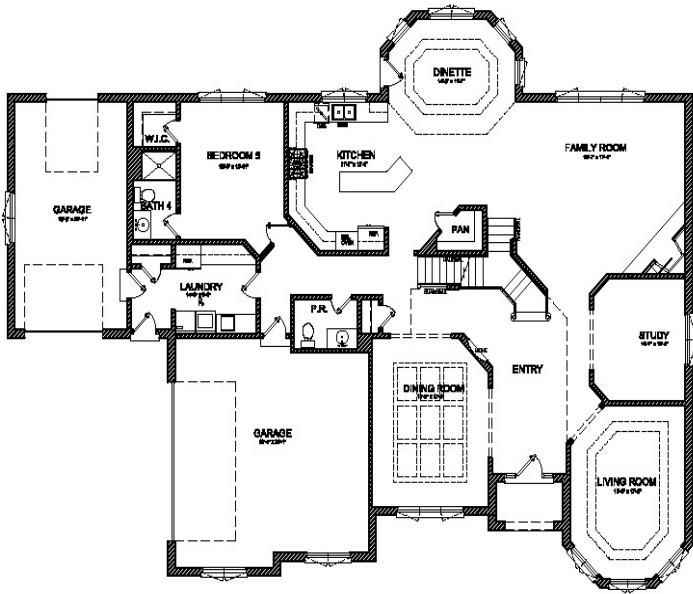
Energy Star Certified Builder

Prices and Features are subject to Change without Notice.

Revised 05/01/22



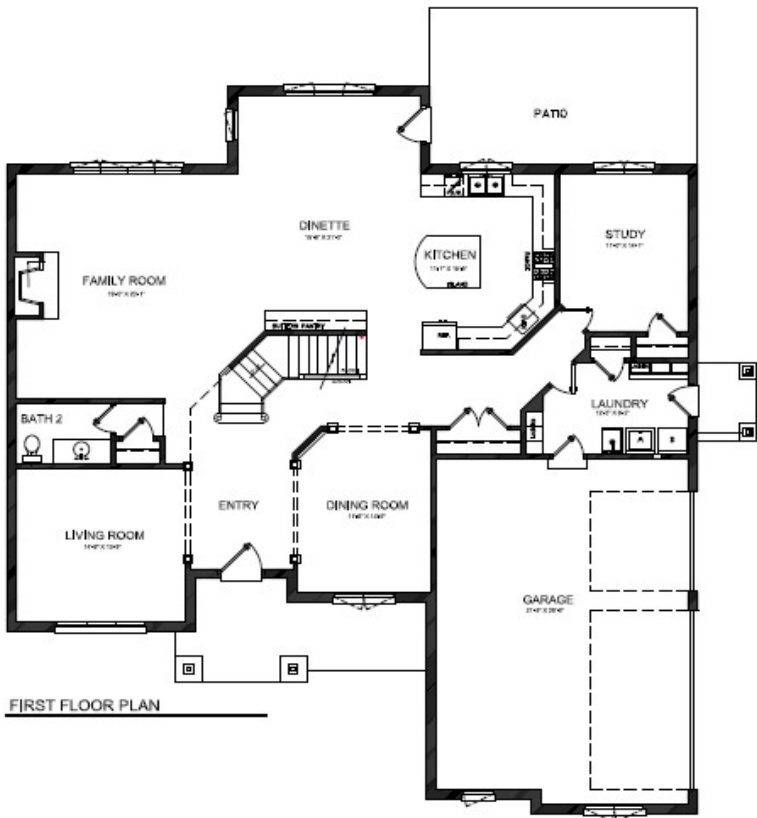
THE Ashleen



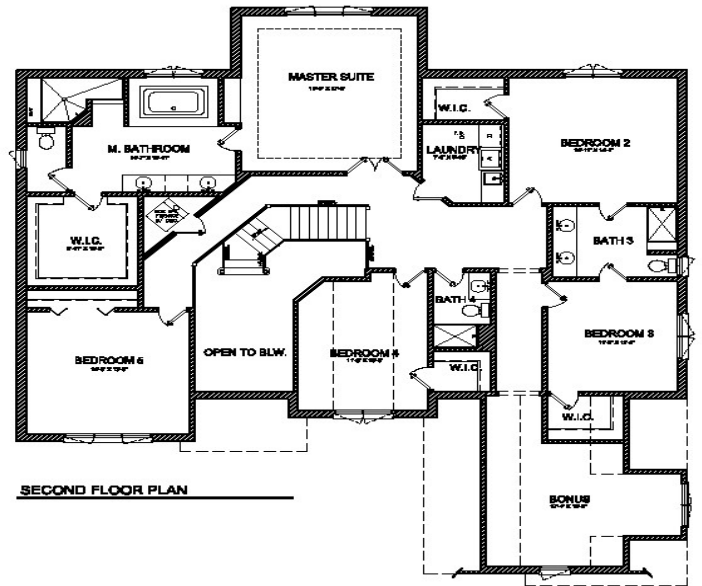
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THE Elizabeth



FIRST FLOOR PLAN



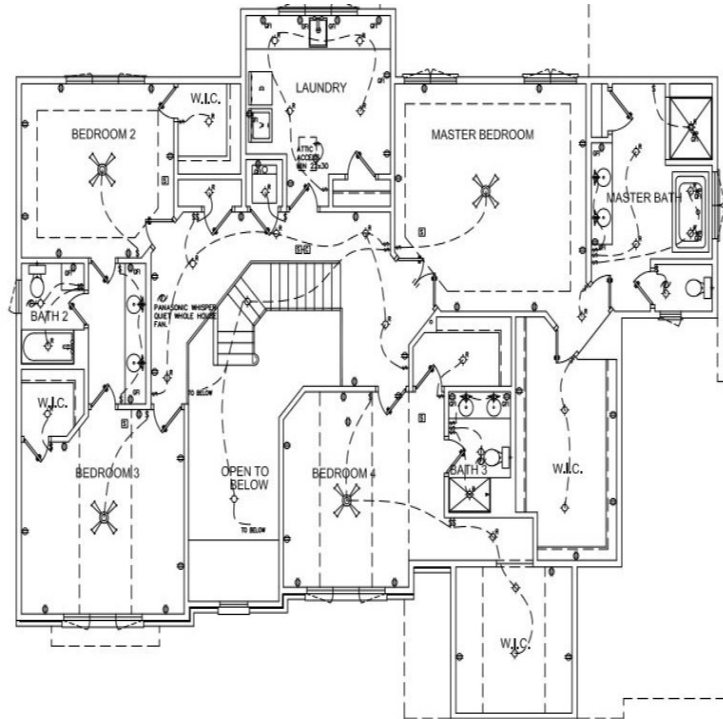
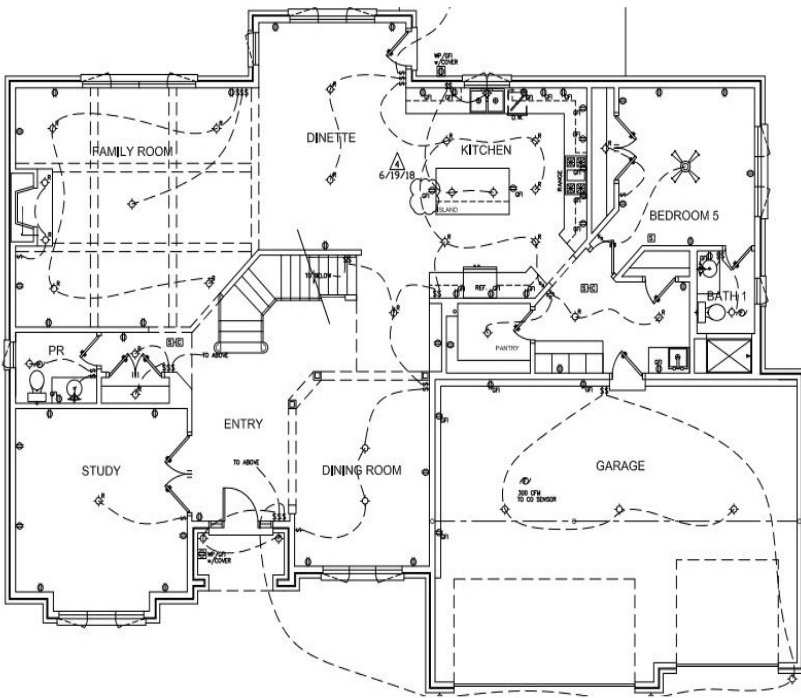
SECOND FLOOR PLAN

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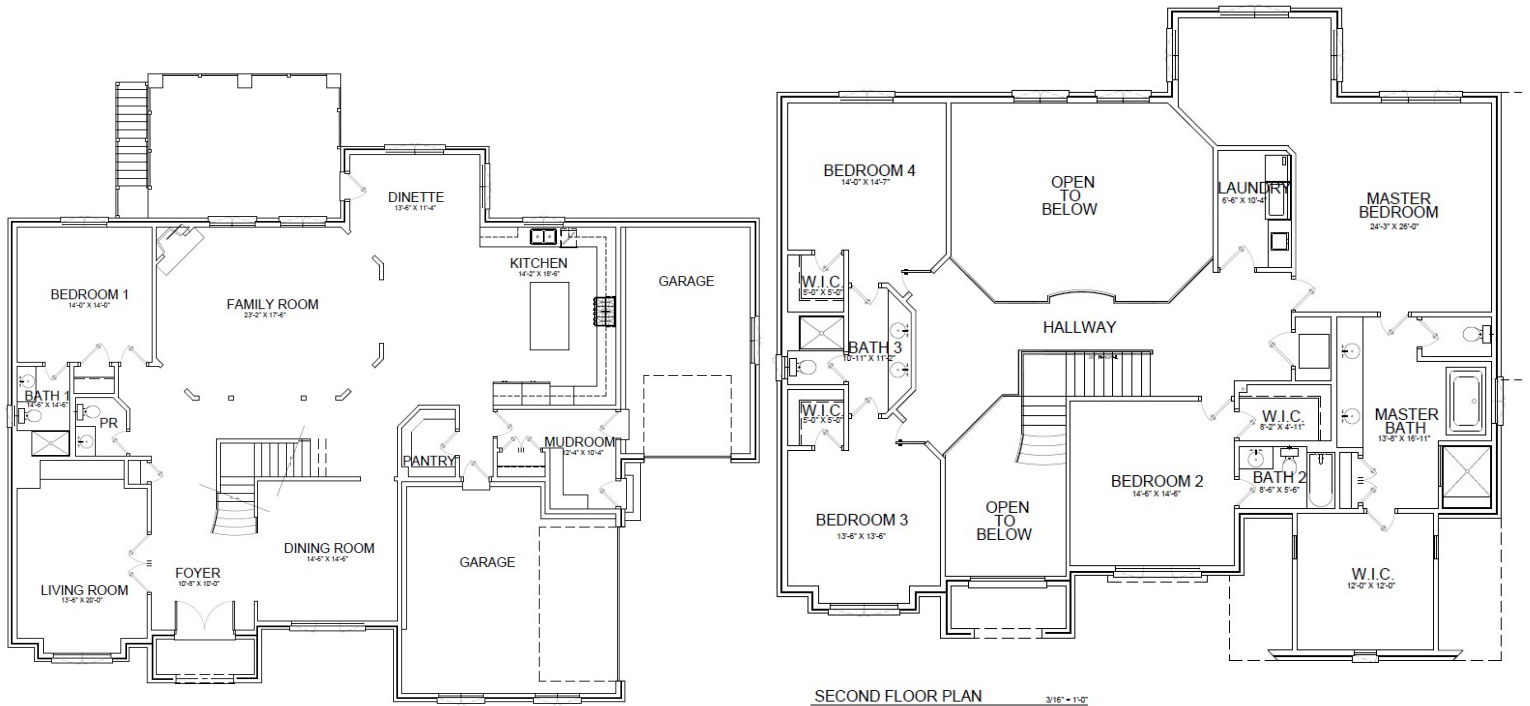


Exp Ailis II



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THE Fintan

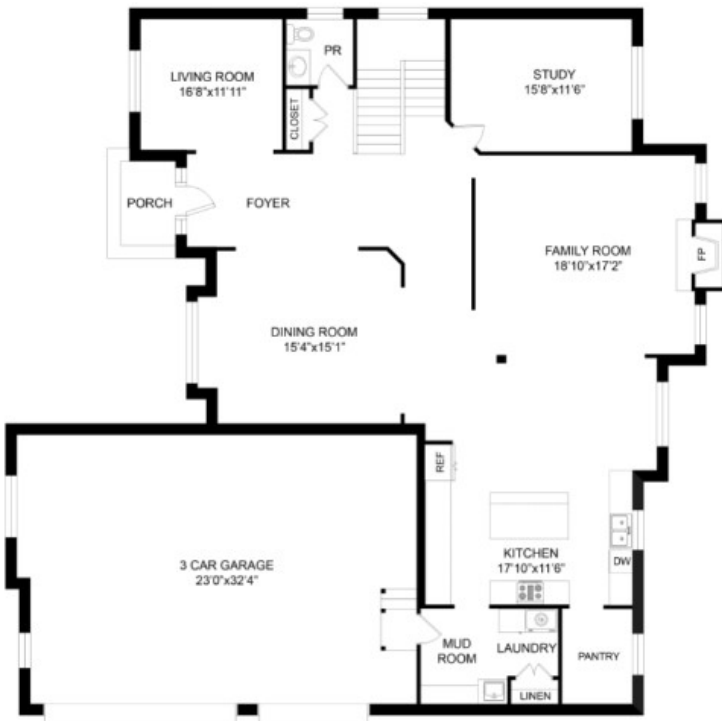


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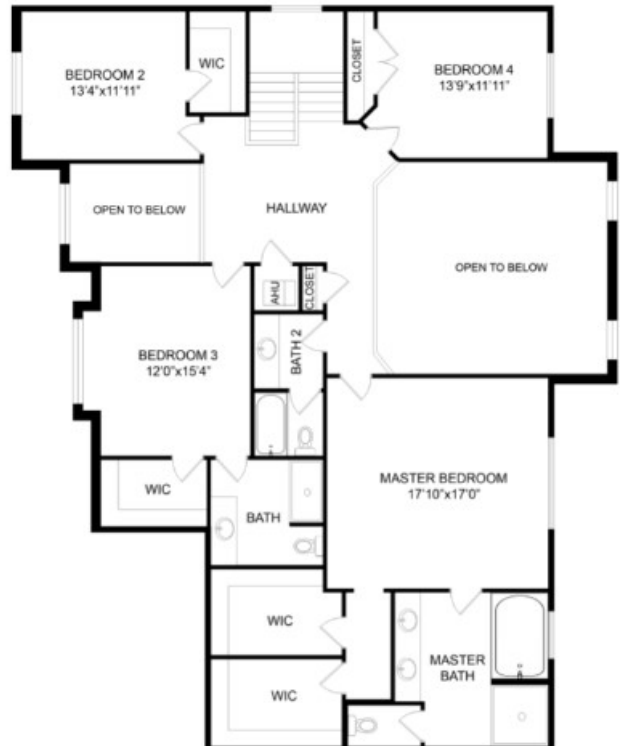
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THE Keira



FIRST FLOOR PLAN



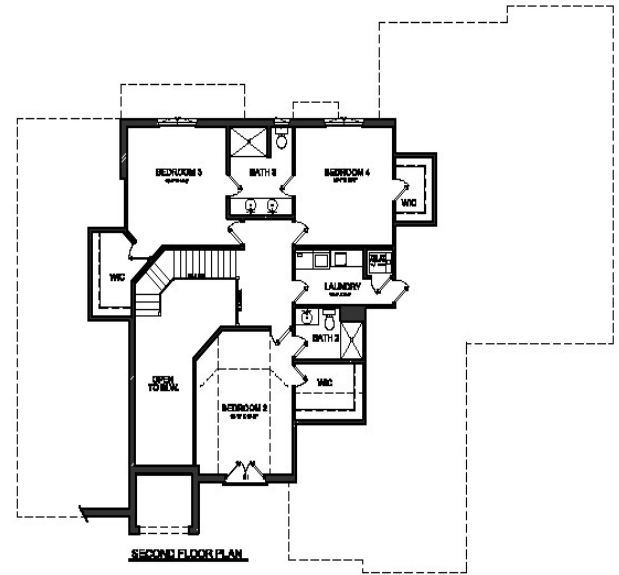
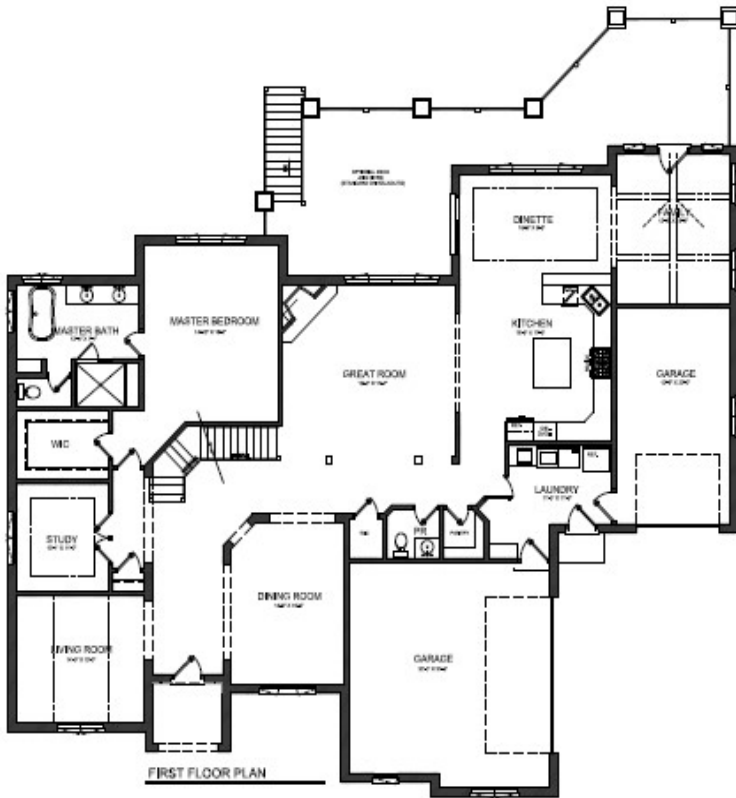
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THE Ronan



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THE RORY



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