

# *Flaherty Builders/Developers*

Platinum Series Townhomes

## **Steeple Bend**



### *The Dogwood* Approx 1,700 sq ft

**\$464,900**

An open concept ranch floorplan that offers plenty of opportunities for family gatherings & entertainment. Complete with 9' ceilings, volume tray ceiling in the living and primary bedroom, a large basement, 2-car attached garage, premium cabinetry with granite at the kitchen and bathrooms, first floor laundry, and much more.

### *The Ash* Approx 1,700 sq ft

**\$484,900**

This 2 bedroom, 2 bath, ranch unit is a must see. Adorned with plenty of windows on three sides with a side entry into the center of the home, this home offers an open concept floorplan with optional office/den. It is complete with 9' ceilings with volume tray ceiling in the living and primary bedroom, a large basement, 2-car attached garage, premium cabinetry with granite at the kitchen and bathrooms.

### *The Birch* Approx 2,200 sq ft

**\$499,900**

This home offers all the benefits of single floor living, with the added benefit of second floor bedroom and bath. An open concept floorplan that offers plenty of space for entertaining, this home is complete with 9' ceilings with volume tray ceiling in the living and primary bedroom, a large basement, 2-car attached garage, premium cabinetry with granite at the kitchen and bathrooms, first floor laundry, and much more.

### *The Cherry* Approx 2,500 sq ft

**\$529,900**

At 2,500sf, this home feels like a single-family home, while still maintaining all the maintenance free benefits of a townhome. The first floor of this home offers an open concept floorplan, primary suite, large laundry room, and an office. The second story of this one is complete with two bedrooms, a bathroom, and large loft.

**The pricing shown includes 8' basements as standard.  
Covered Patios / 3 Season Rooms / Decks are additional.**

**End unit construction premiums for the Birch & Cherry models apply.**

**See Sales Rep for any Lot Premiums that may apply.**

Contact a Sales Associate Today at [815-464-2213](tel:815-464-2213) - for more information  
Email us at [sales@flahertyhomes.com](mailto:sales@flahertyhomes.com) or visit us on the web at [www.flahertyhomes.com](http://www.flahertyhomes.com)



# *Steeple Bend*



Perfect View 3D

## Ranch Townhomes in the Heart of Evergreen Park

3240 W 98<sup>th</sup> Street  
Evergreen Park, IL 60805

(815) 464-2213

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[www.flahertyhomes.com](http://www.flahertyhomes.com)





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## 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 its inception. You'll see Absolute dedication to the building process evident in every Flaherty Builder's single-family home And townhome. Plus, your new home will not only boat the finest workmanship, but you'll also receive personalized attention and dedicated service.



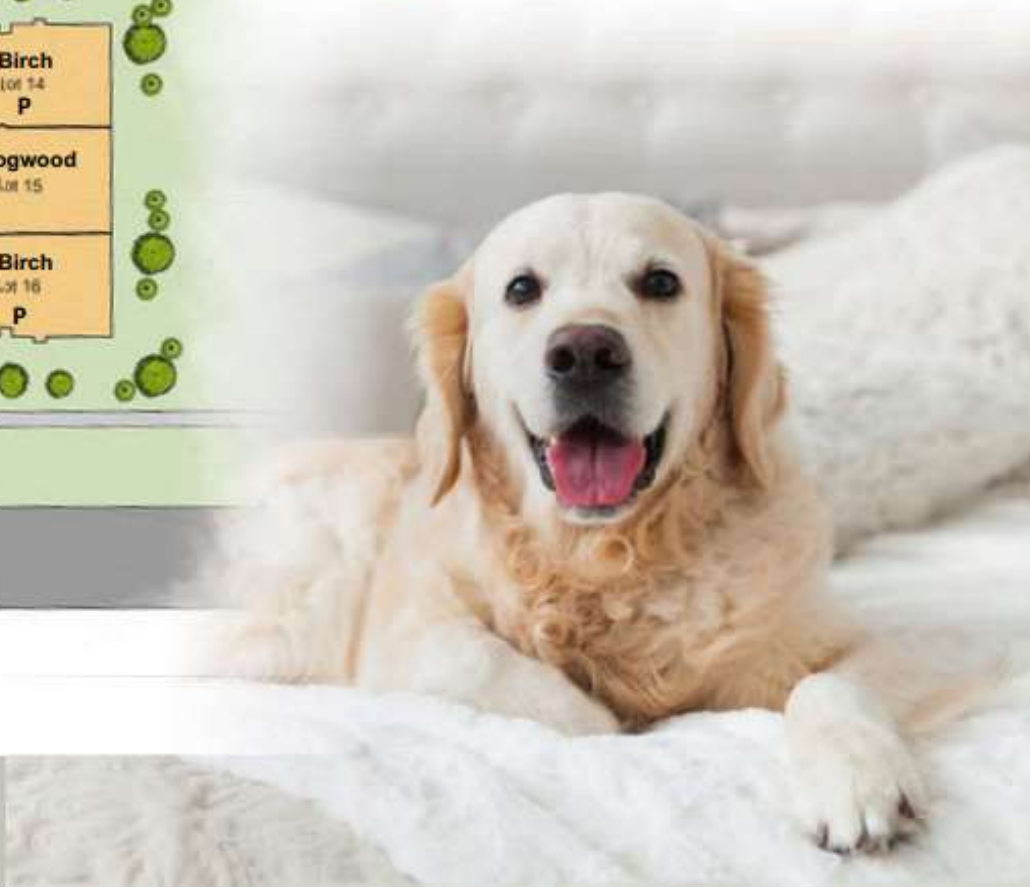
# Steeple Bend

## Site Plan

Located just west of Kedzie on 98<sup>th</sup> Street – Steeple Bend is a gem nestle within a vibrant, established Community. Located just blocks away from Klein Park, Evergreen Park High School, and 95<sup>th</sup> 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.

-  SOLD
-  AVAILABLE
-  MOVE-IN READY
-  SALES CENTER







## Included Features

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### KITCHEN FEATURES

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

### BATH FEATURES

- Private Primary Bath Suite
- Ceramic Wall and Floor Tile (allowance based)
- Quality Birch Cabinets
- Granite Countertops with Undermount Sink
- Granite Seat at Primary Shower
- Sliding Shower Door with Chrome Rails & Hardware
- Comfort Height Elongates Toilet Bowls

### 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
- Ceramic Tile Floor at Laundry (allowance based)
- Large Walk-in Closets with Laminate Shelving at Primary Bedroom
- Linen Closets with Wire Shelving
- Undermount Sink with Base Cabinet and Granite Top



### INTERIOR FEATURES

- 9' First Floor (per plan)
- Oak Posts & Rails, Iron Balusters, and Carpet Steps
- Full 8' Unfinished Basement
- 2 Panel Arch or Square Top Doors
- Painted Trim Package & Wall Colors
- Engineered LVT Flooring at Main Living Areas and Carpeted Bedrooms
- Wires with Cat6e Data and TV Jacks
- Oversized Casing and Baseboard Moldings
- 2 Garage Door Openers with Keyless Entry Access Pad

### EXTERIOR FEATURES

- Maintenance Free Aluminum Soffits, Fascia, 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 Dogwood

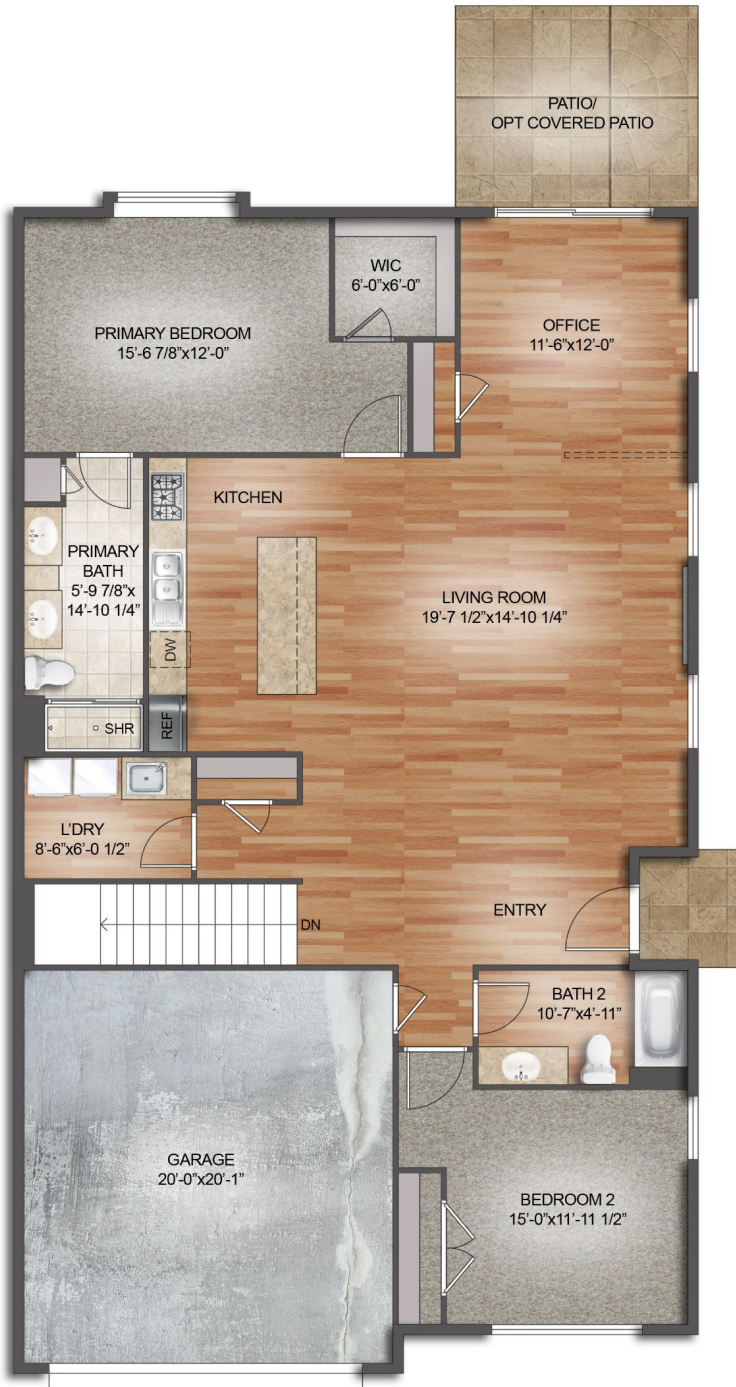
2 Bedrooms  
2 Bathrooms  
Approximately 1,700sf



FLOOR PLAN

# 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

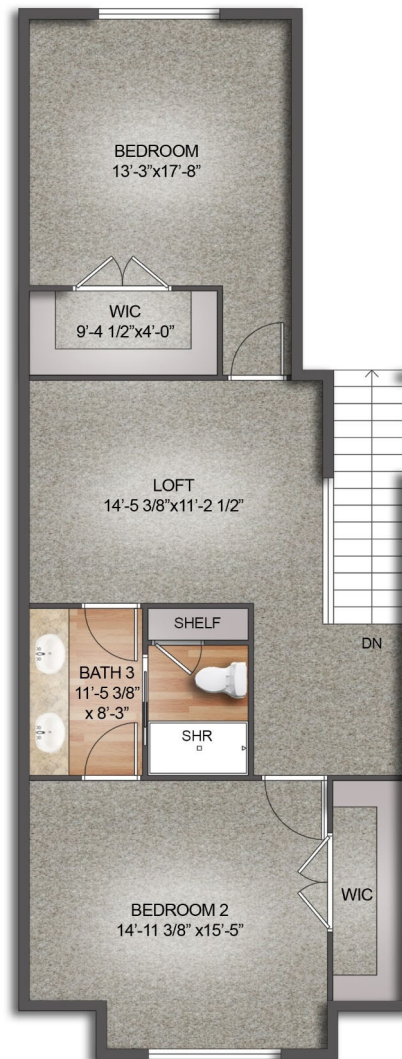


# The Cherry

- 3 Bedrooms
- Study
- 2<sup>nd</sup> Story Loft
- 3 Bathrooms
- Approximately 2,500sf



FIRST FLOOR PLAN



SECOND FLOOR PLAN





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