

Flaherty Builders/Developers

Signature Series Townhomes

Misty Creek



The Aster: Approx 2,100 sq ft

\$599,900

A ranch-style townhome that offers 2 bedrooms, 2 baths, 2-car attached garage, large unfinished basement, and a study that can be converted into a play area, the ideal office space, or bedroom No. 3! A large great room and kitchen space make this townhome perfect for gatherings. Complete with 9' ceilings. Add an optional rear covered patio and sunroom.

The Soho: Approx 2,080 sq ft

\$599,900

This ranch-style townhome offers 2 bedrooms, 3 bath option, 2-car attached garage, a large unfinished basement, and a study that can be easily converted into bedroom No. 3, a play area for the kids, or turned into the perfect office space. Complete with 9' ceilings and a large kitchen and great area that makes it the ideal spot for gatherings. Add an optional rear covered patio and sunroom.

The pricing shown includes 9' basements as standard.

Covered Patios / Sunrooms are additional.

See Sales Rep for any Lot Premiums that may apply.

Contact a Sales Associate Today at 815-464-2213 - for more information

Email us at sales@flahertyhomes.com or visit us on the web at

www.flahertyhomes.com

MISTY CREEK



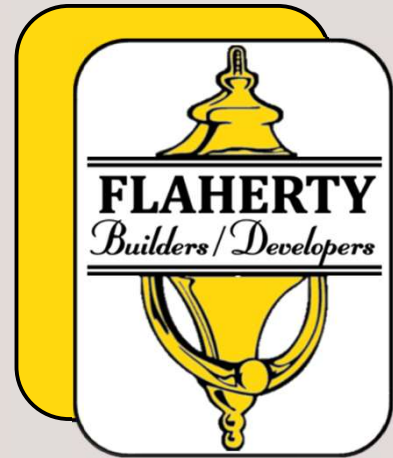
SIGNATURE SERIES
TOWNHOMES

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Misty Creek Site Plan








Misty Creek

School Information

Frankfort Grade School District 157c
 Grand Prairie K-2
 Chelsea 3-5
 Hickory Creek 6-8

Lincoln-Way High School District 210
 Lincoln-Way EAST

-  MODEL
-  FUTURE PHASE
-  SOLD
-  AVAILABLE
-  PREMIUM
-  SIDE LOAD

See Sale Center for Current Details. This Sheet Last Updated 2-17-2025.



Signature Series Townhomes Included Features

Kitchen Features

- ❖ Gas Range with Exterior Vented Range Hood
- ❖ Built in Dishwasher
- ❖ Garbage Disposal
- ❖ Under Cabinet Stainless Steel Basin Sink
- ❖ Natural Hardwood Flooring
- ❖ Quality Birch Cabinets
- ❖ Quartz Kitchen Countertops
- ❖ Spacious Breakfast Area

Bath Features

- ❖ Private Primary Bath Suite
- ❖ Ceramic Wall and Floor Tile (per allowance)
- ❖ Quality Birch Cabinets
- ❖ Quartz Countertops With Undermount Sink
- ❖ Chrome/Satin Nickel Sink Faucet
- ❖ Ground Fault Circuitry
- ❖ Hi-Output Exhaust Fan
- ❖ Custom Shower Door
- ❖ Choice of 2 Body Jet Sprayers or Adjustable Personal Sprayer at Shower
- ❖ Basement Plumbing Rough-In

Laundry Features

- ❖ First Level Laundry Room
- ❖ Dryer Vented and Natural Gas Line
- ❖ Large Walk-In Closets (per plan)
- ❖ Linen Closets With Wire Shelving
- ❖ Base Cabinets With Stainless Steel Sink

Mechanical Features

- ❖ Gas Forced Air High Efficiency Furnace & Central Air Conditioning
- ❖ Hot Water Heater
- ❖ 200-amp Electric Service
- ❖ Copper Water Pipes
- ❖ Separate, Sealed Sanitary and Sump Pump at Basement
- ❖ 2 Weatherproof Exterior Outlets

Interior Features

- ❖ 9' First Floor (per plan)
- ❖ Natural Hardwood Flooring (per plan)
- ❖ Oak Posts & Rails With Iron Balusters
- ❖ Large Basement For Ranch & 2 Story Homes
- ❖ Family Room Fireplace With Gas Line
- ❖ 2 Panel Arch or Square Top Doors
- ❖ Painted Trim Package & Wall Colors
- ❖ Wall to Wall Carpeting (per allowance)
- ❖ Smoke Detectors and Carbon Detectors
- ❖ Doorbell Button and Chime
- ❖ 4 Category 5e DATA With Wired TV Jacks
- ❖ Large Appliance & Lighting Allowance
- ❖ Electrical Ceiling Openings With Wall Switch Provided in All Rooms/Room Closets
- ❖ Garage Door Opener with Keyless Entry Access Pad & Smart Phone Wireless Control
- ❖ Custom Wood Molded Wainscoting at Various Feature Walls
- ❖ Oversize Casing and Baseboard Moldings

Exterior Features

- ❖ Maintenance Free Aluminum Soffits, Fascia, Gutters and Downspouts
- ❖ Insulated Entry Door
- ❖ 1st Floor Natural Stone Exterior
- ❖ 2 Car Garage
- ❖ Finish Garage Drywall Painted
- ❖ 2 Frost Proof Exterior Hose Bibs
- ❖ Concrete Driveway and Walkways
- ❖ Stone Address Block
- ❖ Receptables Provided for Exterior Lights, Doorways & Garage
- ❖ Final Grade Black Dirt
- ❖ Concrete Public Walks
- ❖ Underground Utilities
- ❖ Fully Improved Lot, City Sewer & Water

Quality Construction

- ❖ Architectural Roof Shingles with Lifetime Warranty
- ❖ Damp Proof Foundations
- ❖ Casement 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 Carriage Style Insulated Garage Door

Energy Start Certified Builder. Prices and Features are Subject to Change without Notice. Please Inquire at Our Sales Model for Current Details.

Revised 08/22/2024



The Soho

2 Bedrooms
3 Bathrooms
Approximately 2,080 sf



The Soho Optional Plans

**Mudroom Layout with
Larger Primary Closet**



6 ft Soaker Tub Layout



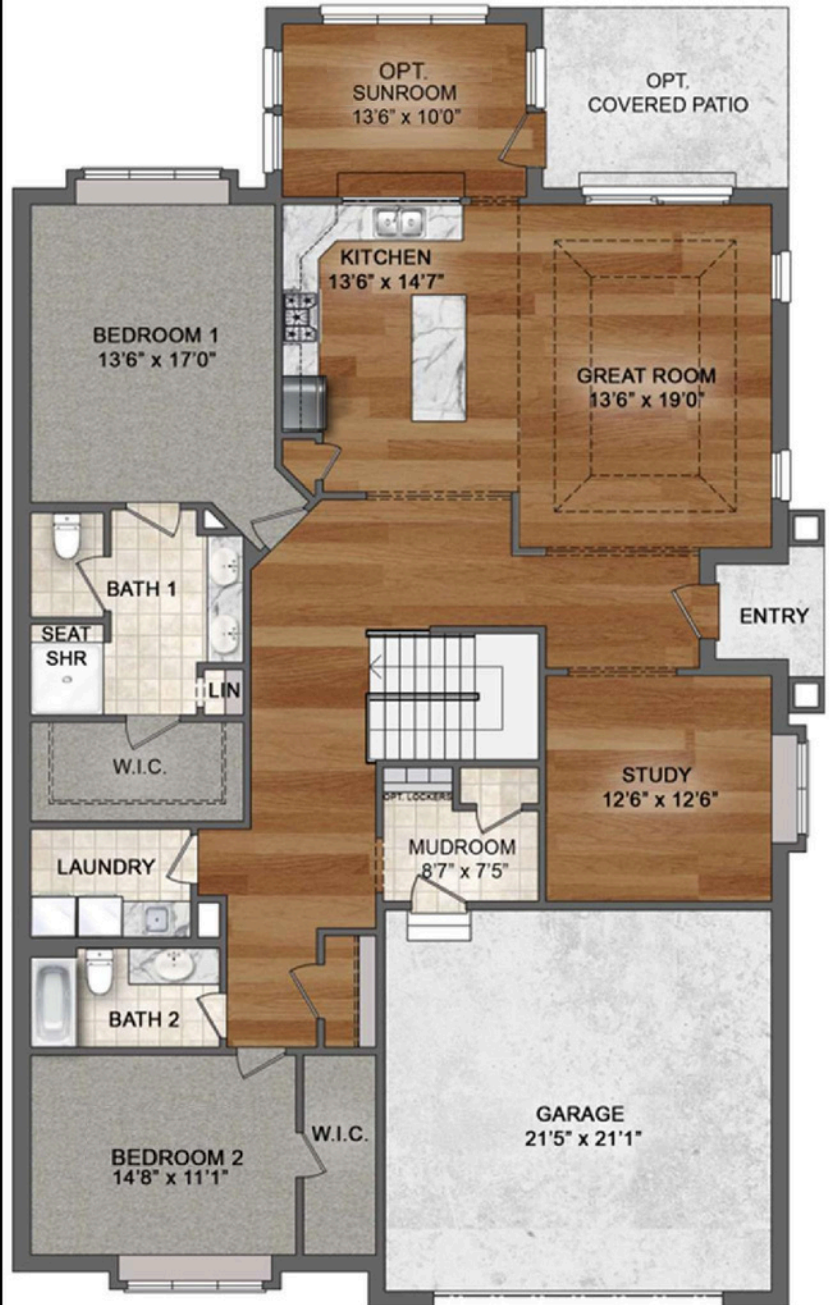


The Aster

2 Bedrooms

2 Bathrooms

Approximately 2,100 sf



The Aster Optional Plans

6 ft Soaker Tub Layout

**6 ft Soaker Tub Layout with
Larger Primary Closet**





*The
Inwood*

*Coming
Soon!*

Misty Meadows Pond & Garden





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 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 boast the finest workmanship, but you’ll also receive personalized attention and dedicated service.





MISSION STATEMENT

"The Village of Frankfort will encourage opportunities through planning, commitment, and community involvement by showcasing the charms of a community that embraces new ideas while treasuring its past."

Founded in 1855, Frankfort soon became a thriving town known as the "Jewel of the South Suburbs." Frankfort is a premier community with award-winning school and exceptional residential, commercial, and industrial development. Frankfort's historic downtown is home to unique boutiques, quality restaurants and a number of other businesses. Frankfort's downtown is host to a wide variety of family-friendly community events that create a vibrant town center amidst a quintessential small-town setting.

In 2024 Frankfort was #1 in the Best Places to Live in Will County.