

# Flaherty Builders/Developers

Platinum Series Single Family Homes

## Jacob's Field / Timbers Edge



**The Colin** Approx 2400 sq ft (available at Jacob's Field only on select lots) **\$599,900**  
This quaint 4 bedroom, 2 ½ bath, 2-story is a must see. Complete with 9' ceilings on the first floor, a full basement, 3 car garage, granite at the kitchen and a front porch that transports you back to a simpler time.

**The Ian** Approx 2600 sq ft (available at Jacob's Field only on select lots) **\$599,900**  
This Impressive 4 bedroom 2-story home features 9ft ceilings on the first floor, a full 9ft basement, granite counter tops at the kitchen, 3 car garage and many architectural features seen in custom homes.

**The Colin II** Approx 2700 sq ft (available at Jacob's Field only on select lots) **\$609,900**  
This expanded version of our popular Colin model offers this quaint 4 bedroom, 2 ½ bath, and 2-story home at a stunning price. Complete with 9' ceilings on the first floor, a full 9ft basement, 3 car garage, granite at the kitchen and a front porch that transports you back to a simpler time.

**The Devin III** Approx 3000 sq ft (not available at Timbers Edge) **\$619,900**  
This 4 BR, 2-story home w/open foyer, a dramatic balcony that compliments the horse shoe staircase, 3 bathrooms and a must see kitchen.

**The Country Devin** Approx 3000 sq ft (not available at Timbers Edge) **\$631,900**  
This version of our 2 ½ bath Devin model gives you everything you would expect in a Flaherty home plus a little more.

**The Devin 1800** Approx 3,250 sq ft **\$644,900**  
This version of our award-winning Devin includes 4 BR, 2 1/2 bath, 2-story home is appointed with loads of detail. With an open floor plan, dramatic foyer, four season sunroom, and a gourmet kitchen, what's not to love.

**The Brennan** Approx 3000 sq ft **\$649,900**  
This stunning 4 BR home features a 2-story family room, 2 ½ baths, spacious living room & dining room, 1st floor study and a complimenting formal entry and open bridge above.

**The Tegan** Approx 2800 sq ft **\$659,900**  
The monumental appearance of this ranch plan with a 3 Car, 9ft full basement, 3 BR, 2 ½ bath, full brick ranch design is sure to impress. The home features voluminous vaulted ceilings at the kitchen, family room and dinette.

**Prices Shown are for New Homes in Jacob's Field & Timbers Edge Neighborhoods**  
**Pricing shown includes 9' basements as standard. Walkouts, Lookouts & Elevated decks are additional.**

**Contact a Sales Associate Today at 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)

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## **Jacob's Field / Timbers Edge**



### ***The Regan*** Approx 2700 sq ft

**\$659,900**

The open floor plan of this ranch is perfect for the empty nesters that like to entertain. The home features volume ceilings at the kitchen, dinette, family room, dining room, master bedroom and study. 3 Car, 9ft full basement, 3 BR, 2 ½ bath ranch plan.

### ***The Aran*** Approx 3150 sq ft

**\$659,900**

Dramatic open floor plan with a private study, 2 story family room and flexible loft space for working from home or E-learning. 3 bedrooms with an optional 4<sup>th</sup> bed, 2 ½ bath, 1<sup>st</sup> floor laundry and spacious separate mudroom. Lots of natural light and a dream kitchen with oversized island.

### ***The Devin 2000*** Approx 3,300 sq ft

**\$669,900**

This craftsman style 4 BR, 4 bath, 2-story home is appointed with loads of detail that take you back in time. With an open floor plan, dramatic foyer, four season sunroom, and a kitchen that is designed for today's family.

### ***The Camden II*** Approx 3150 sq ft

**\$669,900**

Start with the original Camden, then add a full 2 story family room with additional windows for more natural light, an expanded kitchen / dinette area, a covered wrap around front porch, and a spa worthy master bath; and you have the new Camden II

### ***The Caellin*** Approx 3700 sq ft

**\$719,900**

The Winding Staircase Greets You With Warm Elegance As You Enter This 4 BR, 3 ½ Bath Executive 2-Story Home. This Breathtaking Home Offers a Spacious Kitchen/Dinette, Formal Dining room, and 1st Floor Study.

### ***The Caellin 2000*** Approx 4,050 sq ft

**\$739,900**

This Expanded Version of a Classic from our Portfolio starts with a Winding Staircase that Greets you with a Warm Elegance as you enter this 4 BR, 3 ½ Bath, Executive 2-Story Home. This Breathtaking Home Offers a Spacious Kitchen/Dinette.

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# Flaherty Builders/Developers

## Platinum Series Homes Included Features

### **KITCHEN FEATURES**

- Gas Range with Exterior Vented Range Hood
- Built in Dishwasher
- Garbage Disposal
- Under Counter Stainless Steel Sink
- Natural Hardwood Flooring
- Quality Birch Cabinets
- Granite Kitchen Countertops
- Built in Pantry with Wire Shelving (per plan)
- Spacious Windowed Breakfast Areas

### **BATH FEATURES**

- Private Master Bath Suite
- Ceramic Wall and Floor Tile (see allowances)
- Quality Birch Framed Cabinets
- Granite Countertops With Under Mount Sink
- Oil Rubbed Bronze/Satin Nickel Sink Faucets
- Ground Fault Circuitry
- Hi-Output Exhaust Fan
- Master Bath Shower Door
- Choice of 2 Body Jet Sprayers or Adjustable Handheld Sprayer at Master Bath
- Granite Seat at Custom Master Bath 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
- Base Cabinet with Enclosed Basin

### **MECHANICAL FEATURES**

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

### **INTERIOR FEATURES**

- 9' First Floor (per plan)
- Natural Hardwood Flooring (per plan)
- Oak Posts & Rails with Iron Balusters
- Full Basements-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 (see allowances)
- Smoke Detectors and Carbon Detectors
- Door Bell Button and Chime
- Category 5 DATA With Wired TV Jacks
- Large Appliance & Lighting Allowance
- Electrical Ceiling Openings with Wall Switch Provided In All Rooms / Room Closets
- 2 Garage Door Openers with Keyless Entry Access Pad & Smart Phone Wireless Gateway Control
- Old World Painted Wainscoting at Dining room
- Oversize Casing and Baseboard Moldings

### **EXTERIOR FEATURES**

- Maintenance Free Aluminum Soffits, Facia, Gutters and Downspouts
- Insulated Entry Doors
- 1st Floor Brick Exterior
- 3 Car Garage
- Finish Garage Drywall -Ready for Paint
- Frost Proof Exterior Hose Bibs (2)
- Concrete Driveway and Walkways
- Stone Address Block
- Receptacles Provided for Exterior Lights at Doorways & Garage
- Final Grade Black Dirt
- Public Walks
- Underground Utilities
- Fully Improved Lot, City Sewer & Water
- Municipal or Lake Michigan Water

### **QUALITY CONSTRUCTION**

- Architectural Roof Shingle with Lifetime Warranty
- 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
- Carriage Style Insulated Garage Doors

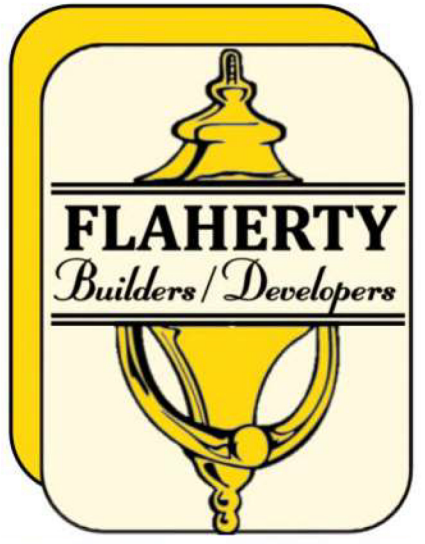
*Energy Star Certified Builder. Prices and Features are subject to Change without Notice.*

*Please Inquire at our Sales Model for Current Details.*

Revised 05/01/22







School Information

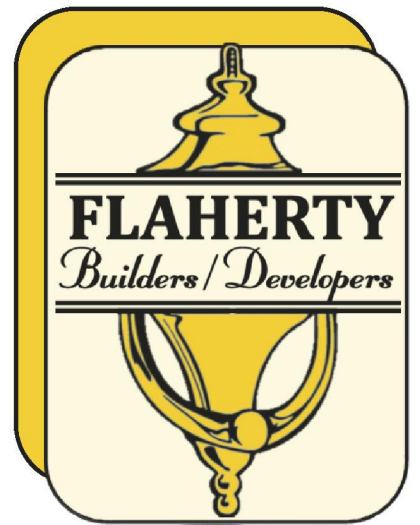
New Lenox Grade School District 122  
 Spencer Trail -K  
 Nelson Prairie 1-3  
 Nelson Ridge 4-6  
 Liberty Jr. High

Lincoln-Way High School District 210  
 Lincoln-Way WEST

- SOLD
- Available
- Sales Center
- P Premium**

See Sales Center for Current Details. This Sheet Last Updated 2-14-2025





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

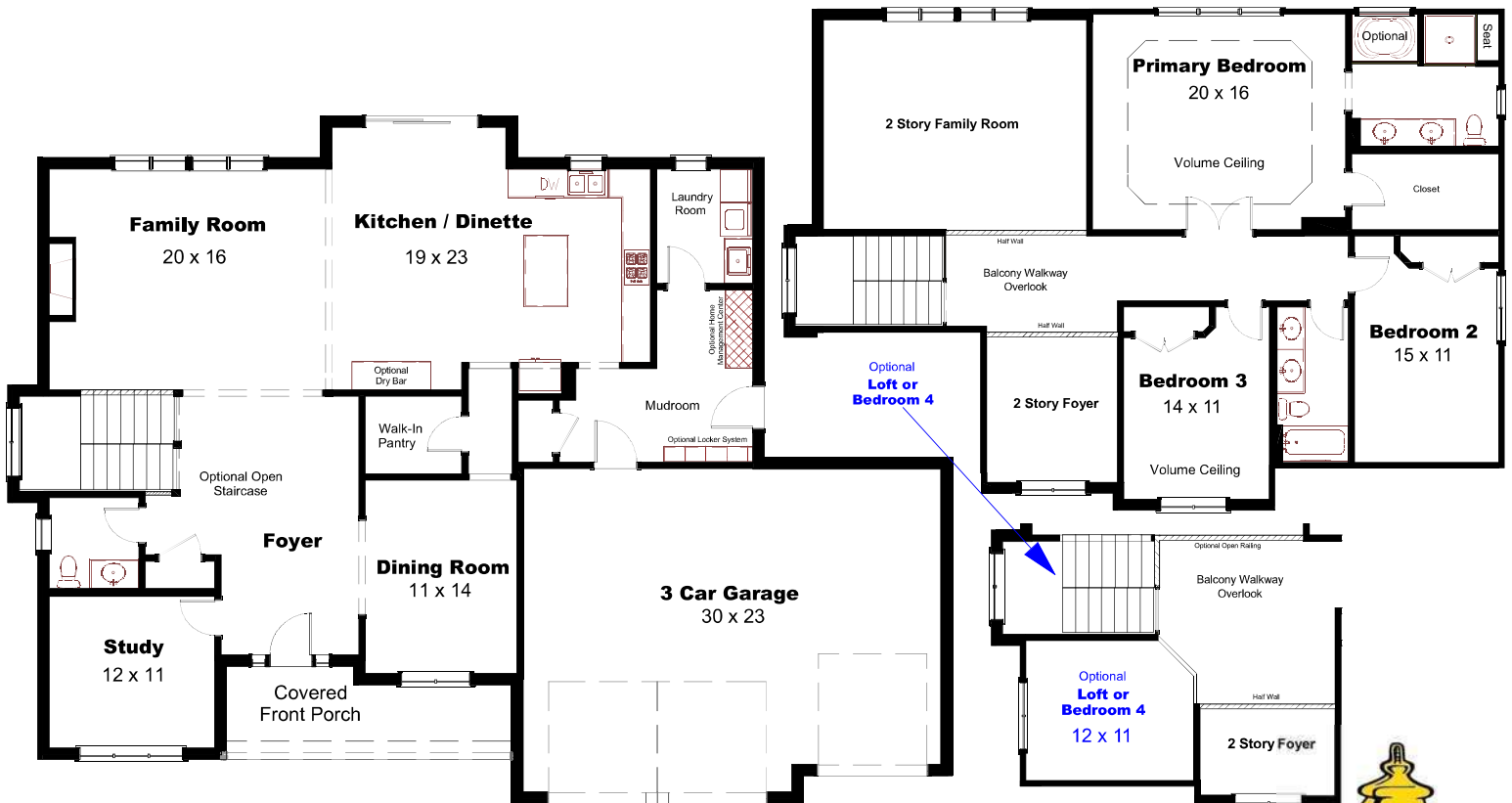
- SOLD
- Available
- Sales Center
- P Premium**

See Sales Center for Current Details. This Sheet Last Updated 2-14-2025



# THE ARAN

Starting at 3,150 Square Feet



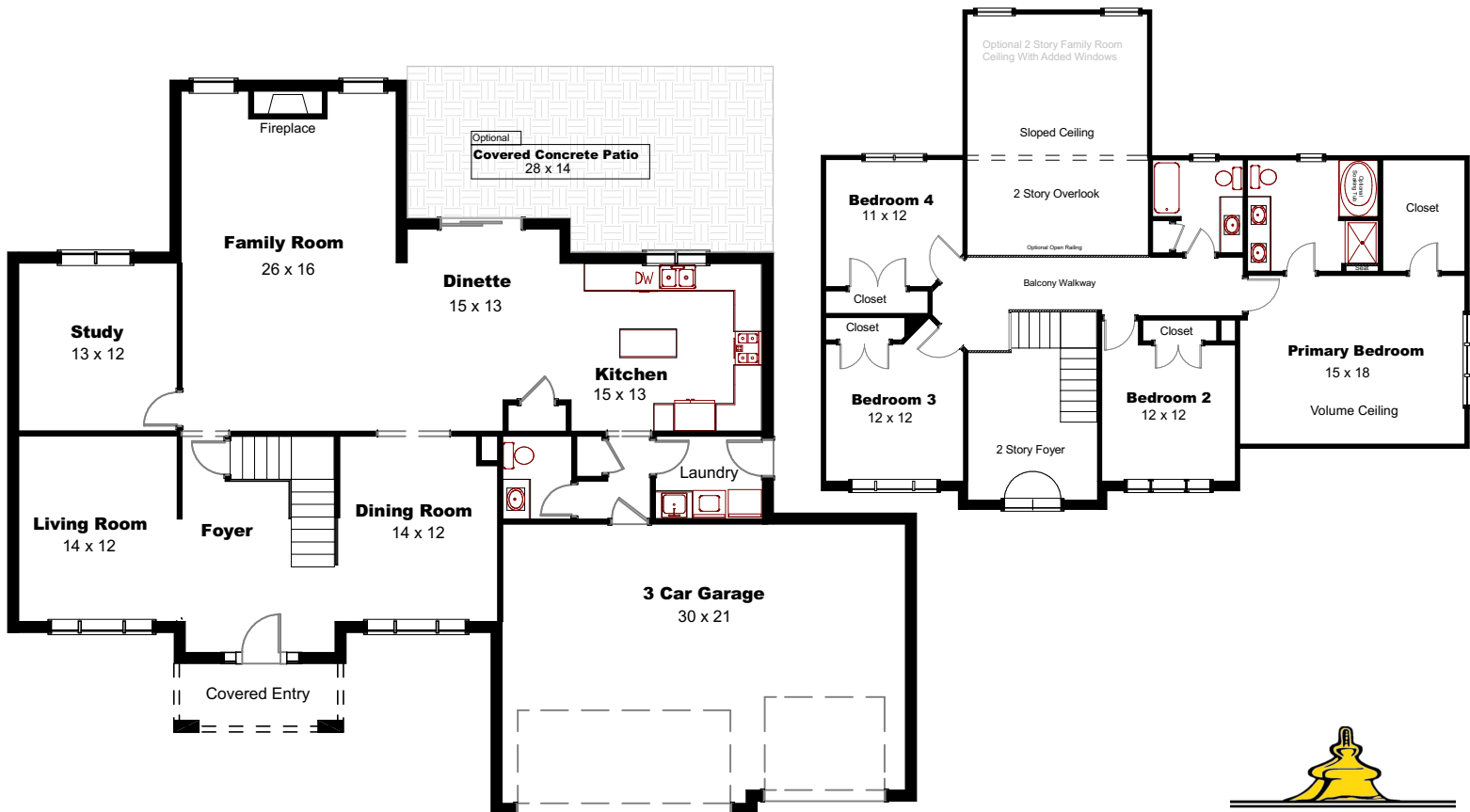
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# THE BRENNAN

Starting at 3,000 Square Feet



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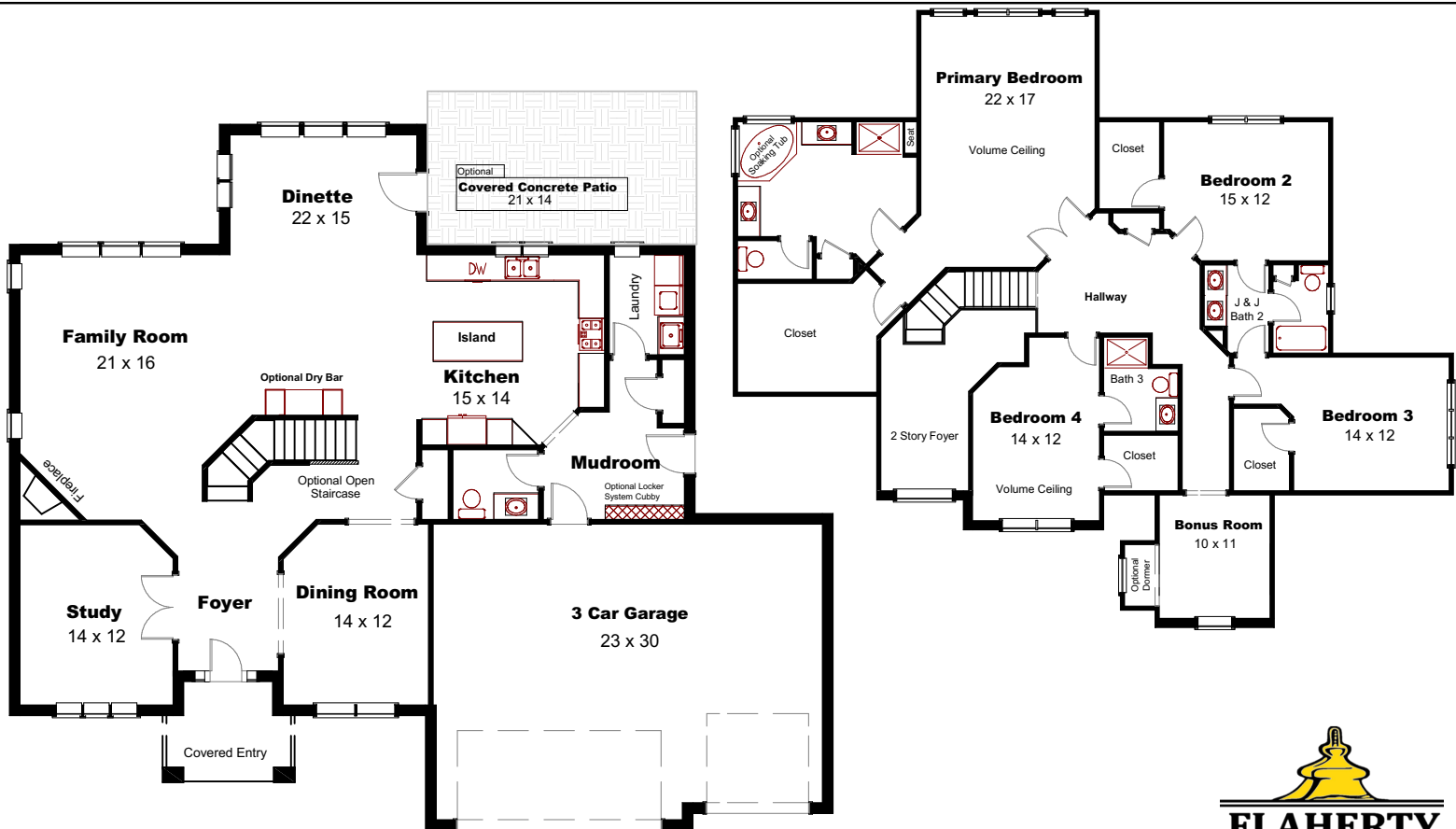
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# THE CAELLIN

Starting at 3,700 Square Feet



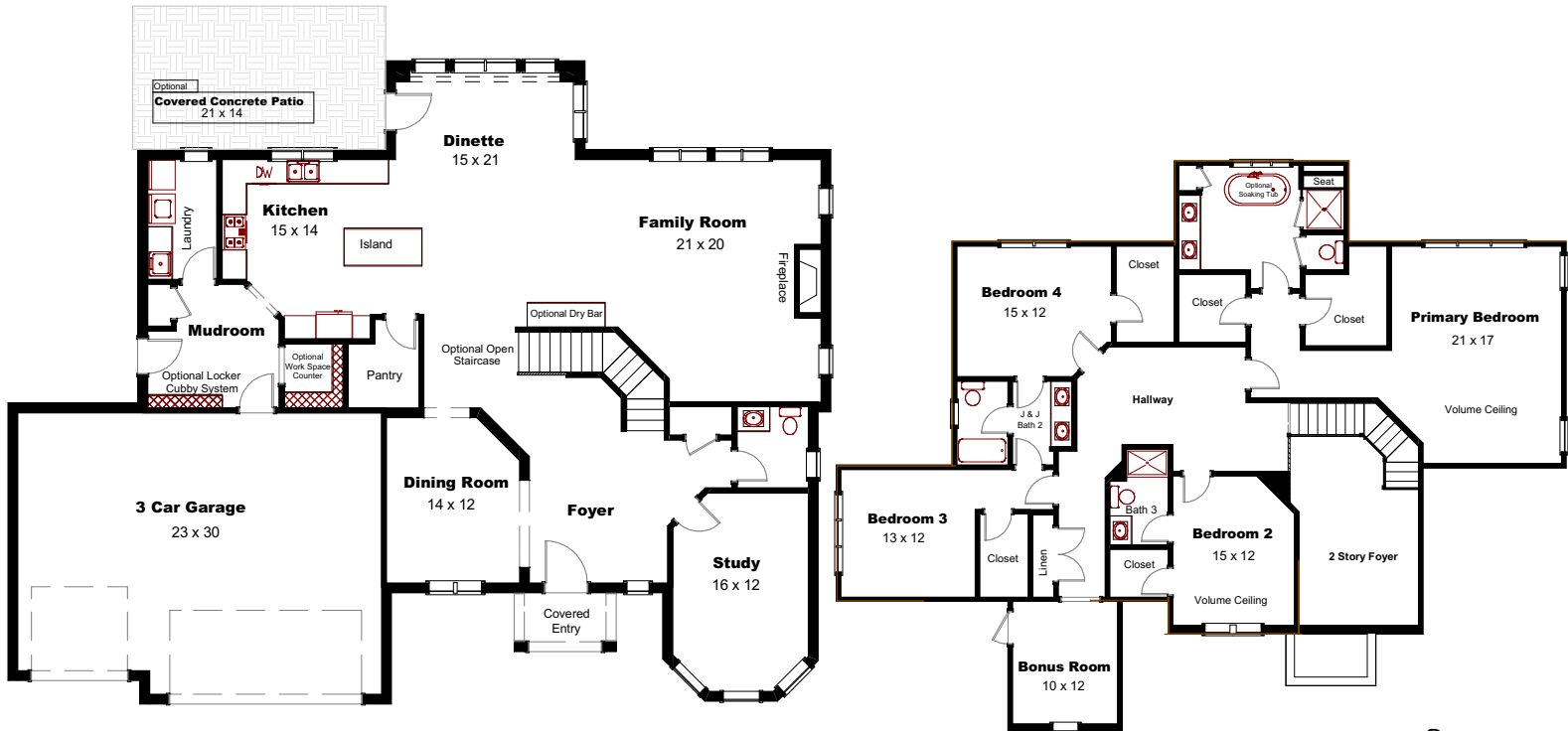
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# THE CAELLIN 2000

Starting at 4,050 Square Feet



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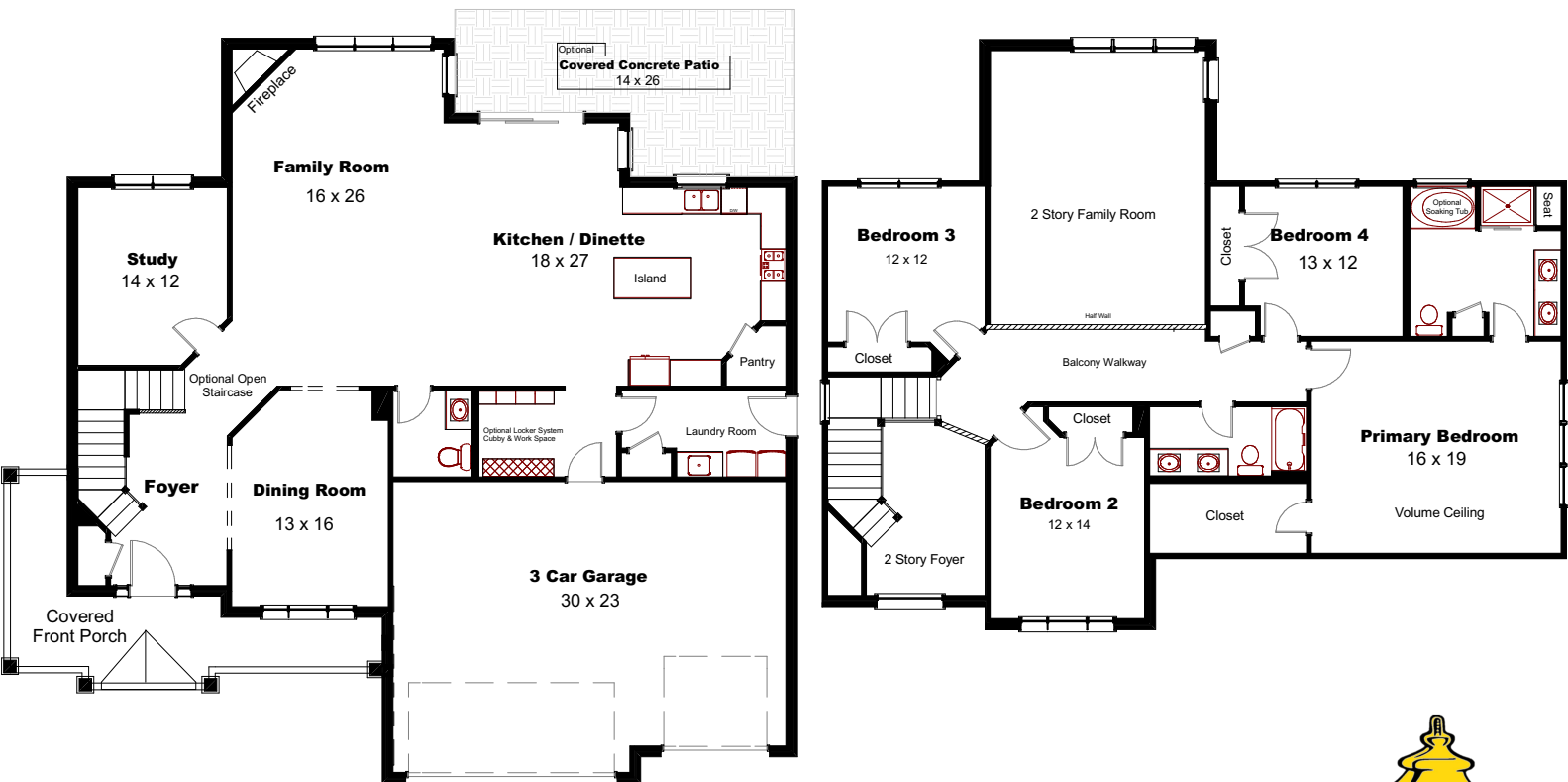
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Starting at 3,150 Square Feet

# THE CAMDEN II



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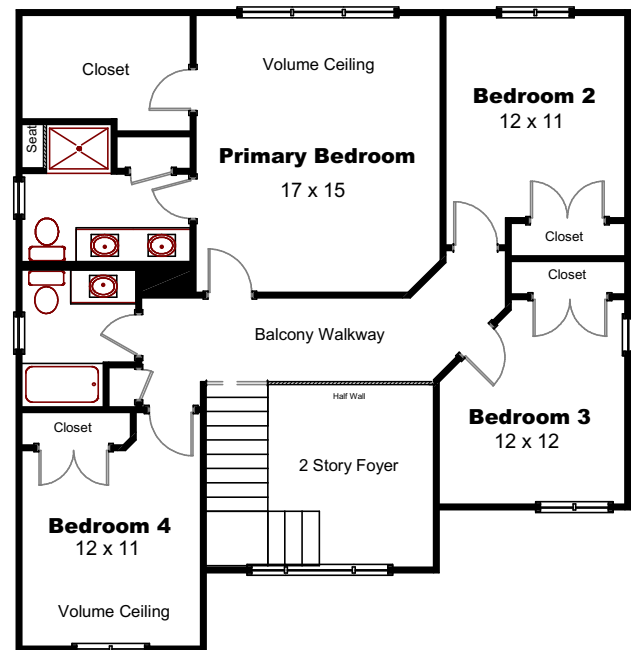
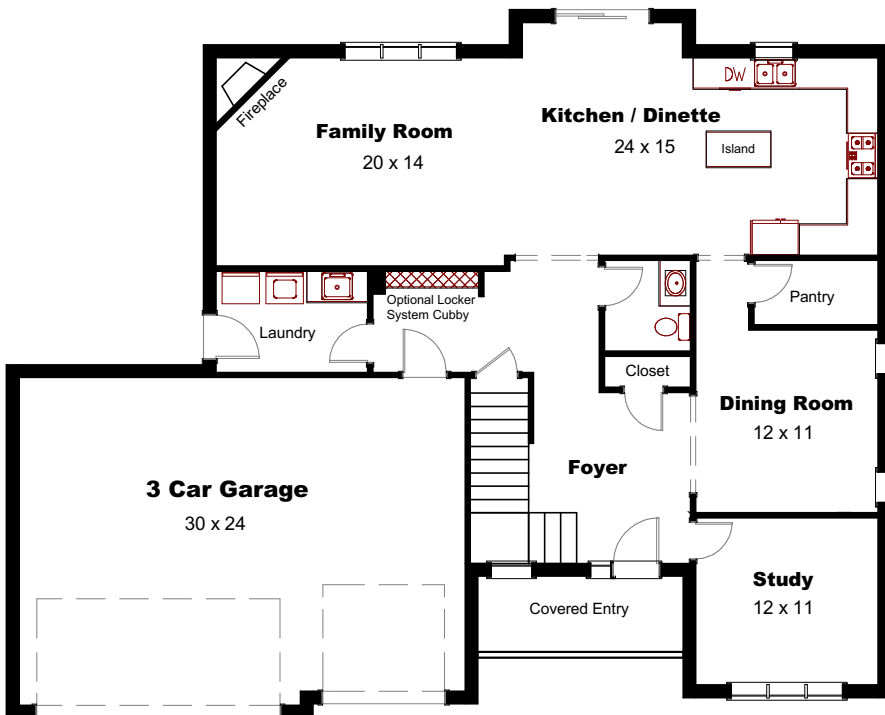






# THE COLIN II

Starting at 2,700 Square Feet



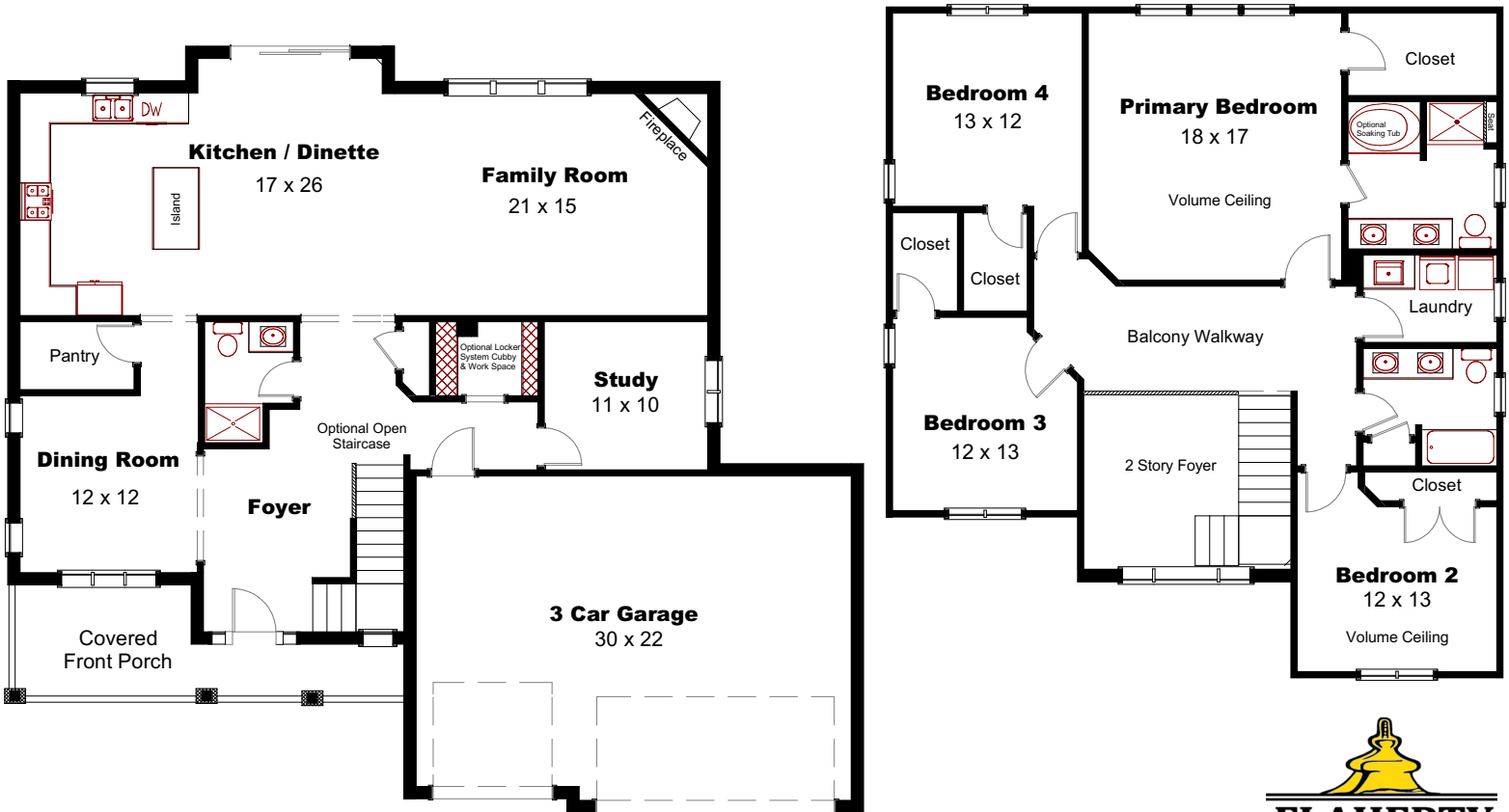
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# THE DEVIN III

Starting at 3,000 Square Feet



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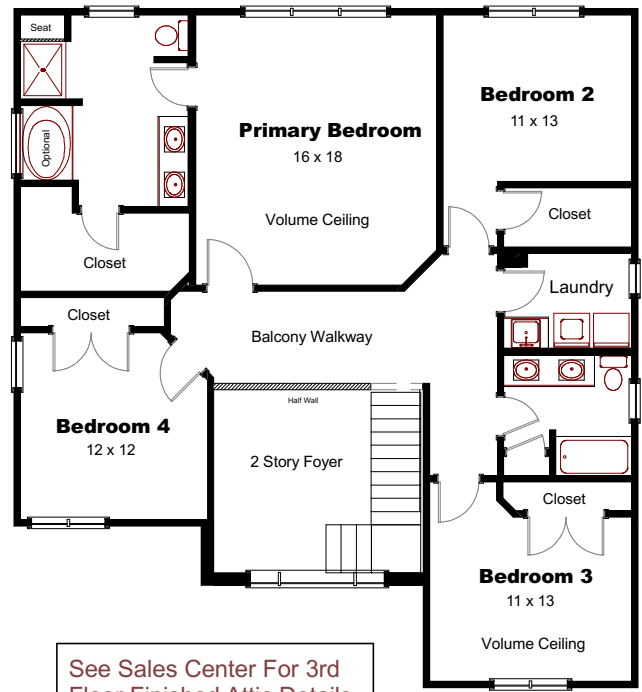
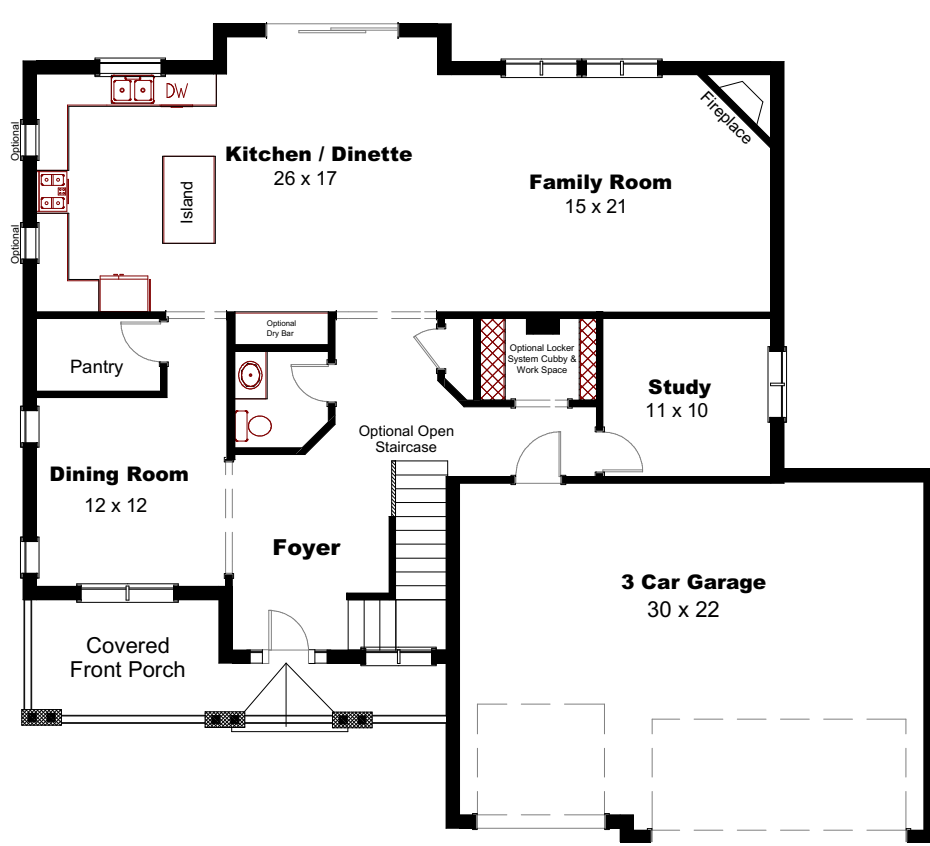
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# THE COUNTRY DEVIN

Starting at 3,000 Square Feet



See Sales Center For 3rd Floor Finished Attic Details.

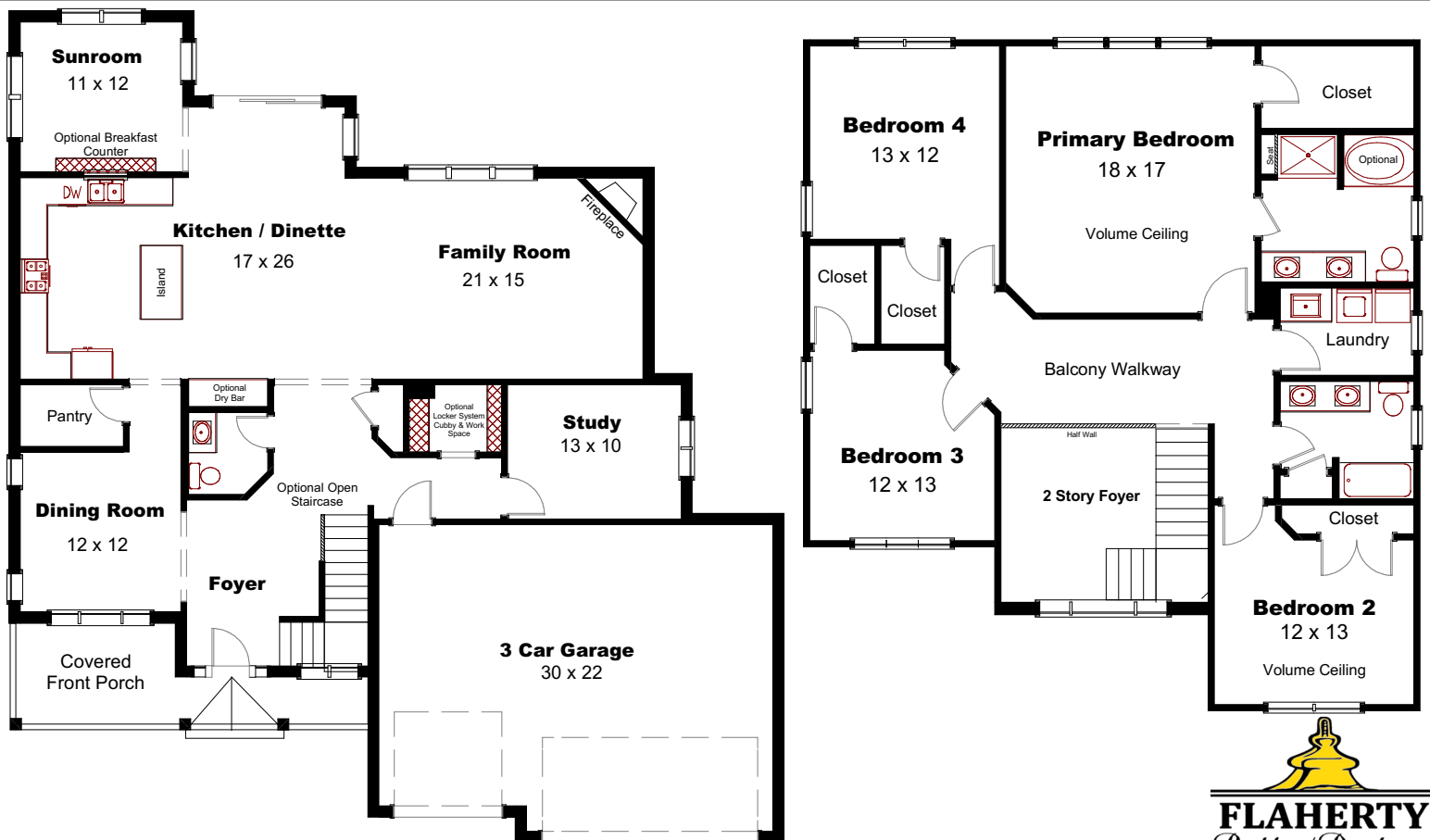
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Starting at 3,250 Square Feet

# THE DEVIN 1800



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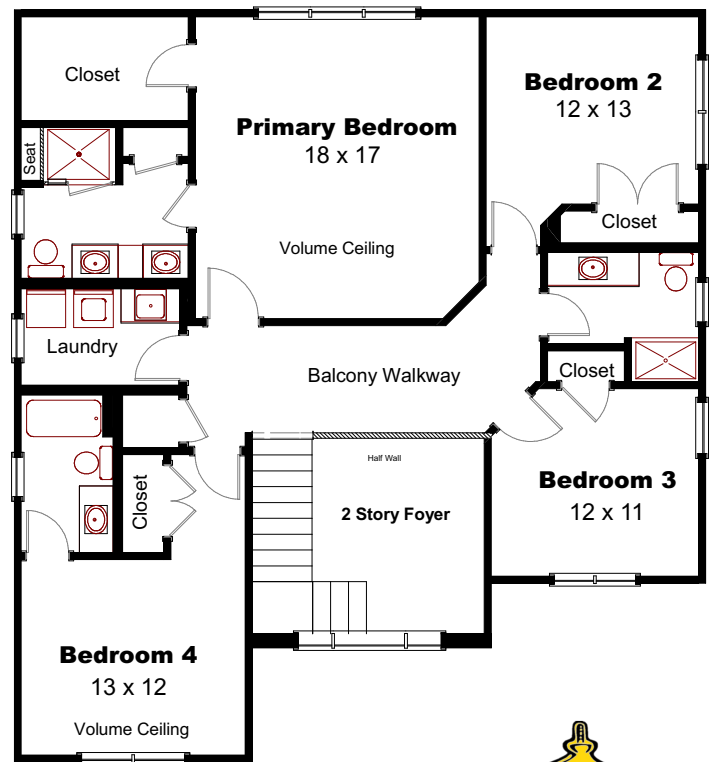
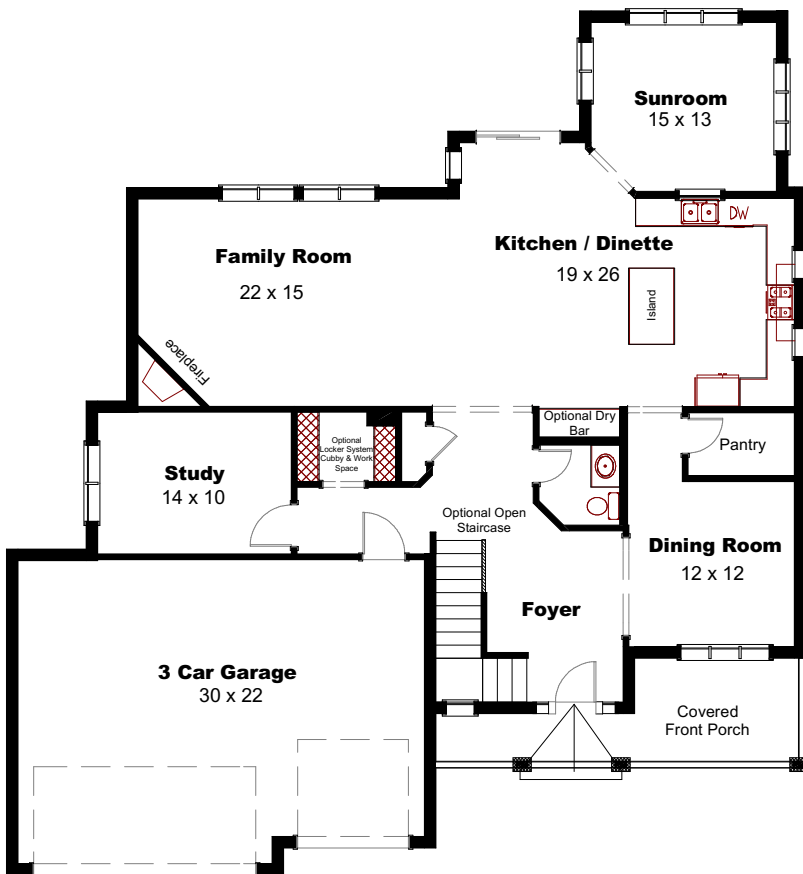
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Starting at 3,300 Square Feet

# THE DEVIN 2000



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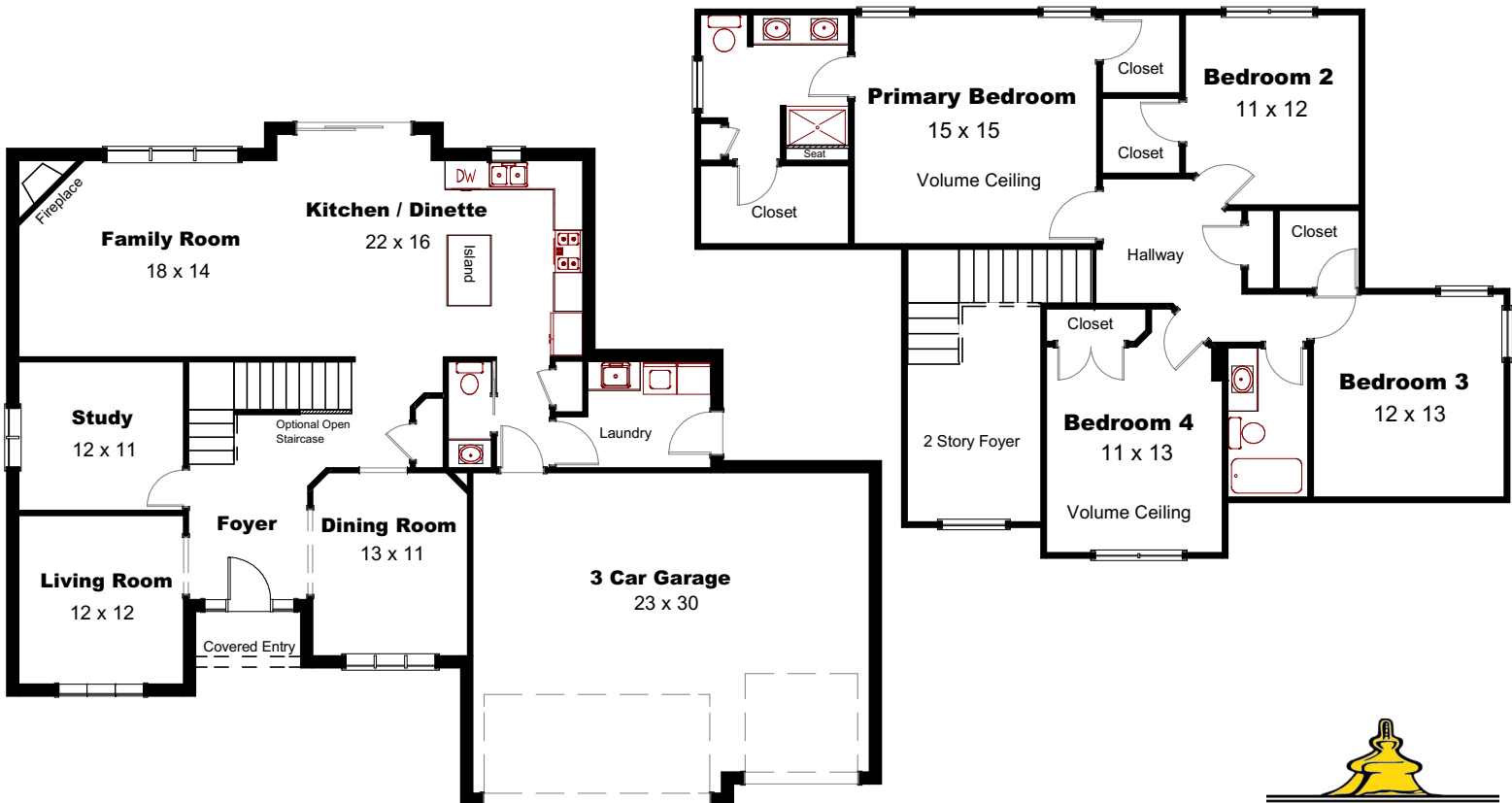
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Starting at 2,600 Square Feet

# THE IAN



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Starting at 2,700 Square Feet

# THE REGAN



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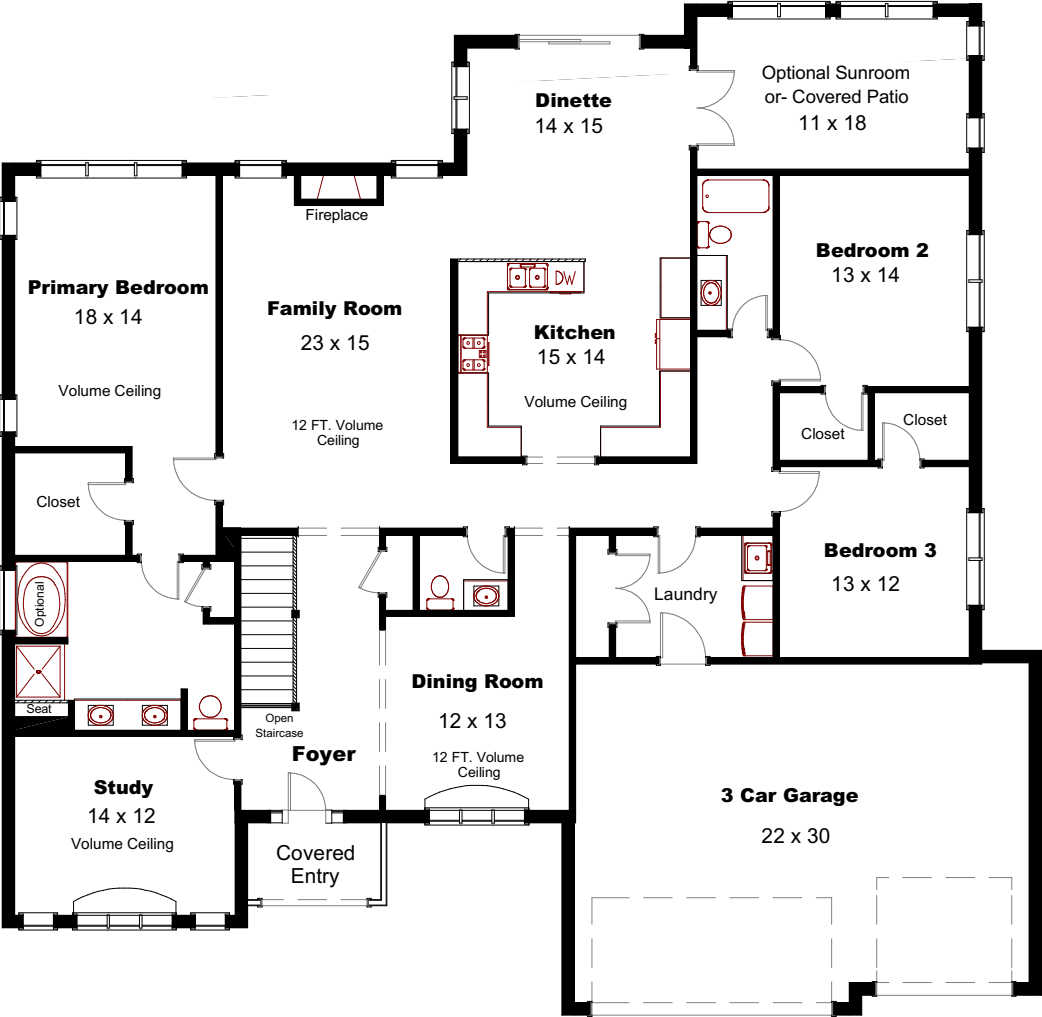
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Starting at 2,800 Square Feet

# THE TEGAN



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