

# MISTY CREEK



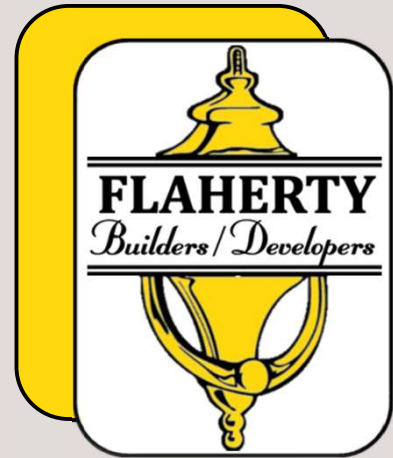
SIGNATURE SERIES  
TOWNHOMES

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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 08-01-2024.



## *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
- ❖ 1<sup>st</sup> 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 2,081 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

3 Bedrooms  
3 Bathrooms  
Approximately 2,400 sf





# *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.