

Flaherty Builders/Developers

Signature Series Townhomes

Misty Creek



The Aster: Approx 2,100 sq ft

\$619,900

A ranch-style townhome that offers 3 bedrooms, 3 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

\$619,900

This ranch-style townhome offers 3 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 Inwood: Approx 2,550 sq ft

\$619,900

This beautifully designed two-story townhome offers 12-foot ceilings on the first floor, 3 spacious bedrooms and 3 bathrooms with a first-floor Primary Suite and an attached 2-car garage. Upon entering the 2-story foyer, you are greeted by a versatile parlor that welcomes you home - perfect for a formal living room, dining room, library, or private study. The open-concept great room flows seamlessly into a well-appointed kitchen, making it ideal for both everyday living and entertaining, with the convenience of a first-floor laundry room for the organization of life's essentials. The second floor offers a spacious loft with 10-foot ceilings and a designer railing that overlooks the main living space and 2-story foyer, creating an inviting area for multi-generational recreation or a relaxing lounge. This home strikes the perfect balance of comfort, style, and modern living.

**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



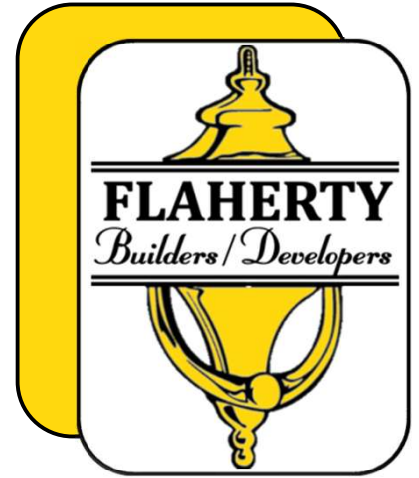
SIGNATURE SERIES TOWNHOMES

(815) 464-2213

info@flahertyhomes.com

www.flahertyhomes.com







Misty Creek Site Plan



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
	AVAILABLE
	SOLD
	FUTURE PHASE
	PREMIUM
	SIDE LOAD



See Sale Center for Current Details.
 Revised 06/03/2026.

Signature Series Townhomes Included Features

Kitchen Features

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

Bath Features

- ❖ Private Primary Bath Suite
- ❖ Zero-Threshold Shower Entry at Primary
- ❖ 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 Glass Shower Door at Primary
- ❖ Choice of 3 Body Jet Sprayers or Adjustable Personal Sprayer at Shower
- ❖ Basement Plumbing Rough-In
- ❖ 5' Deep well Tub or 5' Shower Base at Secondary Full Bath
- ❖ Pedestal Sink at Powder Room
- ❖ Comfort Height Toilets with Soft-Close Lids

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

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

Interior Features

- ❖ 9' First Floor (per plan)
- ❖ Natural Hardwood Flooring (per plan)
- ❖ Oak Posts & Rails With Iron Balusters
- ❖ 8' Doors with Pediments Above in Common Areas
- ❖ Painted Trim at Window Stools
- ❖ 4 Can lights with Fixture in Primary Bedroom
- ❖ Large Insulated Basement For Ranch & 2 Story Homes
- ❖ Painted Basement Floors
- ❖ Electric Fireplace in Family Room
- ❖ 1-Panel Flat or 2-Panel Square Top Doors
- ❖ Painted Trim Package & Customizable Wall Colors
- ❖ Locker System (per plan)
- ❖ Wall to Wall Carpeting (per allowance)
- ❖ Smoke Detectors and Carbon Detectors
- ❖ Doorbell Button and Chime
- ❖ Raised Wall TV Set-Up in Family Room
- ❖ 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 Staircase and Full Height Feature Wall in Primary Bedroom
- ❖ Oversize Casing and Baseboard Moldings

Exterior Features

- ❖ Maintenance Free Aluminum Soffits, Fascia, Gutters and Downspouts
- ❖ Maintenance Free Landscaping
- ❖ Insulated Entry Door
- ❖ 1st Floor Natural Stone Exterior
- ❖ 2-Car or 3-Car Garage (per plan)
- ❖ Finish Garage Drywall Painted
- ❖ 2 Frost Proof Exterior Hose Bibs
- ❖ Concrete Driveway and Walkways
- ❖ Stone Address Block
- ❖ Receptables & Fixtures Provided for Exterior Lights at Doorways, Walkway, & Garage
- ❖ Final Grade Black Dirt
- ❖ Concrete Public Walks
- ❖ Underground Utilities
- ❖ Fully Improved Lot, City Sewer & Water



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

Revised 01/30/2026

The Aster

3 Bedrooms

Study/Bedroom

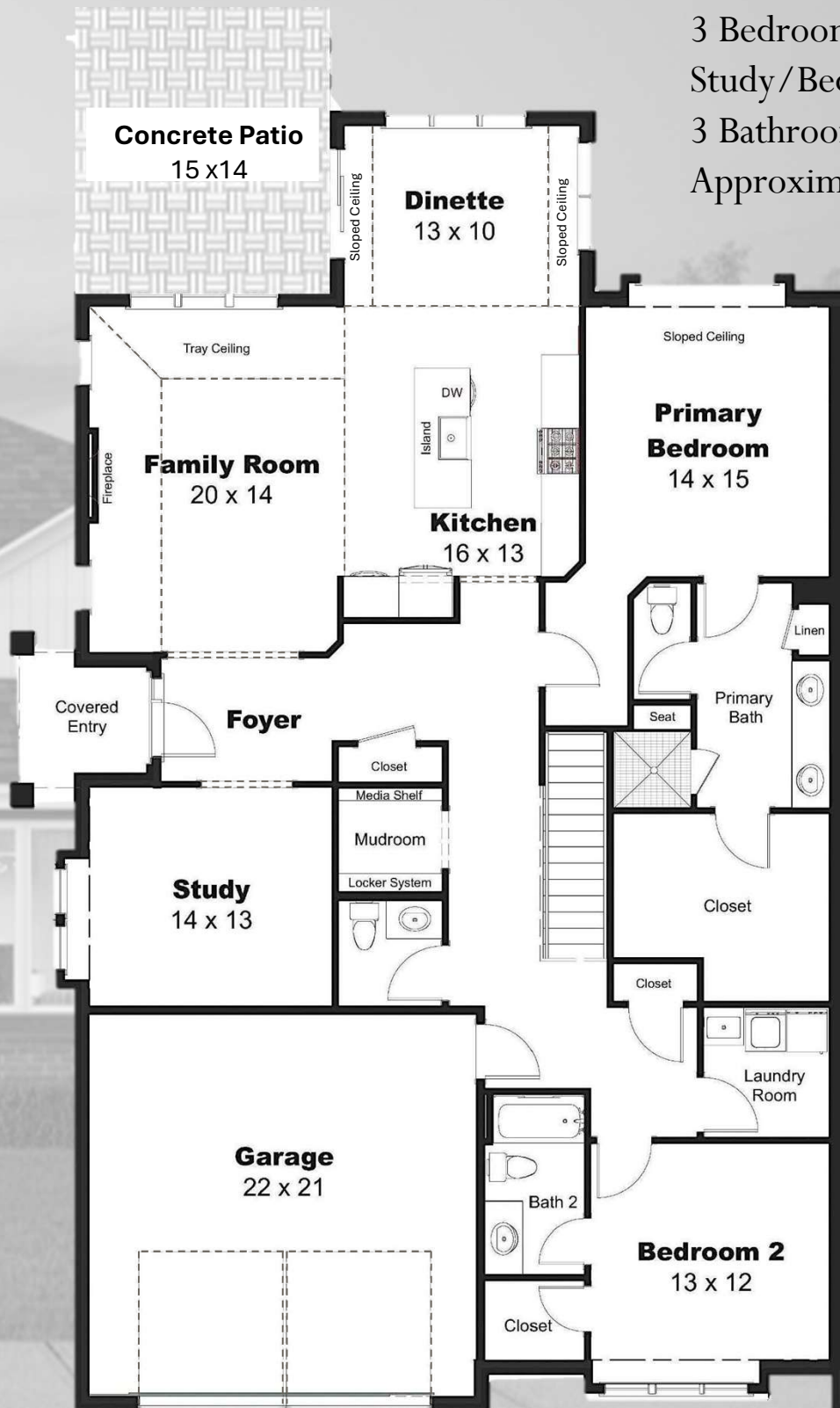
3 Bathrooms

Approximately 2,100 SF



The Aster II

3 Bedrooms
Study/Bedroom
3 Bathrooms
Approximately 2,100 SF



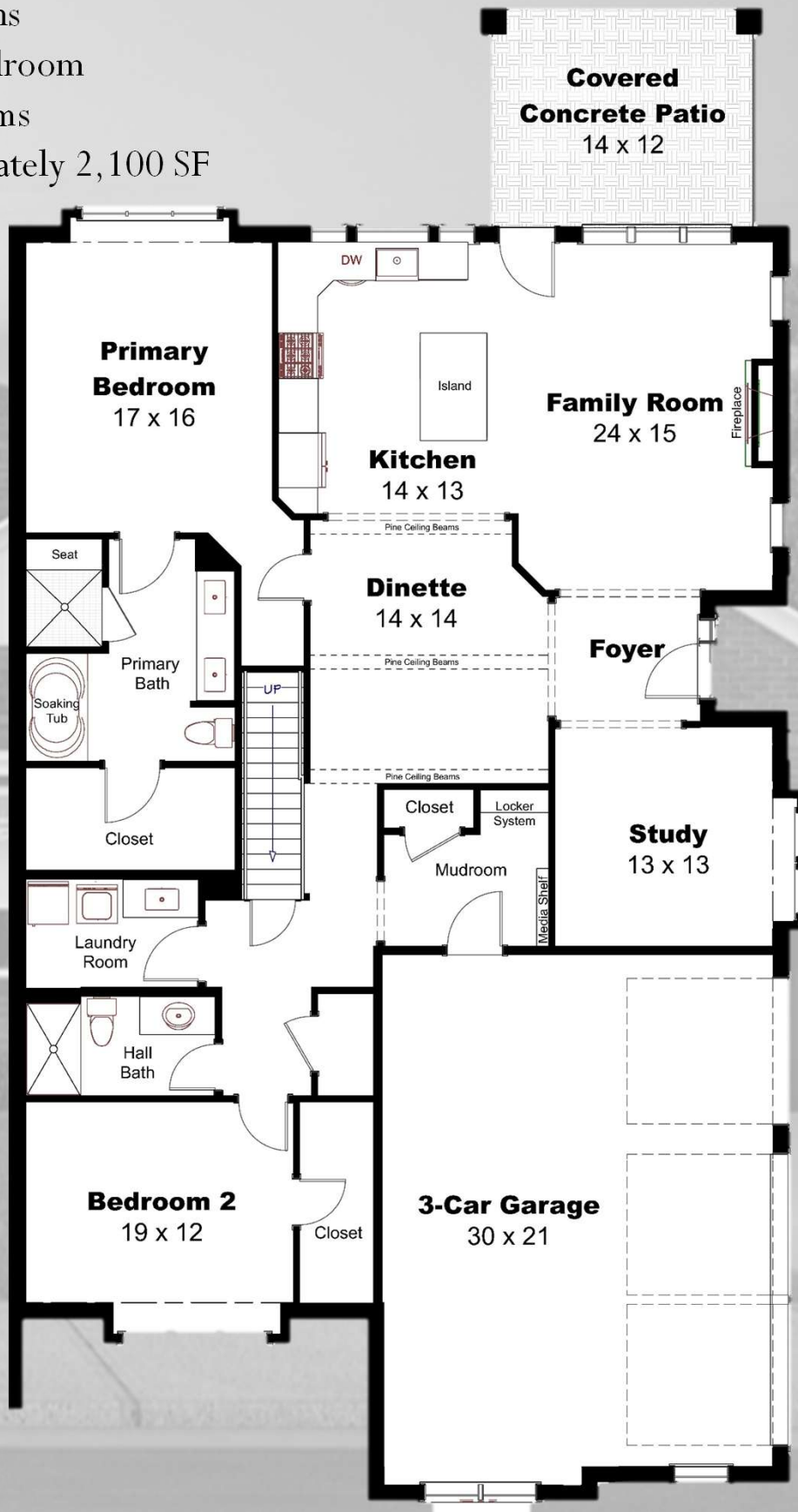
The Aster III

3 Bedrooms

Study/Bedroom

3 Bathrooms

Approximately 2,100 SF



The Soho

3 Bedrooms
Study/Bedroom
3 Bathrooms
Approximately 2,080 SF



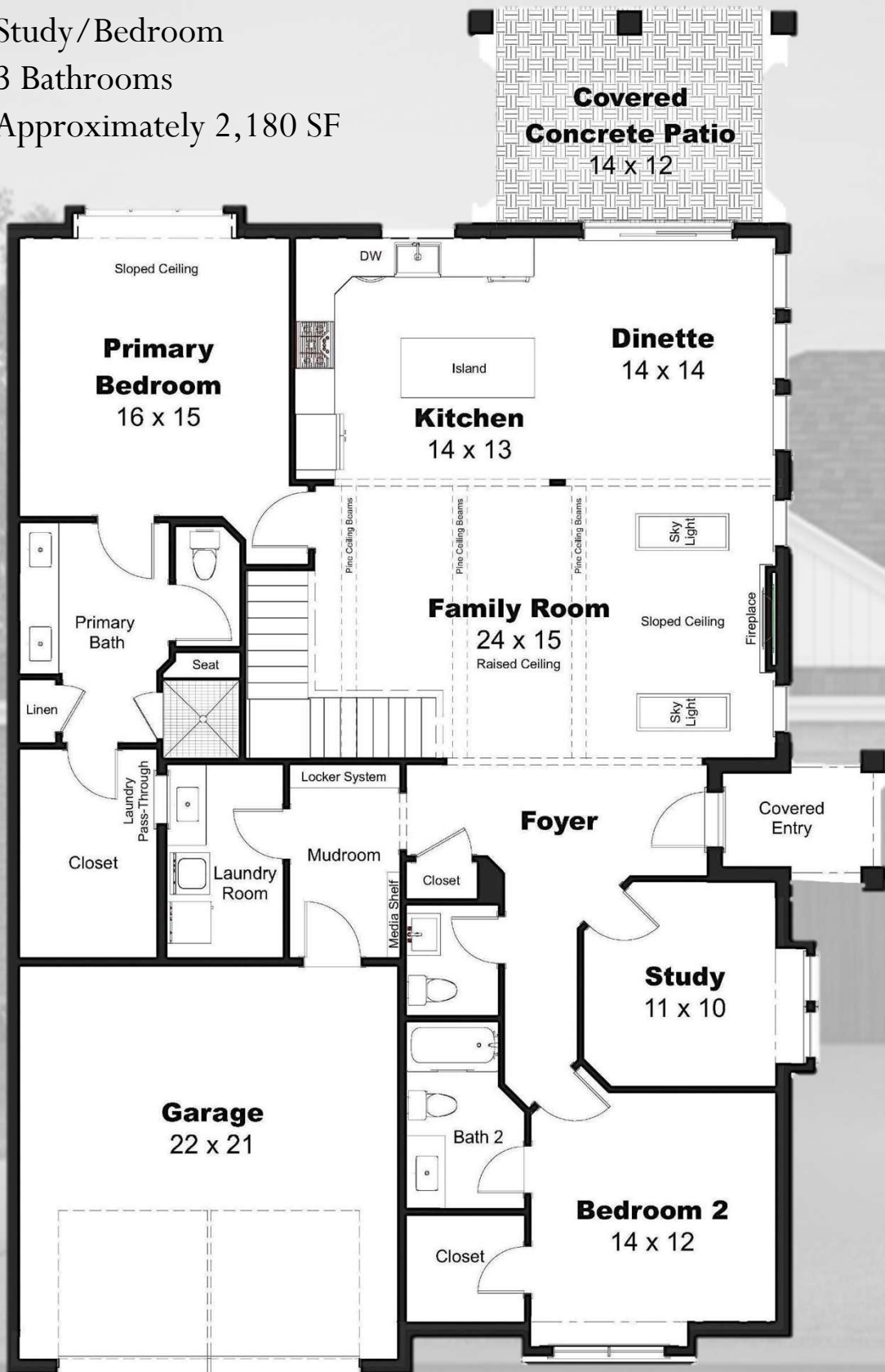
The Soho II

3 Bedrooms

Study/Bedroom

3 Bathrooms

Approximately 2,180 SF



The Inwood

3 Bedrooms

Study/Bedroom

3 Bathrooms

Approximately 2,550 SF



Misty Creek Gardens





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.

