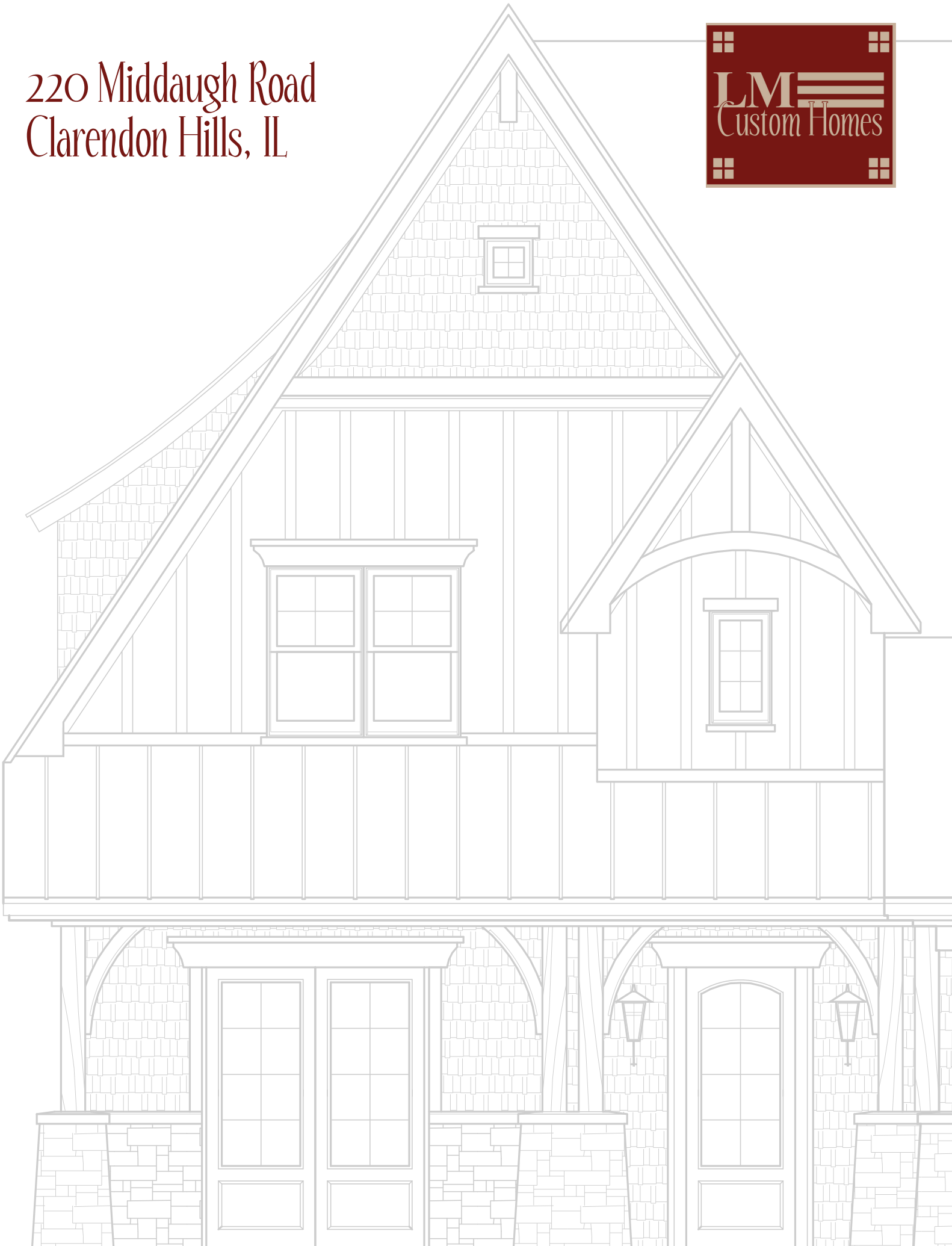


220 Middaugh Road
Clarendon Hills, IL



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Property

- 5,647 finished square foot home plus three-car attached garage
- Stunning 60' x 297' interior lot abutting golf course and walking distance to town, parks, train, and schools
- Professionally landscaped and fully irrigated yard with significant plantings, new sod, blue stone front porch front walk, and rear patio
- New concrete driveway
- Underground storm water management piping from all downspouts and sump pump discharge

Exterior

- Classic shingle style home, with inviting front porch and private screened porch off of kitchen facing rear yard, with views of the golf course which abuts rear yard
- Exterior cladding is traditional stone, shingle, board and batten, and lap siding featuring craftsmen influenced wood details and accents
- One stone chimney with custom cap and decorative chimney pot flue
- Half-round metal gutters and round downspouts
- Architectural grade asphalt shingles with matching standing seam roofs
- Premium aluminum clad wood windows throughout
- Custom wood stained entry door with glass panel
- Fully insulated composite garage doors with windows in top panel
- Custom light fixtures around perimeter of home

Interior

- First floor features 10 foot ceilings and contains a large mudroom with custom built-in cabinetry and laundry facilities, powder room, parlor leading to front porch, gourmet kitchen opening to a large dining area, and family room with fireplace, beamed ceiling, separate sitting area with built-in game table, and extensive glass facing rear yard and golf course
- Second floor features four generously sized bedrooms, including a master bedroom suite with vaulted ceiling, oversized walk-in closet and beautifully appointed bath with soaking tub and large shower. Bedrooms two through four each have spacious walk-in closets and use of one private and one shared full bathroom
- Third floor has a generous loft space and fifth bedroom with full bath and walk-in closet accessed by fully milled custom stairs from second floor
- Fully-finished basement features high ceilings, large open entertaining areas with wet bar, exercise room/bedroom, three-quarter bath with walk-in shower, and mechanical room with storage space
- All closets feature custom white melamine closet systems with rollout drawers ample hanging space and custom features



Millwork

- Extensive architecturally consistent millwork throughout home
- Custom profile 4" wide casing and 7 1/4" tall baseboards on all levels
- Crown moulding in foyer, parlor, powder room, and basement entertainment areas
- Custom wood beams in family room and kitchen/dining area
- Full masonry fireplace with natural stone and wood surround in family room
- Solid core 1 3/4" thick interior doors, 8' tall on 1st floor, 7' tall 2nd floor, 3rd floor, and basement, all with flat panel design and custom hardware

Kitchen and Bath

- Kitchen and baths feature custom cabinetry with solid wood and plywood construction extensive trim details and custom hardware
- Solid 1 1/4" thick marble, quartzite and granite tops in kitchen, mudroom, all baths and basement bar
- Professional grade stainless steel appliances for kitchen, wine and beverage center for basement, and high efficiency washer and dryer in laundry area
- Beautiful and durable plumbing fixtures from Kohler, Moen, and Toto throughout
- Full frameless 3/8" thick glass shower doors for master, guest suite, and basement bath showers, and hanging mirrors in each bathroom

Flooring and Tile

- Flooring on entire first and second floors (except mudroom and bath areas) is 3 1/4" wide white oak hardwood with custom color stain and durable multi-coat finish
- Upgraded custom designed porcelain, natural stone, and marble tile in mudroom, basement bar area, and all bathrooms
- Premium grade carpet and padding installed in third floor loft, bedrooms and basement entertaining areas and exercise/bedroom
- Durable painted floor finish for basement mechanical room and garage floors

Electrical and Low Voltage

- New 400 amp underground electrical service with room for future expansion and generator hookup
- Juno 6" recessed can lights with upgraded LED bulbs and trim
- Generous coordinated decorative light fixtures throughout home
- Decora style toggle type light switches with matching outlet trims
- Well planned and future-proofed low voltage wiring for data, phone, media, and audio

HVAC and Mechanicals

- Design-built heating and cooling system using energy efficient equipment with proper zoning to ensure consistent heating and cooling throughout home
- Heated and cooled areas of the home are air sealed at all exterior penetrations and upgraded loose fill insulation is used to properly insulate all areas of the home to achieve an even and comfortable environment inside the home providing lower utility costs
- Furnace units feature high-powered humidifiers with upgraded media type air filters
- 75 gallon high-efficiency water heater with recirculation line to deliver hot water quickly at each fixture
- Fully programmable thermostat units with digital displays



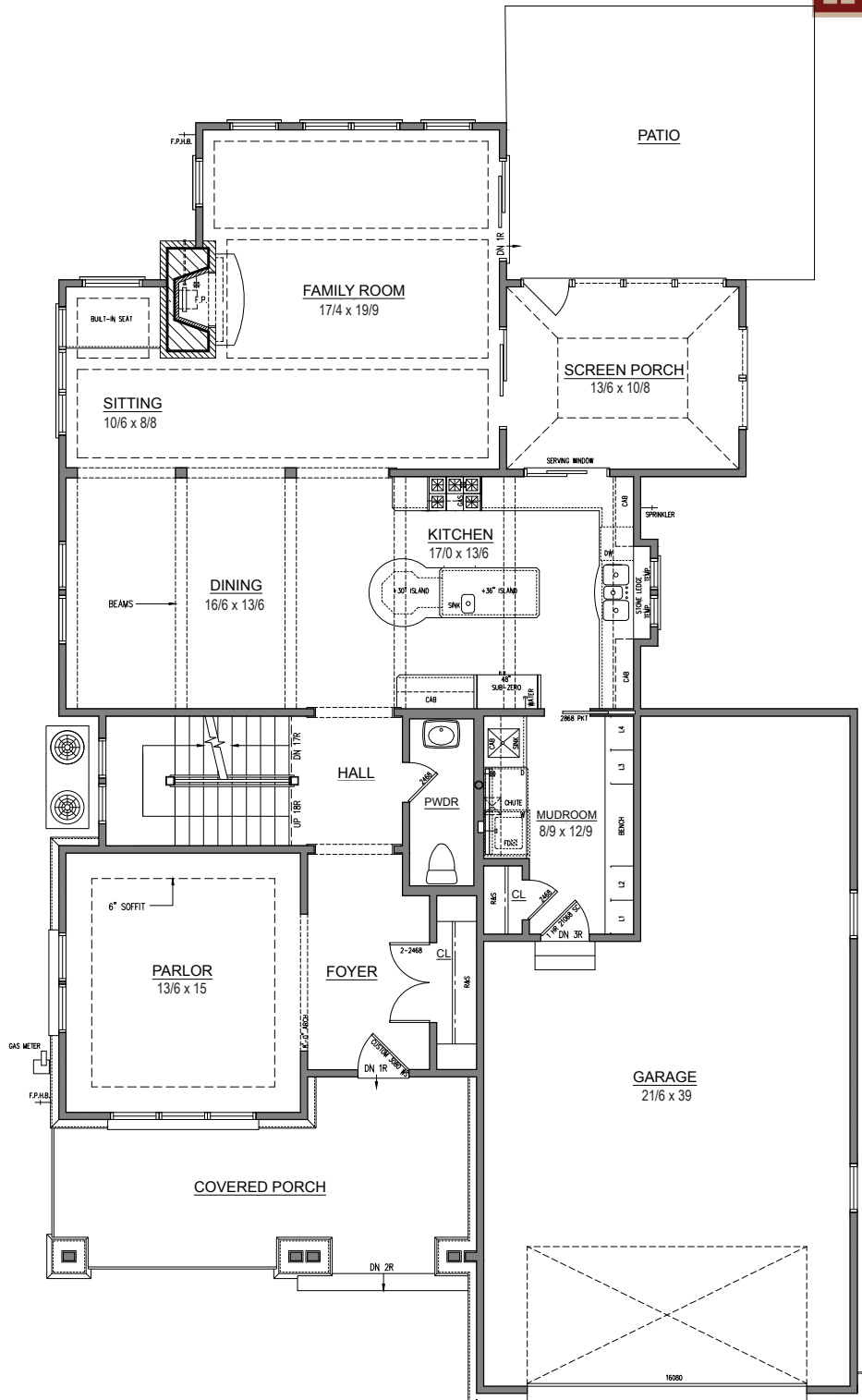
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Front (East) Elavation



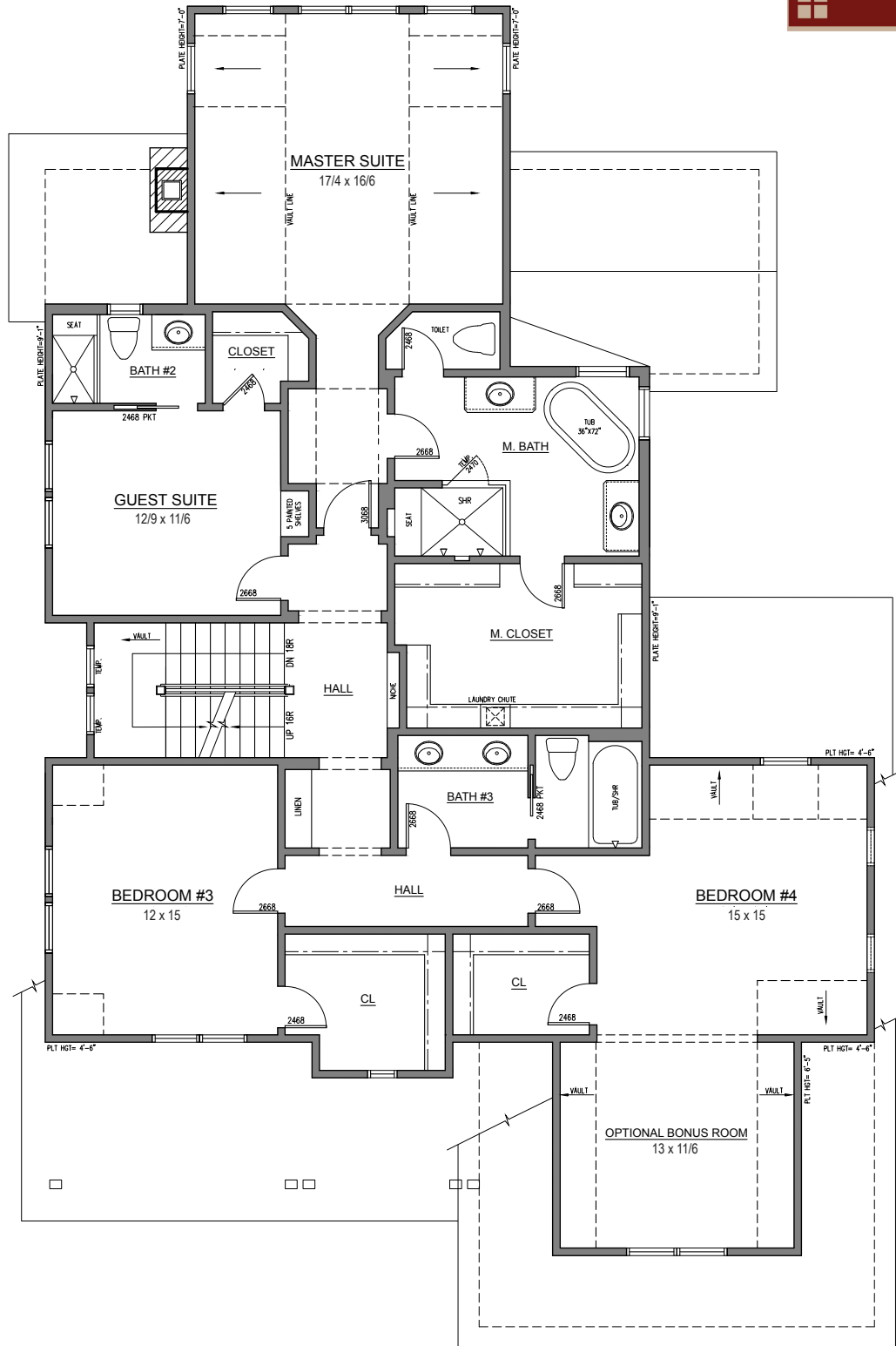
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FIRST FLOOR PLAN
(1,790 Square feet excluding garage)



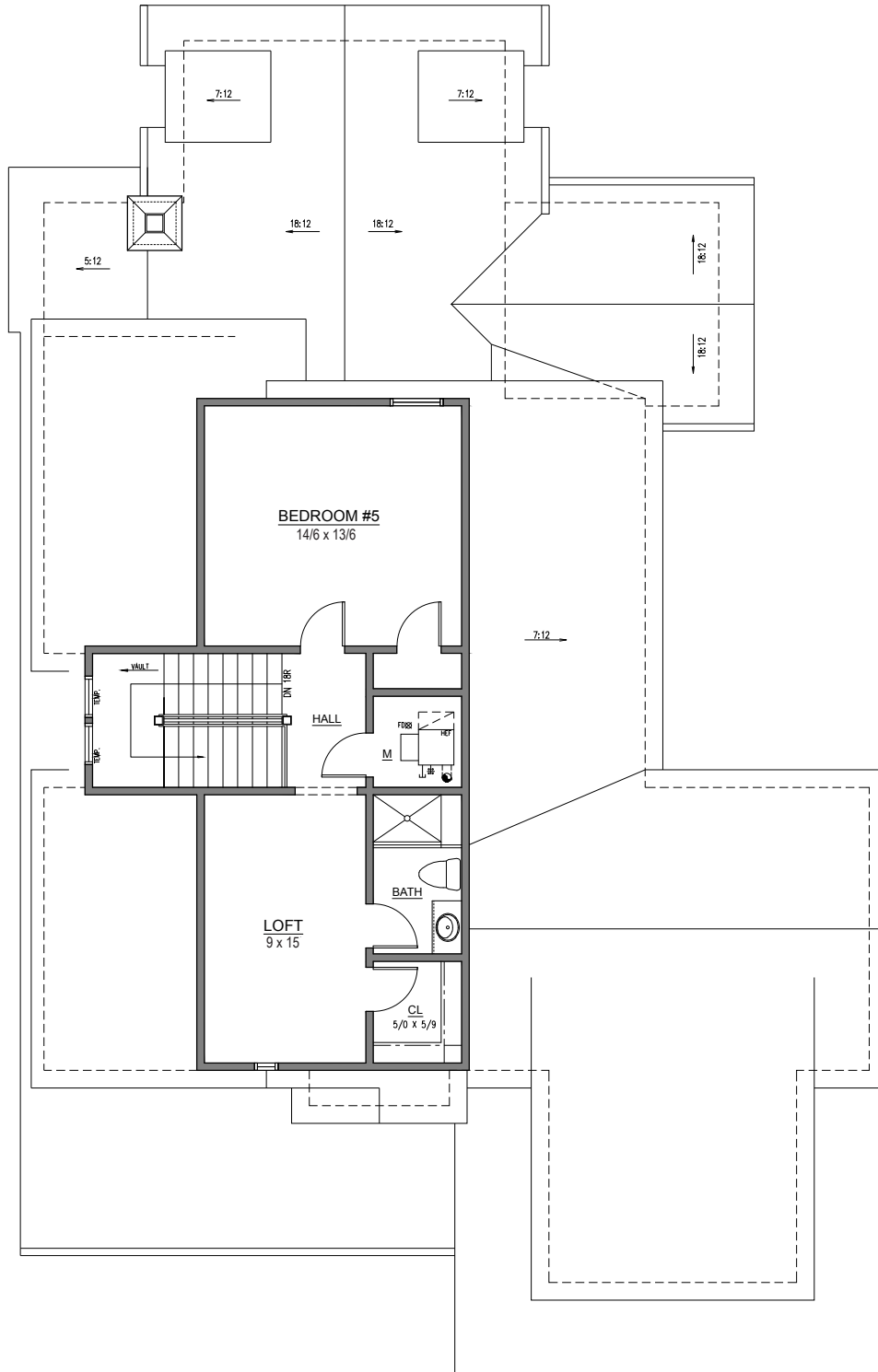
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SECOND FLOOR PLAN
(1,971 Square feet)



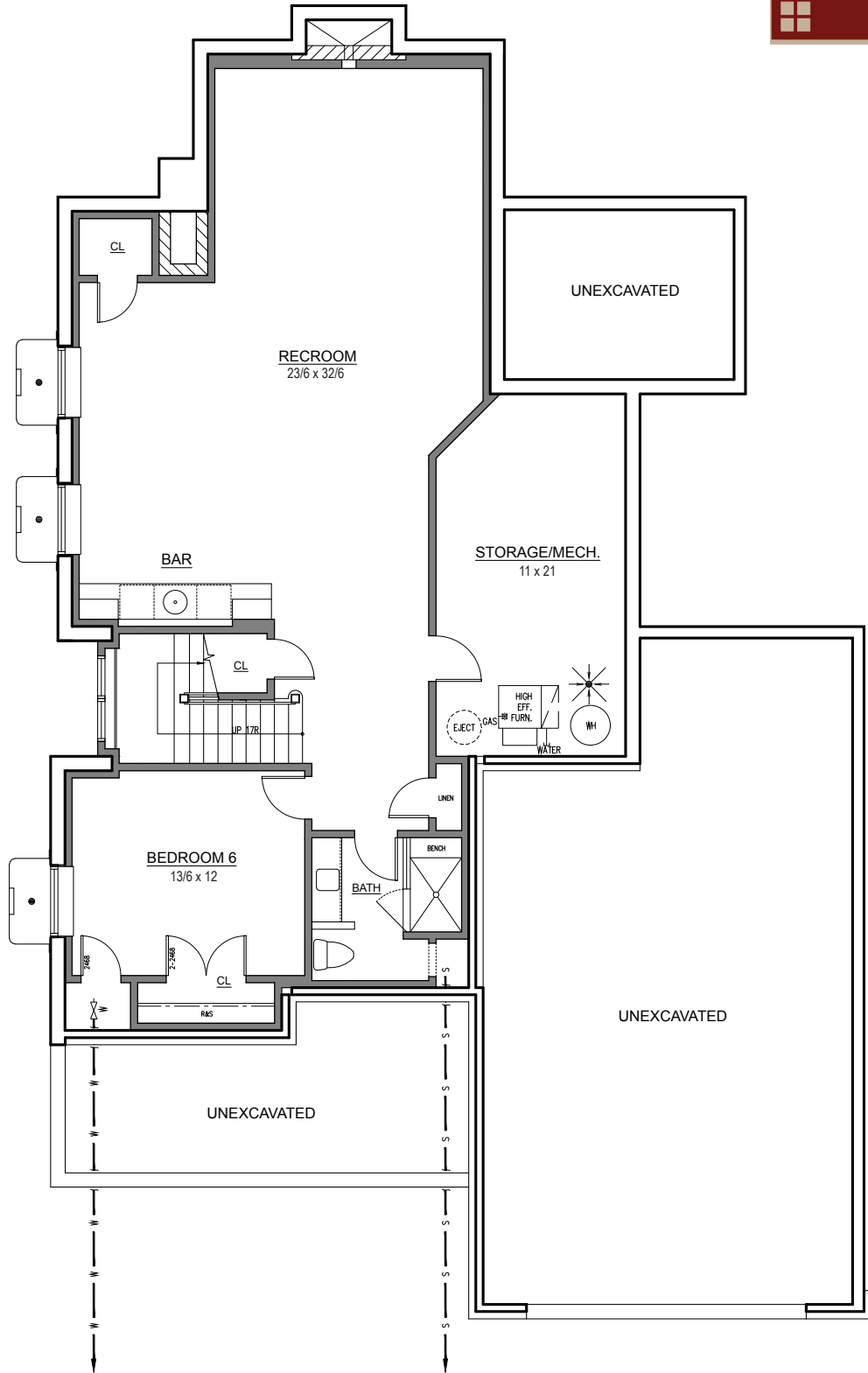
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ATTIC FLOOR PLAN
(548 Square feet)



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BASEMENT FLOOR PLAN
(1,338 Square feet)

