

Jan Morel is Proud to Present...

64 Rose Place, Clarendon Hills



JAN MOREL
630.624.6100
JAN@MORELHOMES.COM
MORELHOMES.COM

MJ Jan Morel
Committed to Your Success



GLOBAL
LUXURY

8 E. Hinsdale Avenue

Hinsdale, Illinois 60521

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64 Rose Place

Nestled in the heart of the Village of Clarendon Hills, only a short walk from schools, parks and commuter train from both Clarendon Hills and West Hinsdale into world-class Chicago, one will come upon an extraordinary custom home being built with attention to each and every detail. This outstanding new home features fabulous living space and offers an enticing Transitional family design with an insightful sun-filled open floor plan.

There is still time to customize and make selections on finishes, etc. Included will be items we have come to expect for upscale busy lifestyles. 9' Ceiling height throughout the gracious first floor, luxurious and extremely convenient first floor master, great gourmet kitchen, "full-depth" basement with plumbing roughed-in for a future expansion, delightful entertaining spaces and generous room sizes. All this and so much more sets this thoughtfully designed home apart.

64 Rose Place is scheduled to be completed in March, 2019. Specifications and plans follow in this brochure.

64 Rose Place
Clarendon Hills, IL



64 Rose Place Clarendon Hills, IL



Property

- 2,700 square feet of finished space plus two-car detached garage ideally located in walk-to-town location
- Full-depth basement with bath rough in for future expansion
- Expansive 98 feet of frontage in front yard
- Professionally landscaped yard with foundation plantings, new sod, paver patio and concrete front walk
- New asphalt driveway
- Underground storm water management piping from all downspouts and sump pump discharge

Exterior

- Classic shingle style exterior, with metal accent roofs, and millwork detailing
- Exterior cladding is Hardie lap and shingle siding
- Over-sized gutters and downspouts
- Architectural asphalt shingles with standing seam accent roofs
- Maintenance free premium grade Marvin windows and patio doors
- Custom 42 inch wide wood entry door with glass top panel
- Fully insulated composite garage doors with windows in top panel
- Custom light fixtures around perimeter of home

Interior

- Nine-foot ceilings first floor and vaulted ceiling treatments in second floor living areas.
- First floor includes a master bedroom suite with walk-in closet and beautifully appointed bath with separate vanities, oversized shower, and soaking tub; walk-in mudroom with custom built-in cabinetry, laundry room, powder room, large open gourmet kitchen with eat-at island and dinette area opening to large family room, and private study with bay window
- Second floor features three generously sized bedrooms all featuring ample closet space and spacious vaulted loft area with plenty of natural light. Bedroom two includes a private bath and bedrooms three and four share a large “Jack and Jill” bath compartmentalized for shared use, and optional laundry room.
- Spacious laundry room located on the first floor with sink area and abundant cabinet and counter space
- Majestic Meridian Series Direct Vent fireplace with custom limestone surround
- Generous allowance for Buyer designed custom closets
- Optional - Fully-finished basement features high ceilings, oversized window wells, large open entertaining areas with wet bar, bedroom, full bath, and mechanical room with storage space



Millwork

- Extensive architecturally consistent millwork throughout home
- Custom profile 3 -1/2" wide casing and 7 -1/4" tall baseboards on all levels
- Crown moulding in dinette area, study, powder room, laundry, mudroom and master bedroom
- Beautifully designed ship-lap wainscot in study
- Solid core 1 -3/4" thick interior doors 8 foot on first floor 7 foot on second floor with flat panel design and premium hardware
- Custom white oak staircase leading to second floor and open rail over looking vaulted two-story foyer

Kitchen and Bath

- Kitchen and baths feature custom cabinetry with solid wood and plywood construction and custom soft close hardware
- Solid 3cm thick Quartz and Quartzite tops in kitchen, laundry, all baths
- Professional grade stainless steel appliances for kitchen, and high efficiency washer and dryer in laundry rooms
- Beautiful and durable plumbing fixtures throughout
- Full frameless custom glass shower doors for master and bath two and hanging mirrors in each bathroom

Flooring and Tile

- Flooring on entire first floor (except Powder and mudroom/laundry) second floor hall and loft is 3 1/4" wide white oak hardwood with custom color stain and durable multi-coat finish
- Porcelain and natural stone tile in laundry/mud areas and all bathrooms
- Premium grade carpet and padding installed in second floor bedrooms

Electrical and Low Voltage

- New 200 amp underground electrical service with room for future expansion
- Juno 5 inch (4 inch in kitchen) recessed LED can lights throughout
- Custom light fixtures throughout interior and exterior of home
- Decora style toggle type light switches with matching outlet trims
- Future-proofed low voltage wiring for data, phone, media, and audio

HVAC and Mechanical Systems

- 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 to achieve an even and comfortable environment inside the home
- Furnace units feature high-powered humidifiers with upgraded media type air filters
- One 50 gallon high-efficiency water heater with recirculation line to deliver hot water quickly at each fixture
- Fully programmable Honeywell thermostat with digital display
- Sound baffling batt insulation installed in walls of bath and laundry areas adjacent to bedrooms and in all drain line plumbing chases to minimize noise transfer



64 Rose Place
Clarendon Hills, IL



Front (East) Elevation



64 Rose Place
Clarendon Hills, IL



Rear (West) Elevation



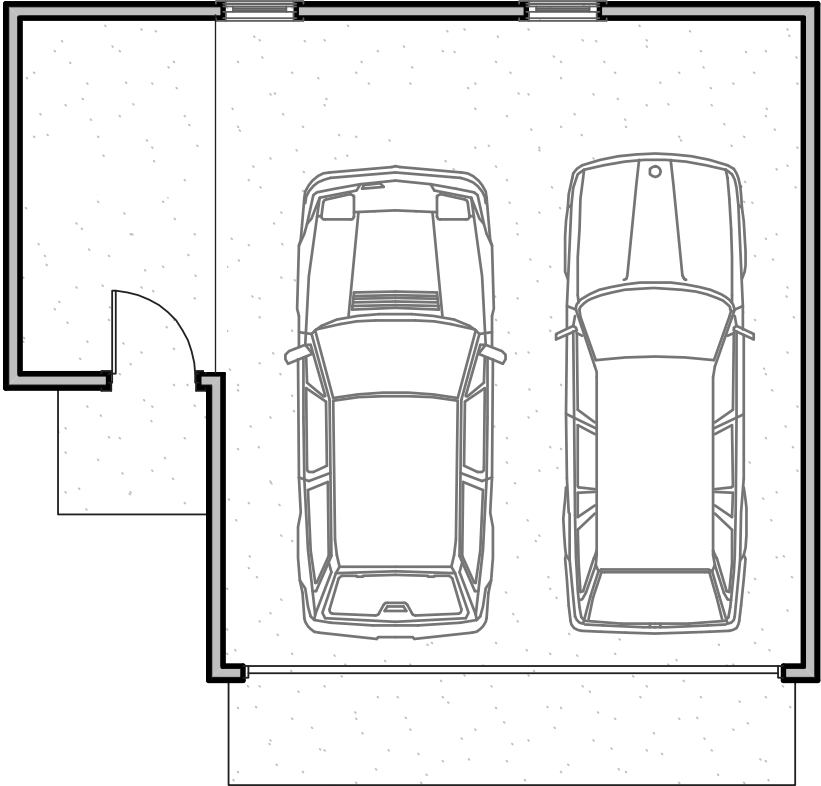
Side (North) Elevation



Side (South) Elevation



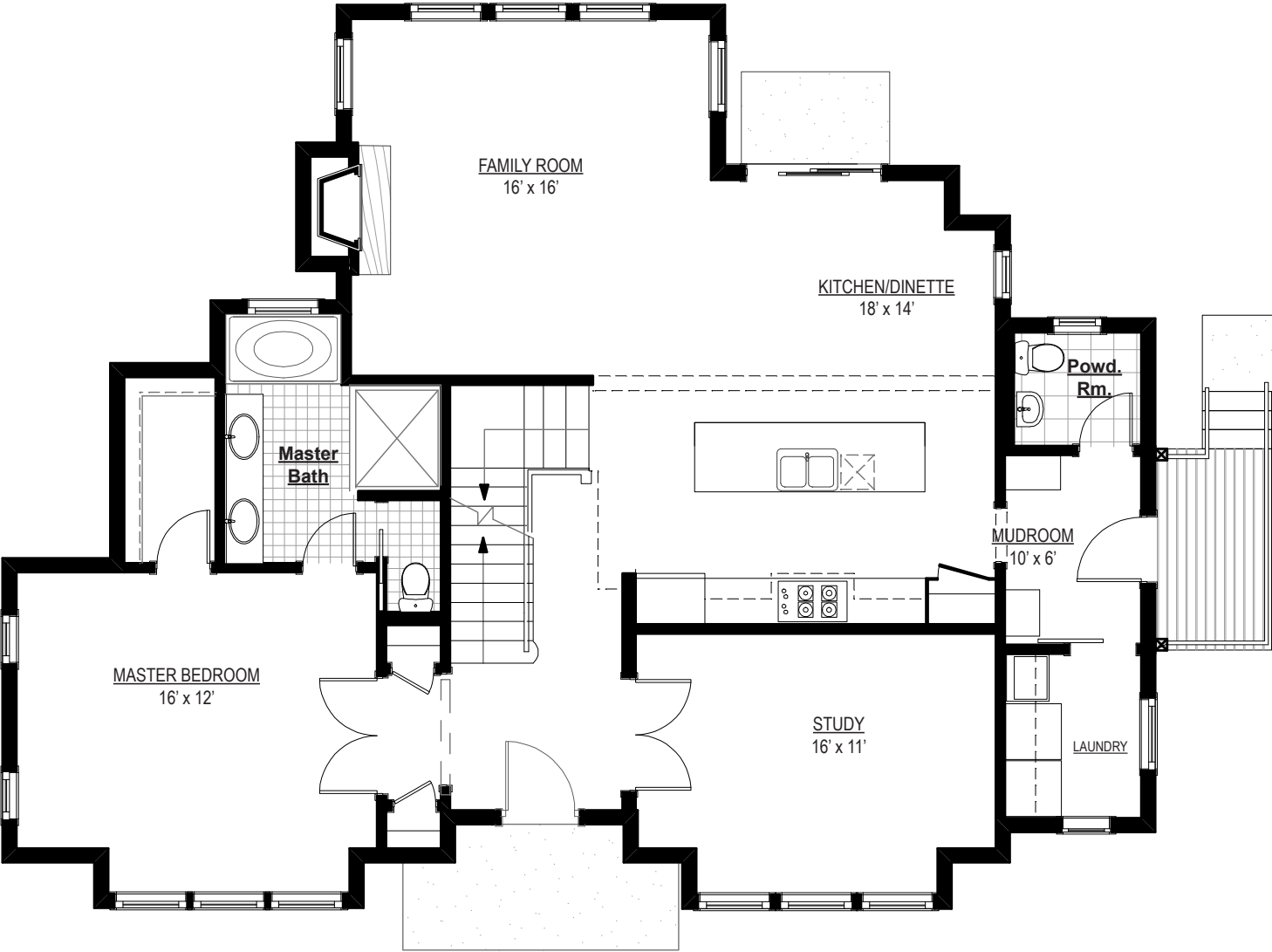
64 Rose Place
Clarendon Hills, IL



GARAGE



64 Rose Place Clarendon Hills, IL



FIRST FLOOR PLAN
(1,550 Square feet excluding garage)



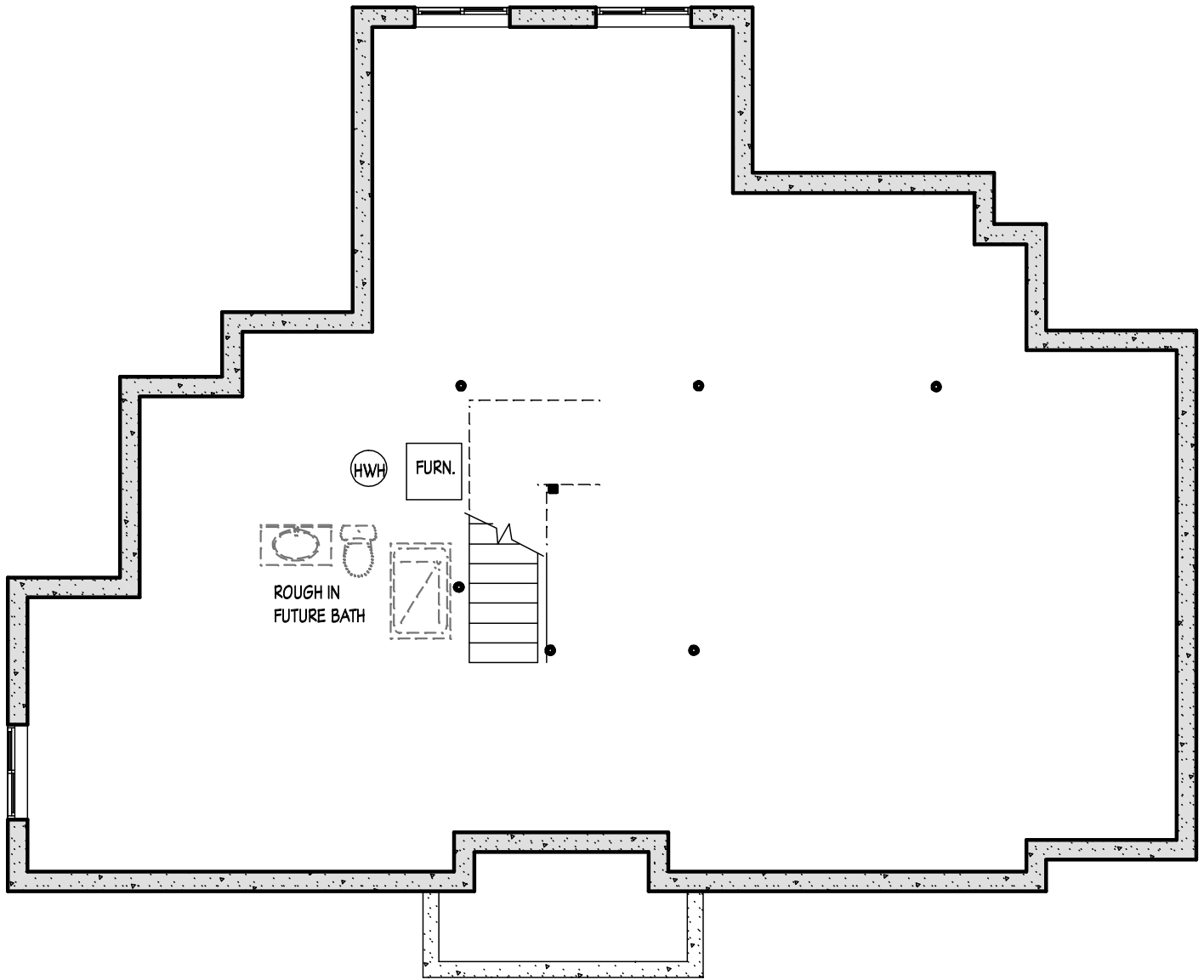
64 Rose Place Clarendon Hills, IL



SECOND FLOOR PLAN
(1,140 Square feet)



64 Rose Place Clarendon Hills, IL



UNFINISHED BASEMENT
(Optional finished basement available)



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Additional Features

Schools:

Prospect Elementary School, District #181

Clarendon Hills Middle School, District #181

Hinsdale Central High School, District #86

Lot Size: 100' x 63' x 84' x 122', Per Assessor

2017 Property Taxes: \$8080, Per Assessor



Clarendon Hills

The Village of Clarendon Hills, incorporated in 1924, is one of the smaller western suburbs with a population under 9,000. Adjacent to Hinsdale, Clarendon Hills shares many attributes of its larger neighbor: high property values, small local government, and a volunteer attitude. The Village is anchored by its central business district located next to the Clarendon Hills Metra Station. The 1911 building that originally housed the post office and general store still stands today, however it now houses other retailers.



If you ask a typical resident of Clarendon Hills, they will often describe their village as “Mayberry-esque”. While the village keeps up with the times, most residents are attracted to the simple way of life in Clarendon Hills that reminds them of when they grew up. Parking meters are non-existent and the small size of the village provides the opportunity to walk from virtually any home in town to the train.

During the summer, the air fills with music and sounds of neighbors dancing and laughing as the free open air concerts series “Dancing in the Streets” takes place in the town “triangle”.

Also very popular with the residents are both the annual Daisy Days weekend festival for children and the annual Father’s Day Daisy Dash 5k race.

All residences in Clarendon Hills, except small sections of town, lie within the boundaries of the very highly regarded Hinsdale/Clarendon Hills Elementary School District 181. Residents south of 55th Street and east of Richmond are within Westmont’s Elementary School Districts 60 and 201. Excepting the area east of Richmond, all homes within Clarendon Hills feed into the perennially ranked Hinsdale Central High School District 86. Living within Districts 181 and 86 is great not only while your kids are in school but also for resale value. There is never a shortage of families wanting to locate within the highest ranking school districts.

An express train to Chicago is only 25 minutes from the Clarendon Hills Metra station. Quickly accessible from I-290, I-88, I-55 and I-294, Hinsdale offers fast and convenient pathways to the Chicago Loop, the better part of suburban Chicago, and both Midway (25 min) and O’Hare (20 min) airports.

Clarendon Hills Highlights

Population:	8,486
Metra Stop:	Clarendon Hills
Number of Parks:	7
County:	DuPage
Distance to Chicago Loop:	17-18 Miles
Metra Express Service:	+/-25 Minutes
High School:	Hinsdale Central
Village Incorporated:	1924

Interesting Facts:

- Illinois Governors Hometown Award.
- Daisy Days and Daisy Dash: The historical importance of the term “Daisy” comes to us from the true story of a local property owner in the 1800’s who wanted to plant the fields with high quality grass seed, but was accidentally delivered daisy seed. Later that season, the Village found itself covered with cheerful daisies, much to the property owner’s surprise.
- Much of Clarendon Hills is laid out with curvy streets in the same fashion as Riverside.

*Sources: Internet

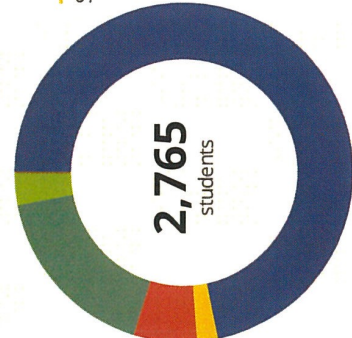
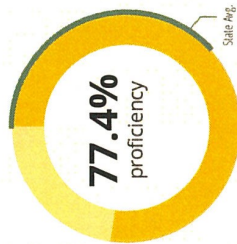
HINSDALE CENTRAL HIGH SCHOOL

5500 S GRANT ST HINSDALE, IL 60521-4578 (630) 570-8000

Grades: 9-12
District: HINSDALE TWP HSD 86

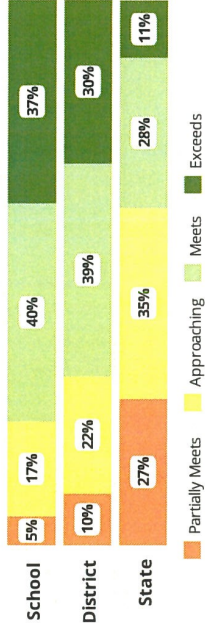
Principal: Mr. William Walsh
Superintendent: Dr. Bruce Law

FAST FACTS



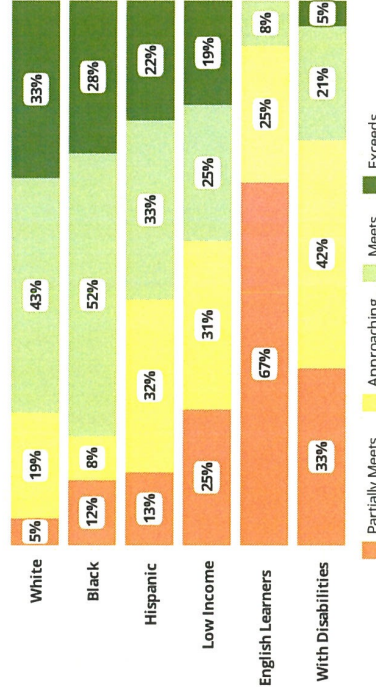
Academic Success

High school students take the SAT in Math and English Language Arts. The display shows SAT results in four performance levels.

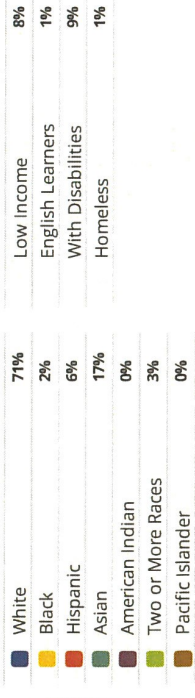


Success by Student Group

This display shows SAT performance levels for each student group. No data is shown for groups with fewer than 10 students.



Student Characteristics



School Environment

The **5 Essentials Survey** allows students in grades 6-12 and all teachers to share their perspectives on essential conditions for learning. The anonymous survey consists of 5 components.



Effective Leaders

Do principals and teachers implement a shared vision for success?

Collaborative Teachers

Do teachers collaborate to promote professional growth?

Ambitious Instruction

Are the classes challenging and engaging?

Supportive Environment

Is the school safe, demanding, and supportive?

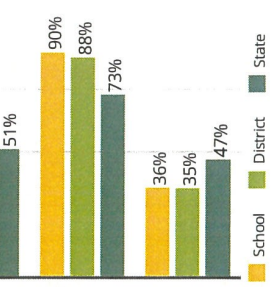
Involved Families

Does the entire staff build strong external relationships?

College Readiness

Ready for College Coursework

Students who meet or exceed ACT college readiness benchmarks



Postsecondary Enrollment

Students who enroll at colleges and universities

Postsecondary Remediation (lower is better)

Students enrolled in Illinois community colleges who require remedial coursework

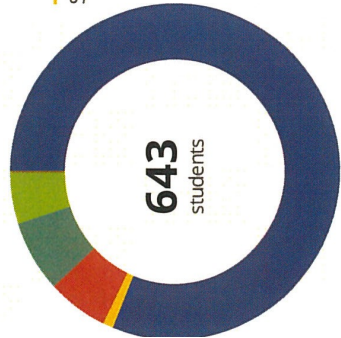
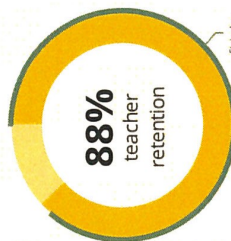
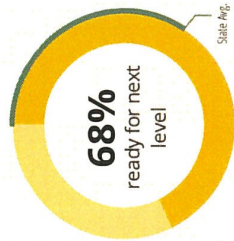
CLARENDON HILLS MIDDLE SCHOOL

301 CHICAGO AVE. CLARENDON HILLS, IL 60514 1186 (630) 861-4800

Grades: 6-8
District: HINSDALE CCSD 181

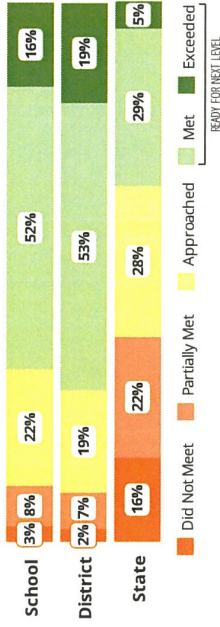
Principal: Mr. Levi Brown
Superintendent: Dr. Don White

FAST FACTS



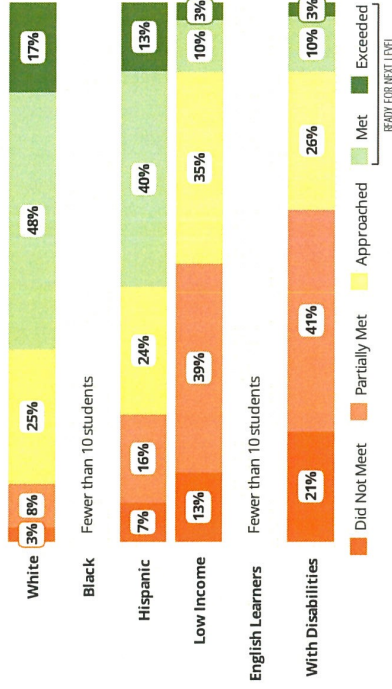
Academic Success

Middle All Illinois students in grades 3-8 take the PARCC assessment each year. High school students take the SAT in Math and English Language Arts.

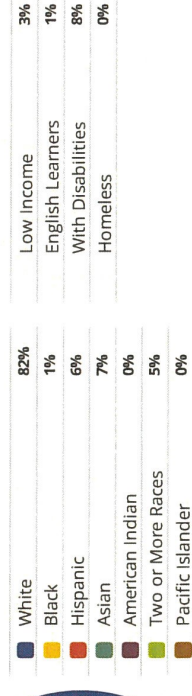


Success by Student Group

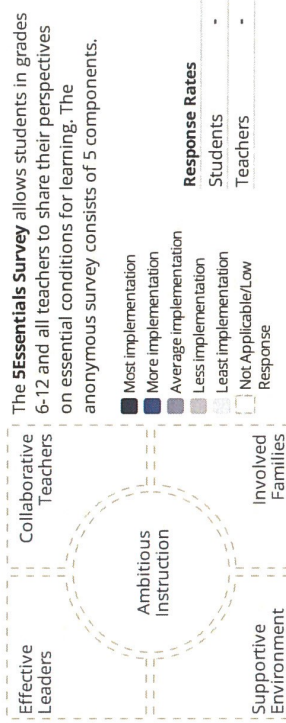
This display shows PARCC performance levels for each student group. No data is shown for groups with fewer than 10 students.



Student Characteristics



School Environment



Effective Leaders

Do principals and teachers implement a shared vision for success?

Collaborative Teachers

Do teachers collaborate to promote professional growth?

Ambitious Instruction

Are the classes challenging and engaging?

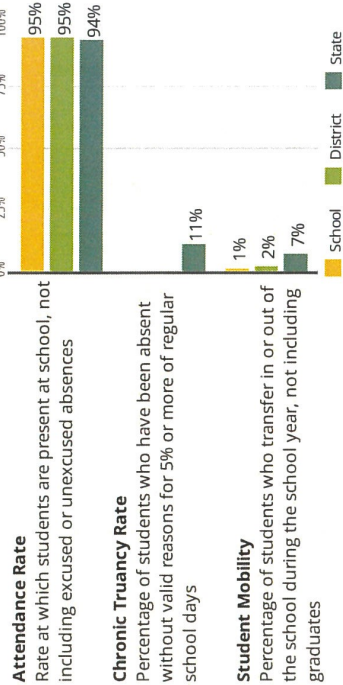
Supportive Environment

Is the school safe, demanding, and supportive?

Involved Families

Does the entire staff build strong external relationships?

Student Attendance and Mobility



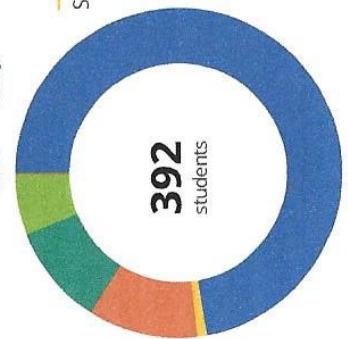
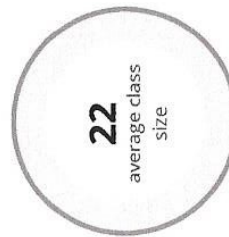
PROSPECT ELEM SCHOOL

130 N PROSPECT AVE CLARENDON HILLS, IL 60514-1220 (630) 861-4400

Grades: K-5
District: HINSDALE CCSD 181

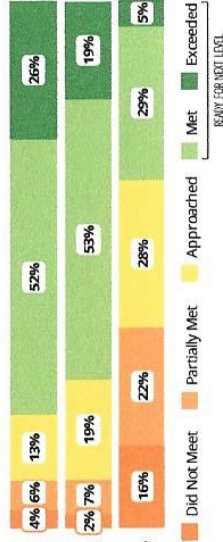
Principal: Mrs. Anne Kyger
Superintendent: Dr. Don White

FAST FACTS



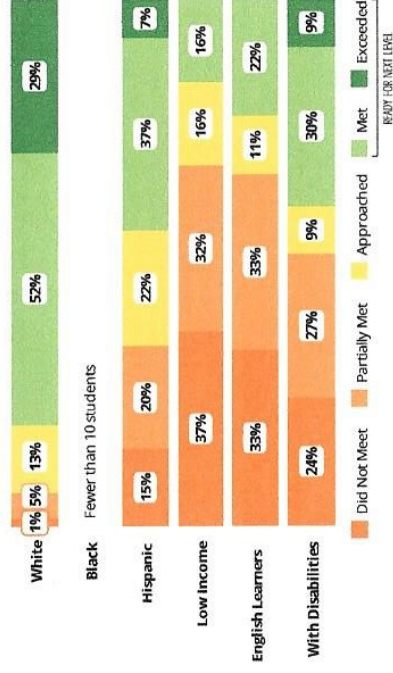
Academic Success

Elementary All Illinois students in grades 3-8 take the PARCC assessment each year. High school students take the SAT in Math and English Language Arts.



Success by Student Group

This display shows PARCC performance levels for each student group. No data is shown for groups with fewer than 10 students.

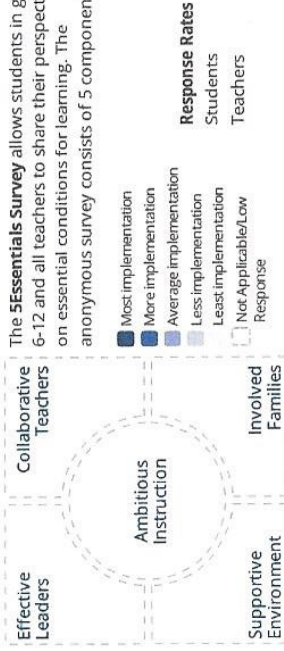


Student Characteristics



School Environment

The **Essentials Survey** allows students in grades 6-12 and all teachers to share their perspectives on essential conditions for learning. The anonymous survey consists of 5 components.



Effective Leaders

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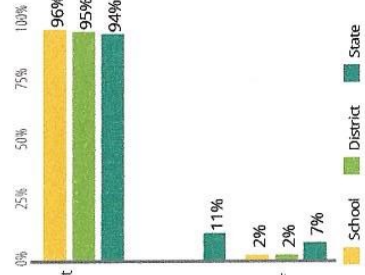
Involved Families

Does the entire staff build strong external relationships?

Student Attendance and Mobility

Attendance Rate

Rate at which students are present at school, not including excused or unexcused absences



Chronic Truancy Rate

Percentage of students who have been absent without valid reasons for 5% or more of regular school days

Student Mobility

Percentage of students who transfer in or out of the school during the school year, not including graduates





*I would like to thank you for taking the time to visit this stunning home.
If you would like further information, or have any questions I might be able to assist you
with, please don't hesitate to give me a call or send me an email.*



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