



*No 391 Sterling Road
Kenilworth, Illinois*

Over 6400 sq ft of Clean Lined Luxury Finishes, Architectural Details and Expert Craftsmanship.
Curated for Today's Casual Elegance.

16 Rooms 5 Full baths and 1 half baths on 3 levels.

*Optional bonus room space on 3rd floor.
Home can be expanded to 7660 sq ft of finished space on 4 levels.



Custom Four-Story Home

Exterior Features

- Best-in-class builder warranty.
- Fully improved executive home site with paved streets, nearby parks, walk to train, and lakefront.
- Attached fully finished & **heated** 2 car garage with architectural driveway including blown in R-49 insulation, decorative upgraded carriage door with remote door openers and exterior keypad.
- Lifetime three-dimensional designer grade shingle and Kynar® finished steel roofs.
- 2 x 6 exterior wall construction with Tyvek® Housewrap and fiberglass damp proofing
- Energy saving insulation: R-21 Walls and R-49 ceilings for soundproofing.
- Energy Star® rated premium JELD-WEN® or Marvin® windows with Low-E glass, grills, and nesting window operators.
- **Low Maintenance Exterior:** Oversized brick with unique cedar accents and LP Smartside® Diamond Coated Shakes with board & batten detail, soffit, fascia, aluminum gutters, and decorative downspouts
- Front porch with decorative railing detail
- Masonry brick chimneys
- Professional landscape package with fully sodded yard. Front shrubbery per plan, planting beds, and parkway trees bluestone or paver walkway.
- In ground multi zone sprinkler system
- Private fenced backyard oasis and paver or Bluestone Patio
- Outdoor fireplace and speakers & GFI outdoor outlets

Interior Features

- 10 Foot ceilings first floor – select volume ceilings on second floor.
- Living room/study with French doors and fireplace
- Premium millwork – baseboards and casings around windows and pediments above doors
- Custom staircase with upgraded newel post by Designed Stairs®
- Designer woodburning fireplace with custom mantel, hearth, and surround.
- Whole house Central Vacuum.

- 8 Foot Doors (1st Floor) with designer satin nickel hardware.
- Hydronic heated floors (all finished areas throughout).
- ¾" Tongue and groove Advantech sub-flooring with Gyp-Crete® coating.
- Full finished basement with bar, bedroom with walk-in closet, wine storage, exercise room and separate dry-walled mechanical storage room.
- Hardwood floors throughout 1st and 2nd Floors.
- Energy saving insulation: R-21 Walls and R-49 ceilings for soundproofing interior R-11 insulation for sound attenuation.
- Premium custom lighting package with select Energy Star® rated fixtures.
- Security system.
- 1st Floor bedroom with full bath.
- 3rd Floor bonus room (1,173 sq ft) with balcony – roughed-in plumbing and insulated optional plan to finish.

Kitchen Features

- Furniture grade cabinetry built-ins and casework upgraded hardware with soft close drawers. Oversized kitchen island with breakfast bar seating and built-in appliances.
- Quartz counter tops throughout.
- Top of the line Thermador® professional stainless steel appliance package including built-in refrigerator 30" and freezer 30" column system, 48" range, double oven and microwave.
- Touchless professional grade chrome kitchen faucet.
- Marble backsplash and wonderful custom inlay design with under-cabinet lighting.
- Butler's pantry with wine captain and pass thru to family room with beverage center.
- Walk-in pantry with shelving.

Bath/Laundry Features

- Master bath Suite with furniture grade cabinetry quartz counter tops, double vanities with under-mount lavatory bowls. Upgraded fixtures. Separate shower with designer tile and frameless glass door and seat. Separate stand-alone soaking tub.

- Bedrooms all en-suite with furniture grade cabinetry, custom tile work, clean lines and quartz counter tops, under-mount bowls and upgraded faucets and bath hardware.
- Custom mirroring and decorative furniture grade cabinetry with soft close drawers.
- 1st & 2nd floor laundries include artisan tile floors, quartz countertop, undermount sink, and custom countertop height cabinetry and shelving system.
- Custom “cubby” in mudroom matching kitchen cabinets.
- Elongated Kohler® comfort height toilets and pedestals throughout.

Utility Service Features:

- Recessed and indirect lighting fixtures.
- Direct vent high efficiency hot water heater.
- Hydronic Radiant Heat (heated floors in garage, lower level and 1st and 2nd floors).
- Energy Star® Rated high efficiency dual zoned, direct vent and professionally balanced HVAC units and additional system and for cooling.
- All ducts taped and sealed.
- All underground utilities, separate storm and sanitary lines.
- Exterior and Interior Ground-Fault Interrupter Circuitry.
- Copper-Pipe water supply.
- Drain Tile and Ejector/Sump Pumps.
- 400-amp electrical service with circuit breakers and sub panels.
- All Homes exceed the Residential Energy Code and are built to NAHB Green Standards.

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Note: Portfolio Properties in an effort to seek and continually improve both homes and process may change materials makes, models and manufacturers at any time. Please consult with your on-site sales consultant for additional information. Information deemed reliable but not guaranteed

