



## Frankfort Estates at Windy Hill Farms Standard Features

"Our standard features are other builder's options"

### Interior Features

- Nine foot first floor
- Builder's 4700 single hung window series
- Windows picture framed with apron and stool
- Included with windows is low E with Argon gas
- Interconnected smoke detectors on every floor and in every bedroom
- Pre-finished oak flooring standard in foyer, powder room and kitchen
- Carpeted bedrooms, living room, dining room and family rooms
- All full bathrooms ceramic tile and showers are floor to ceiling
- Milled trim semi-gloss white with Masonite 6 panel raised doors
- Furniture quality Oak kitchen cabinets with 30" uppers and crown molding
- Taller 35" vanities in Master Bathroom
- Stained Oak wood railings, per plan
- Corian© kitchen counter top with Corian© sink
- Whirlpool appliances including dishwasher, self-clean oven and microwave
- Waterline to refrigerator
- Gas dryer service
- Delta faucets, elongated toilet bowls
- Oasis soaking tub and separate shower in master bath
- Plumbing fixtures are white and faucets are polished chrome
- Wire shelving in all pantries and closets, per plan
- Walk-in closets, per plan
- Brass finish hardware by Schlage
- Drywall glued and screwed
- Garage walls and ceiling are drywall and fire-taped
- Full basement

### Exterior Features

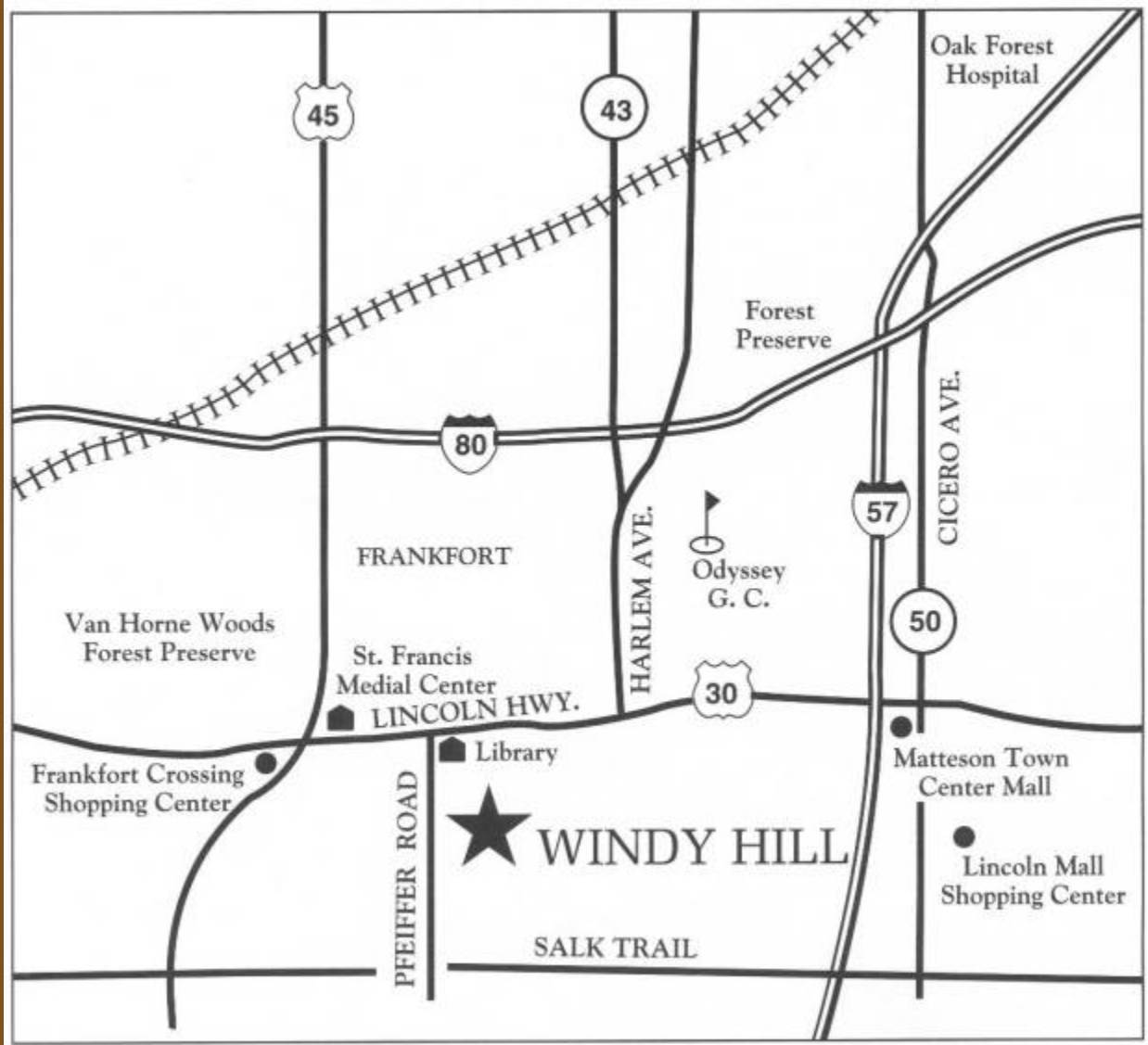
- Brick or stone elevations
- Fully sodded front, both side and rear yard are blanket and seed/parkway trees, per plan
- Asphalt driveway

- Aluminum soffit, fascia, gutters and downspouts
- Concrete splash blocks
- Two frost proof hose bibs and GFI outlets front and back
- 8' high steel insulated garage doors
- Tyvek house wrap
- 25-year warranty fiberglass shingles
- 36" ice and snow shield at all eaves
- Hardie 7 1/4-inch Cedarmill cement siding
- All have 3 car front or side load garages, per plan

#### Utilities

- One Lennox 80% gas efficient furnace, per plan
- One Lennox 5-ton 10 S.E.E.R. air conditioning system
- 200 amp underground service/40-circuit breakers
- Public sewer and water services
- Two designated cable and two telephone jacks
- 50 gallon hot water heater
- Garbage disposal in the kitchen
- Sump pumps connected to public storm system

Our sales center is open 7 days a week from 11 am to 5 pm or call for an appointment 815-806-1660. The sales center is located just off of Lincoln Highway (Rt. 30) on Windy Hill Drive in the Windy Hill Farms Community, only minutes from LaGrange Rd. (Rt. 45), Harlem Ave. (Rt. 43) and Cicero Ave. (Rt. 50).



Lucas & Rogers Real Estate  
15801 South Bell Road, Suite 230  
Homer Glen, Illinois 60491  
Tel: 708-645-7609  
Fax: 708-645-7611  
Website: <http://www.lucasrogers.com>  
Email: [jlrogers@lucasrogers.com](mailto:jlrogers@lucasrogers.com)