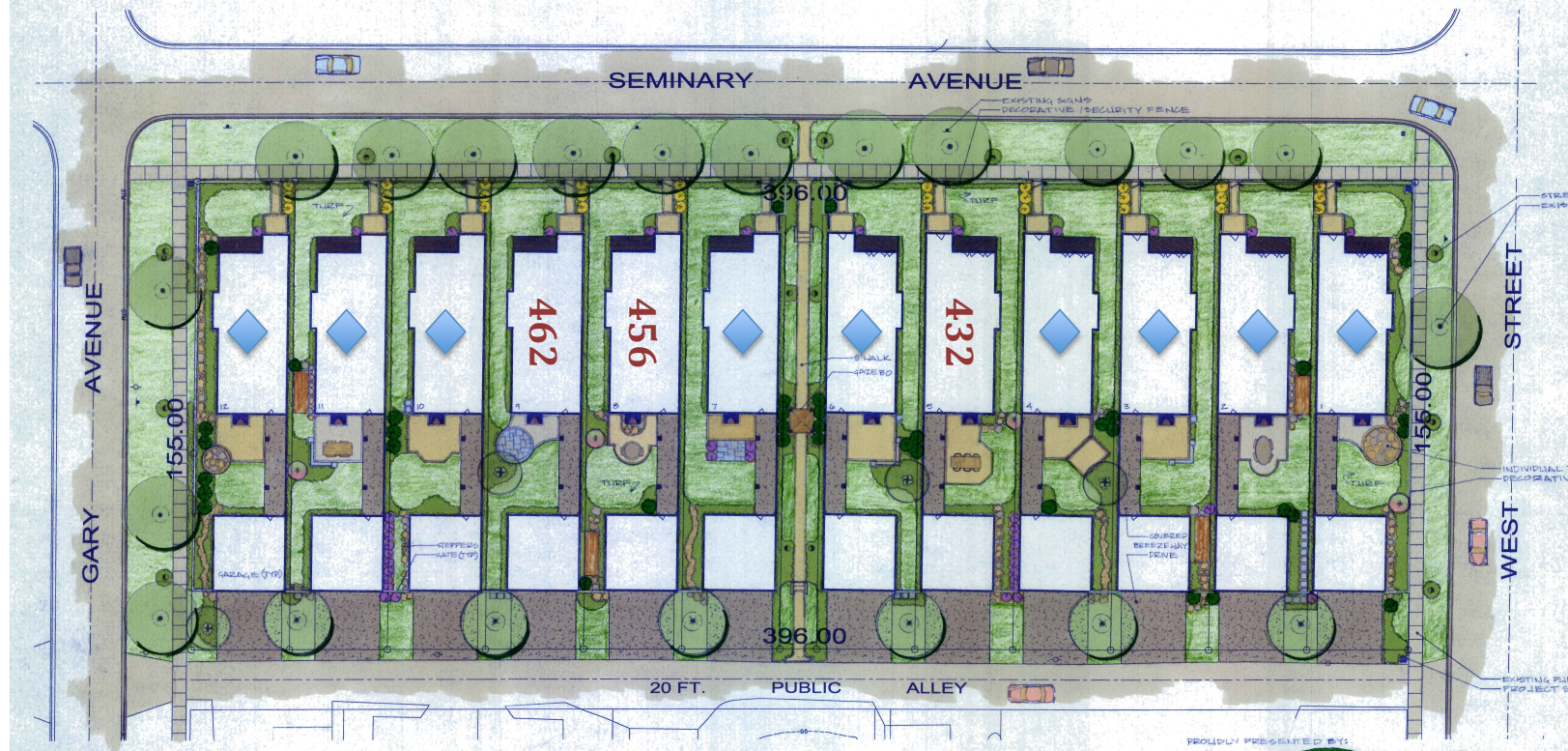


# City Homes of North Wheaton



Neighborhood plan as of March 1, 2017

**(9) Sold & Built Homes:** ◆

**(3) Available Home Sites: 432, 456, 462**

## CITY HOMES OF NORTH WHEATON

- 12 spaciously designed, single family homes with the benefits of low maintenance living including private oversized 2 car garages & private rear yards
- The City Homes are custom built to reflect each buyer's needs and style. No two City Home interiors are alike
- Centrally located in the heart of downtown Wheaton within blocks of Metra train station, shopping, restaurants, parks, Illinois Prairie Path, Longfellow Elementary School and Wheaton Civic Centers
- Distinctively designed exterior facades with brick/masonry construction, fiber cement clapboard siding, stone accents, textured asphalt shingle and copper roofing, oversized aluminum gutters and downspouts
- Professionally designed and landscaped site featuring brick pier signage, classical metal privacy fencing, sculpted grounds with plentiful mature trees and shrubs
- Homeowners association governing aesthetic maintenance of community, landscaping and snow removal



Davidson Homes LLC's policy of continuous attention to design and construction details requires that all specifications, dimensions, and prices be subject to change without notice.

## THREE STORY LUXURY HOME STANDARD FEATURES

- Three fully finished levels totaling 3,660 sq. ft., with 10' ceiling height on main level, tray and cathedral ceilings on upper levels, 9' unfinished basement ceiling height
- Three bedrooms, optional 4<sup>th</sup>/5<sup>th</sup>  
Three and ½ bathrooms with basement bath rough-in
- Kitchen includes solid cabinetry & millwork, select grade appliances & fixtures, and high-end finishes
- Personal elevator servicing all four levels
- Custom mahogany wood front door entry system
- Spacious second floor laundry and third floor balcony
- Great room includes full masonry fireplace with firebox in herringbone design and gas starter
- Private, oversized 2 car garage includes 9'0 wide insulated steel garage doors and automatic belt drive openers
- Covered private walkway connecting home to garage and private driveway providing parking for 2 additional cars
- Landscape allowance with generous rear yard patio, exterior masonry fireplace and optional first floor terrace

|                                                       |                     |
|-------------------------------------------------------|---------------------|
| <i>Conditioned &amp; Finished Square Footage.....</i> | <i>4,990</i>        |
| <i>Third Floor Balcony.....</i>                       | <i>60</i>           |
| <i>Rear yard Patio.....</i>                           | <i>300</i>          |
| <i>Garage.....</i>                                    | <i>624</i>          |
| <b><i>Total Square Footage.....</i></b>               | <b><i>5,974</i></b> |

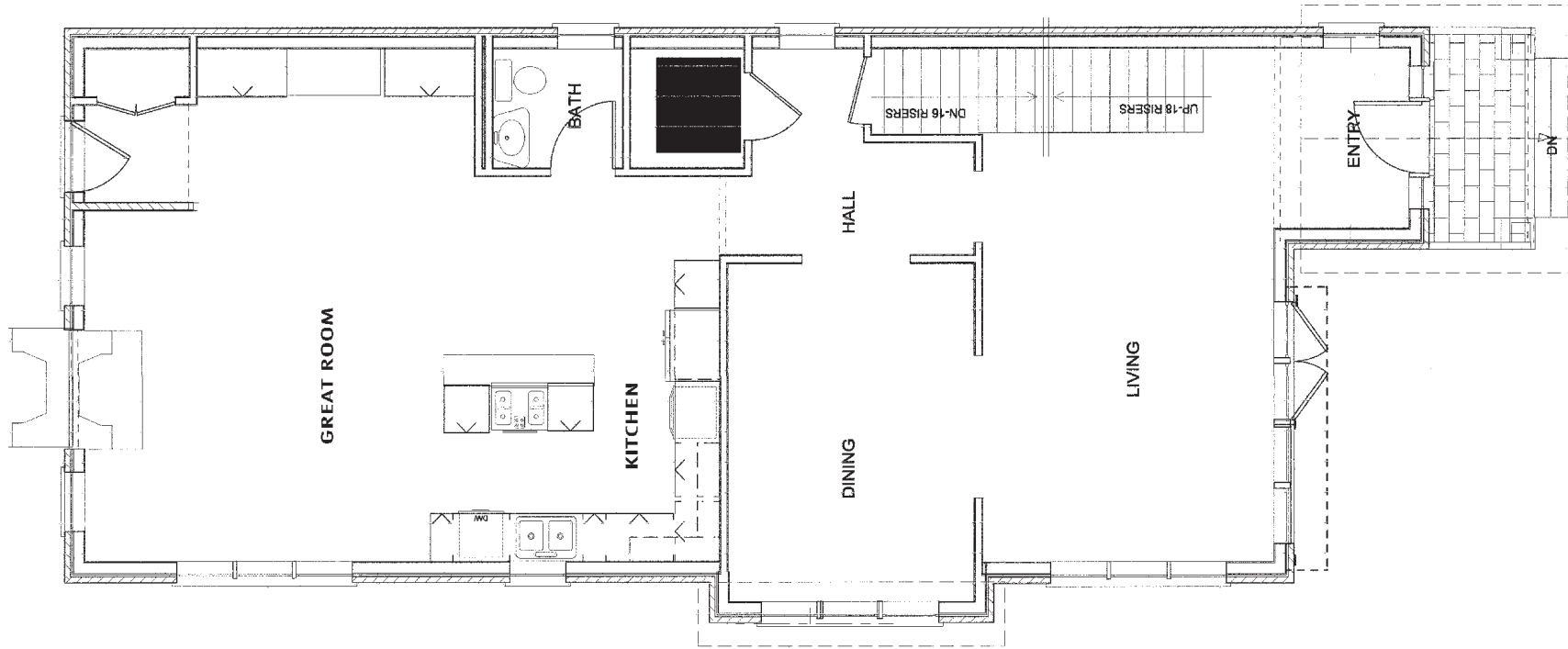




# CITY HOMES OF NORTH WHEATON

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## First Floor



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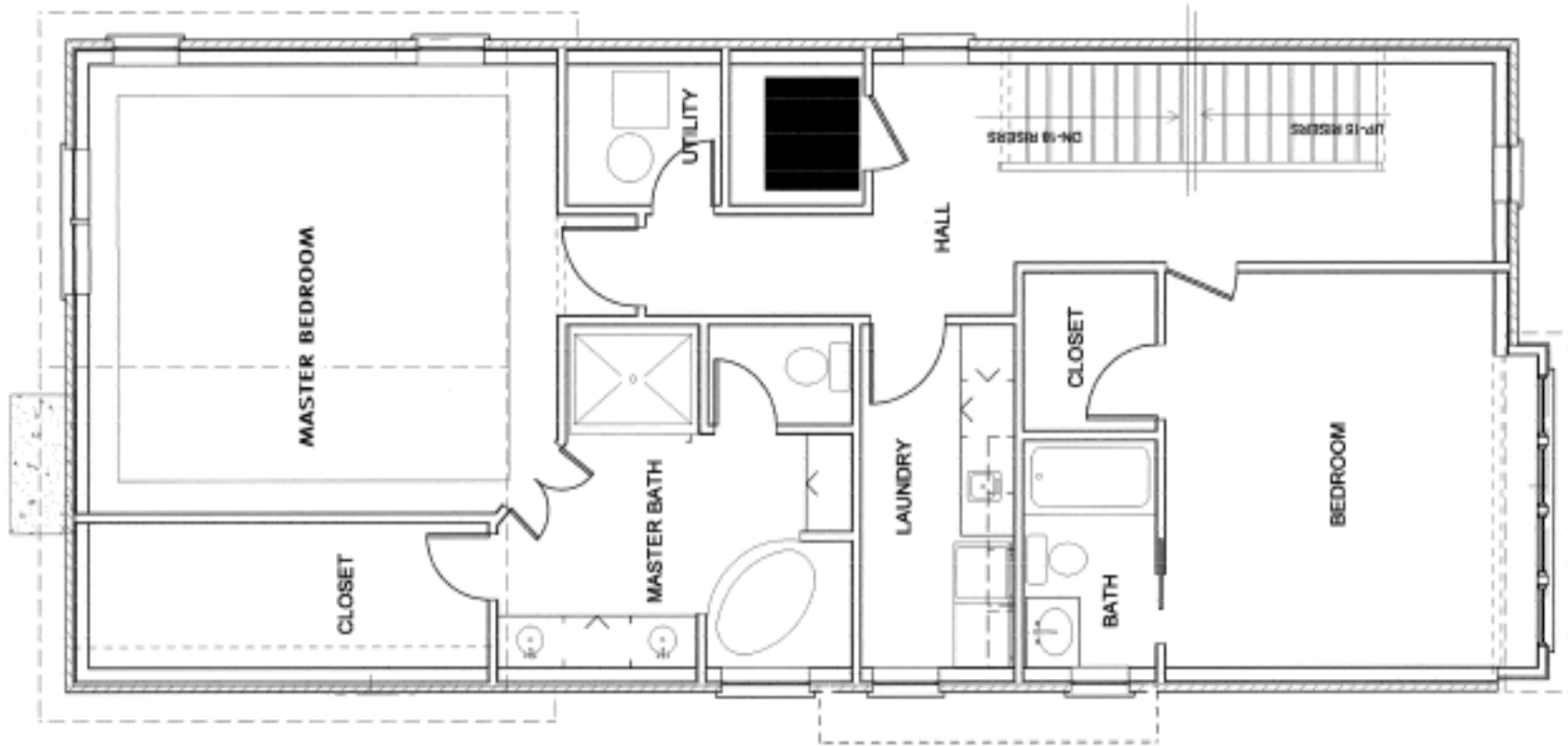
Davidson Homes LLC's policy of continuous attention to design and construction details requires that all specifications, dimensions, and prices be subject to change without notice. Plans are not to scale.



# CITY HOMES OF NORTH WHEATON

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## Second Floor



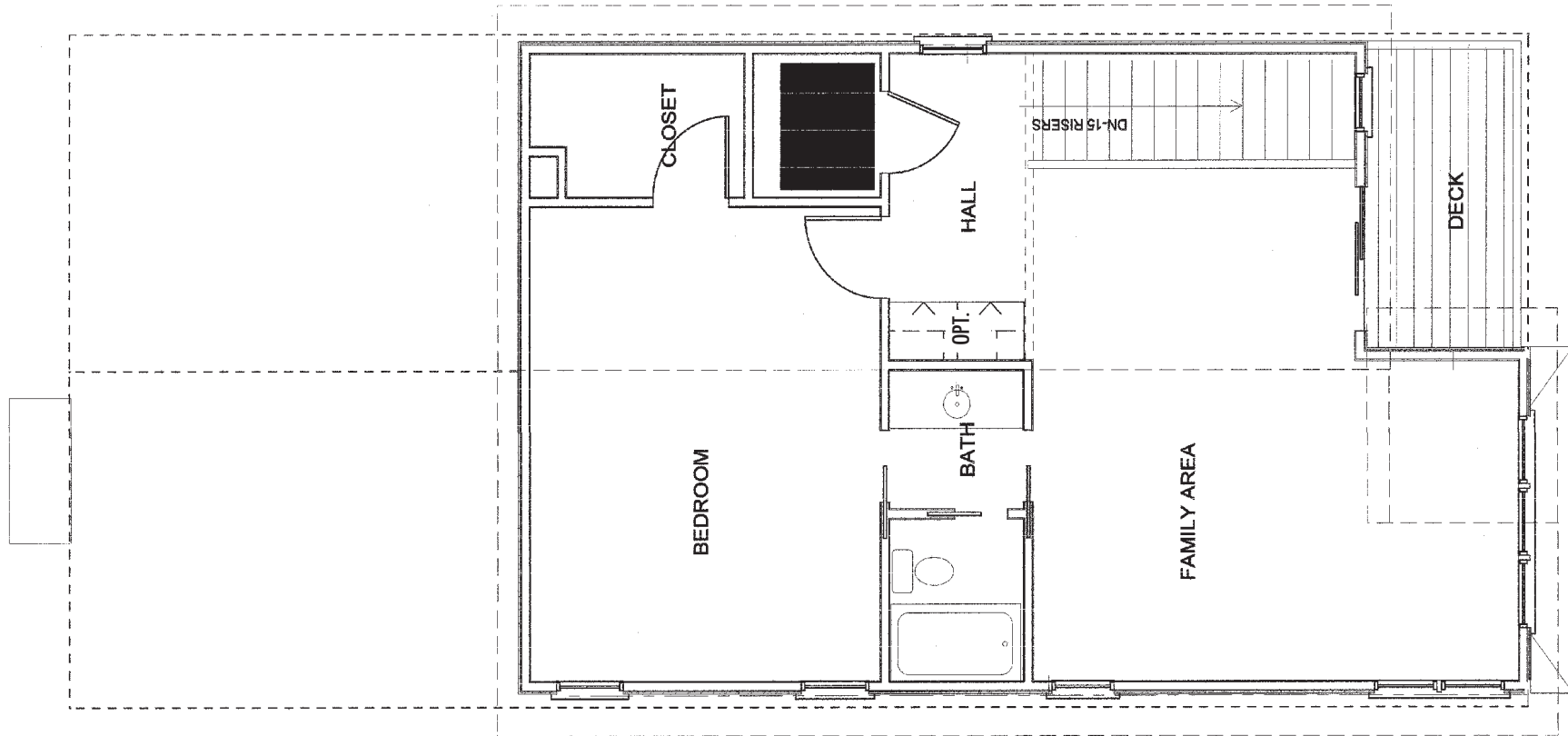
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# CITY HOMES OF NORTH WHEATON

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## Third Floor



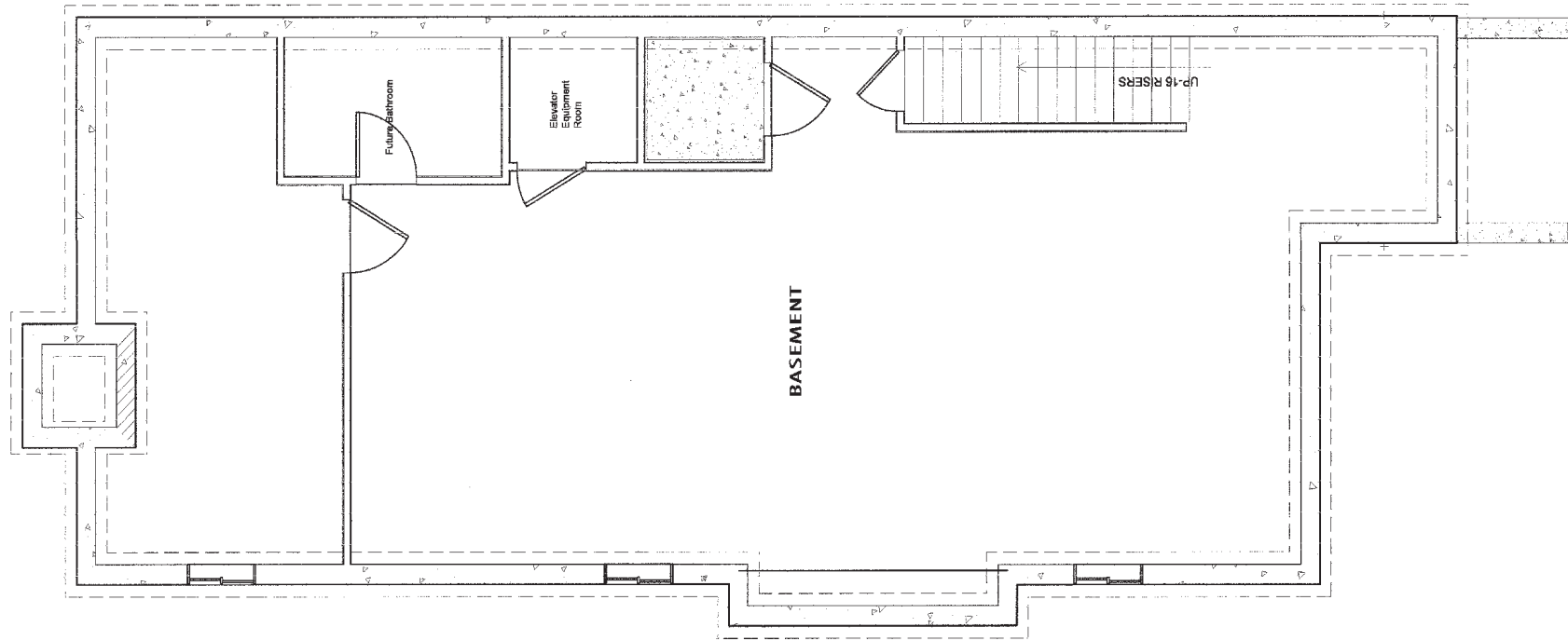
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# CITY HOMES OF NORTH WHEATON

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## Basement



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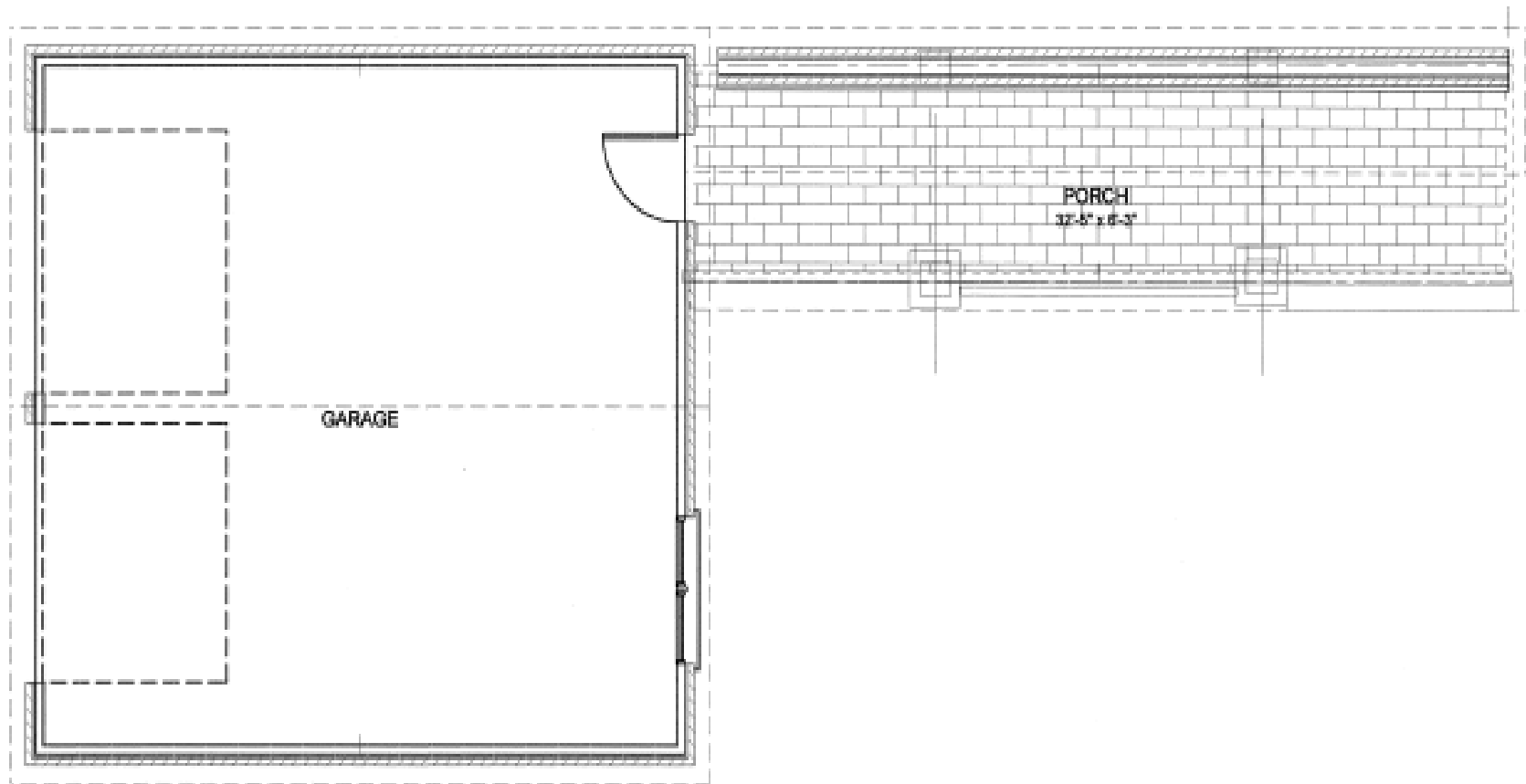
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# CITY HOMES OF NORTH WHEATON

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Garage



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## ABOUT WHEATON ...

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The city of Wheaton was planned by its Founding Fathers to be a charming small town when established in 1837, by Jesse and Warren Wheaton and Erastus Gary. That is how it still stands today, with much attention paid to keeping the quaint tree-lined avenues, Victorian architecture, paved streets, winding sidewalks, and old-town charm.

Comprising the heart of downtown Wheaton is a bustling business district with numerous restaurants, boutiques, and churches. The city also includes booming commercial areas to the north and south including Danada Square East and West, Wheaton Town Square, and Rice Lake Square shopping plazas. The nearest shopping mall, Stratford Square, is located 5 miles north of the downtown area, on Gary Avenue.



Wheaton has long been considered an ideal place to raise a family, and this reputation is upheld by the city's excellent public school system, which is ranked among the best on all levels in the state of Illinois. Its comprehensive, activity-driven park system and newly renovated and expanded, state-of-the-art public library offer something for residents of every age.

Located 30 miles west of Chicago, Wheaton is nestled amongst Illinois Routes 64 (North Avenue), 38 (Roosevelt Road), and 56 (Butterfield Road). Interstates 88 and 355 all run near the city, providing residents and businesses direct access to virtually any destination in the greater Chicagoland area. Midway and O'Hare Airports are both just 45 minutes away, while downtown Chicago (the Loop) is just 30 minutes away. Metra operates two commuter-rail stations in Wheaton, transporting more than 3,200 commuters every day on the Union Pacific West Line. Pace operates several bus routes through town.