



Old Mill Woods

LINCOLNSHIRE



The James Companies have been building homes in Chicagoland since 1949, along with a reputation for quality and integrity with discriminating home buyers throughout the area. Key to the company's continued success is our exclusive Design/Build program. Drawn from our years of experience and extensive knowledge of architecture and construction techniques, this program allows our buyers to enjoy virtually all the benefits of building a custom home without the headaches and hassles of designing from scratch.

The Design/Build program is particularly well-suited for the unique scale and character of the homes at Old Mill Woods. In the design phase of this project, we developed a series of floor plans, with a number of elevations for each, to serve as the starting point of the process. Then, with the help of our architects and in-house staff, each client may customize their selected plan to fit their personal needs and tastes. The result: 27 homes that are truly one of a kind...and a one of kind neighborhood called Old Mill Woods.

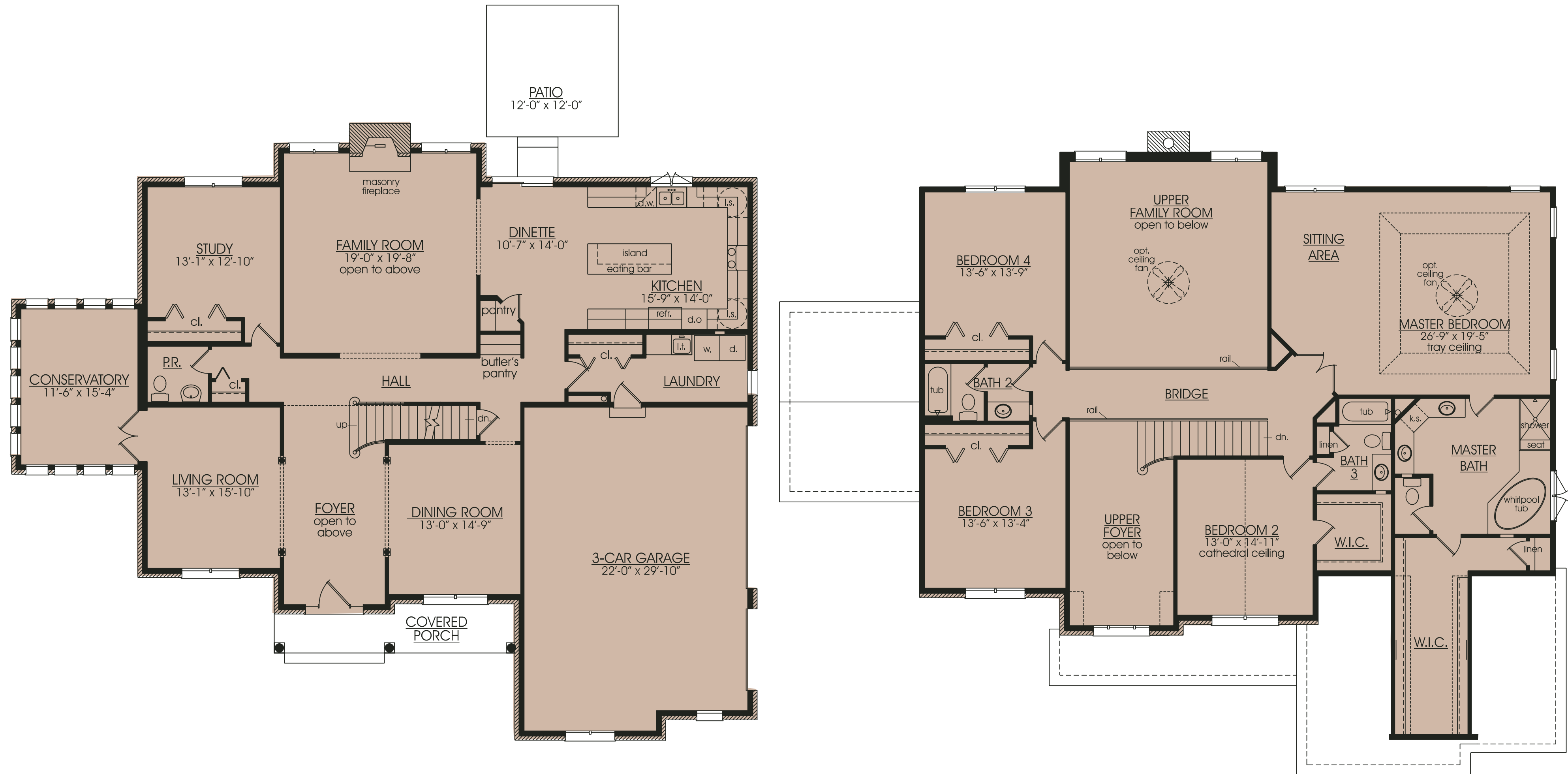


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FLOORPLAN 430 - 4,381 Sq. Ft.

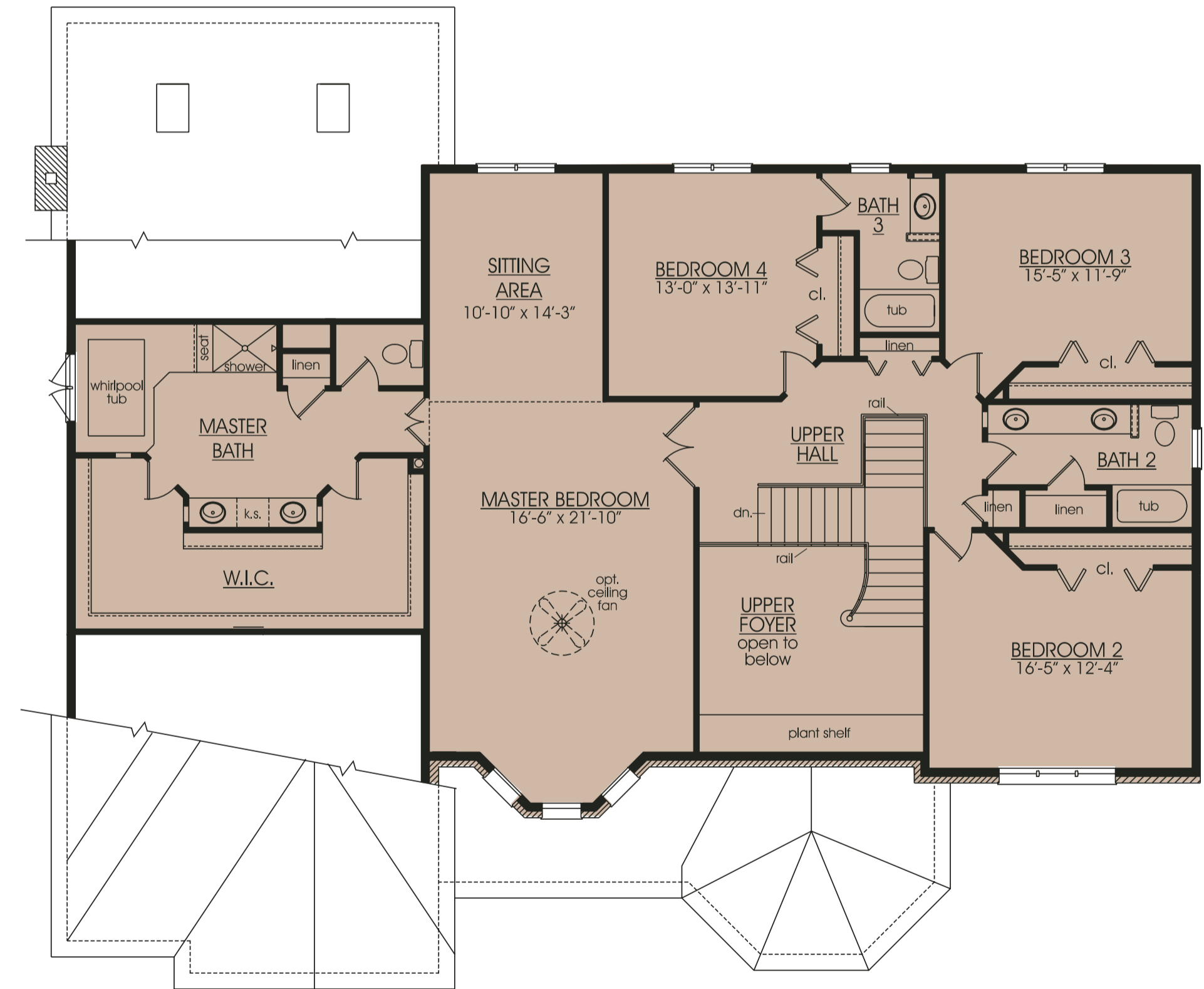
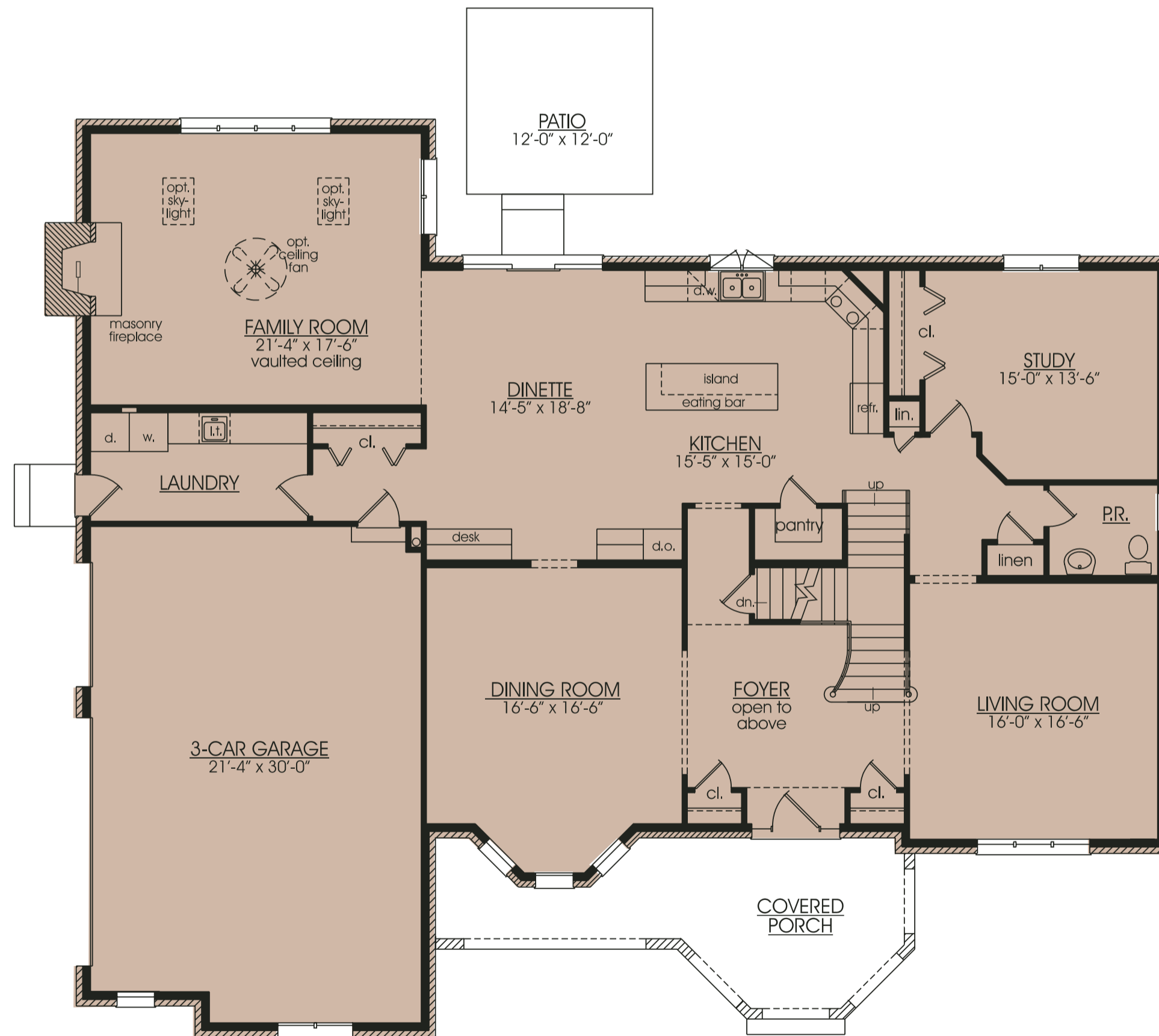


*Old Mill Road Associates, LLC's policy of continual attention to design and construction requires that all specific designs, specifications, sizes, features and materials are subject to change without notice. Room dimensions are approximated and may vary depending on residences selected. Depicted floor plans, landscaping and exterior styling are only an artist's interpretation. These plans are not for construction.



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FLOORPLAN 445 - 4,510 Sq. Ft.

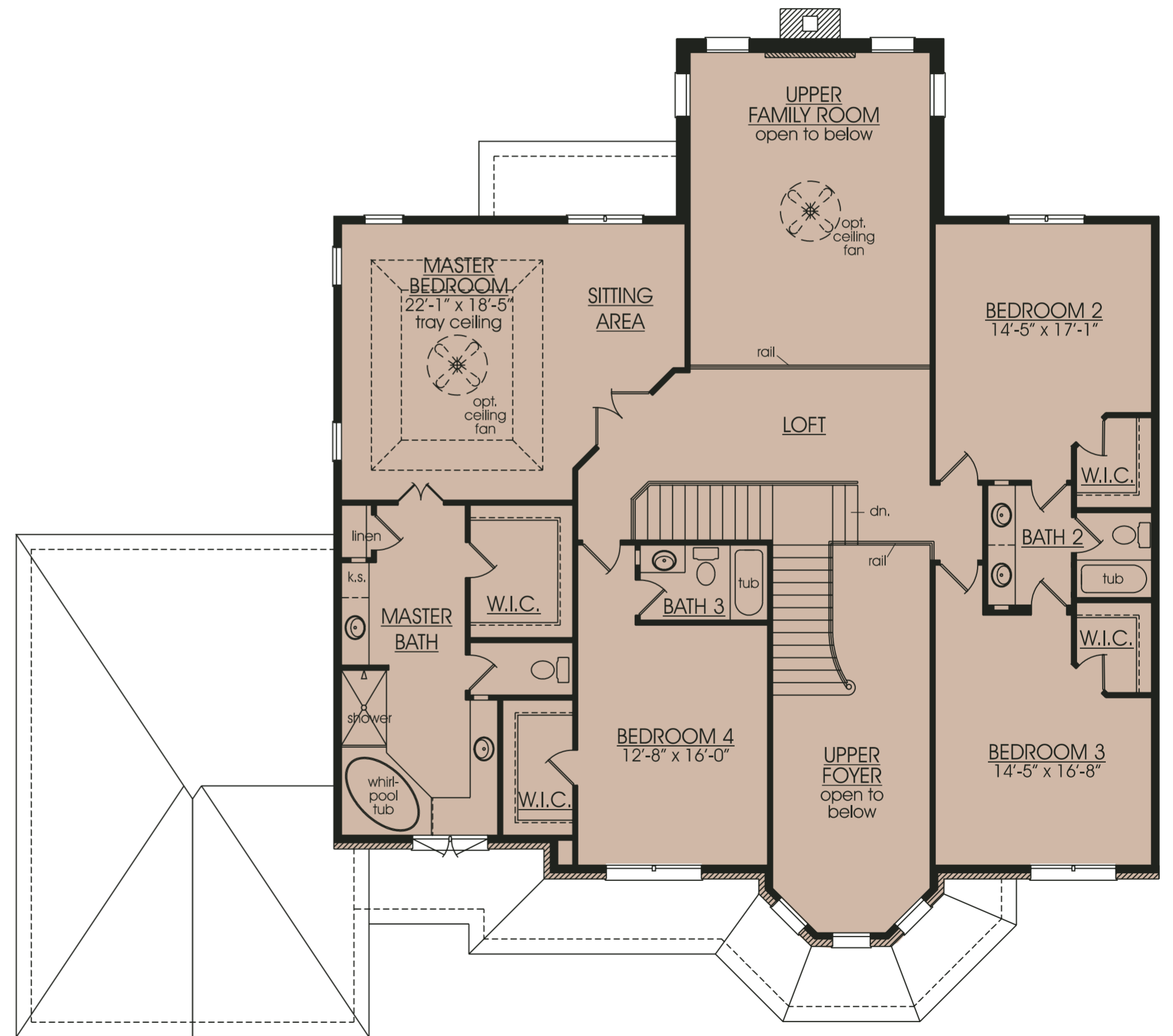
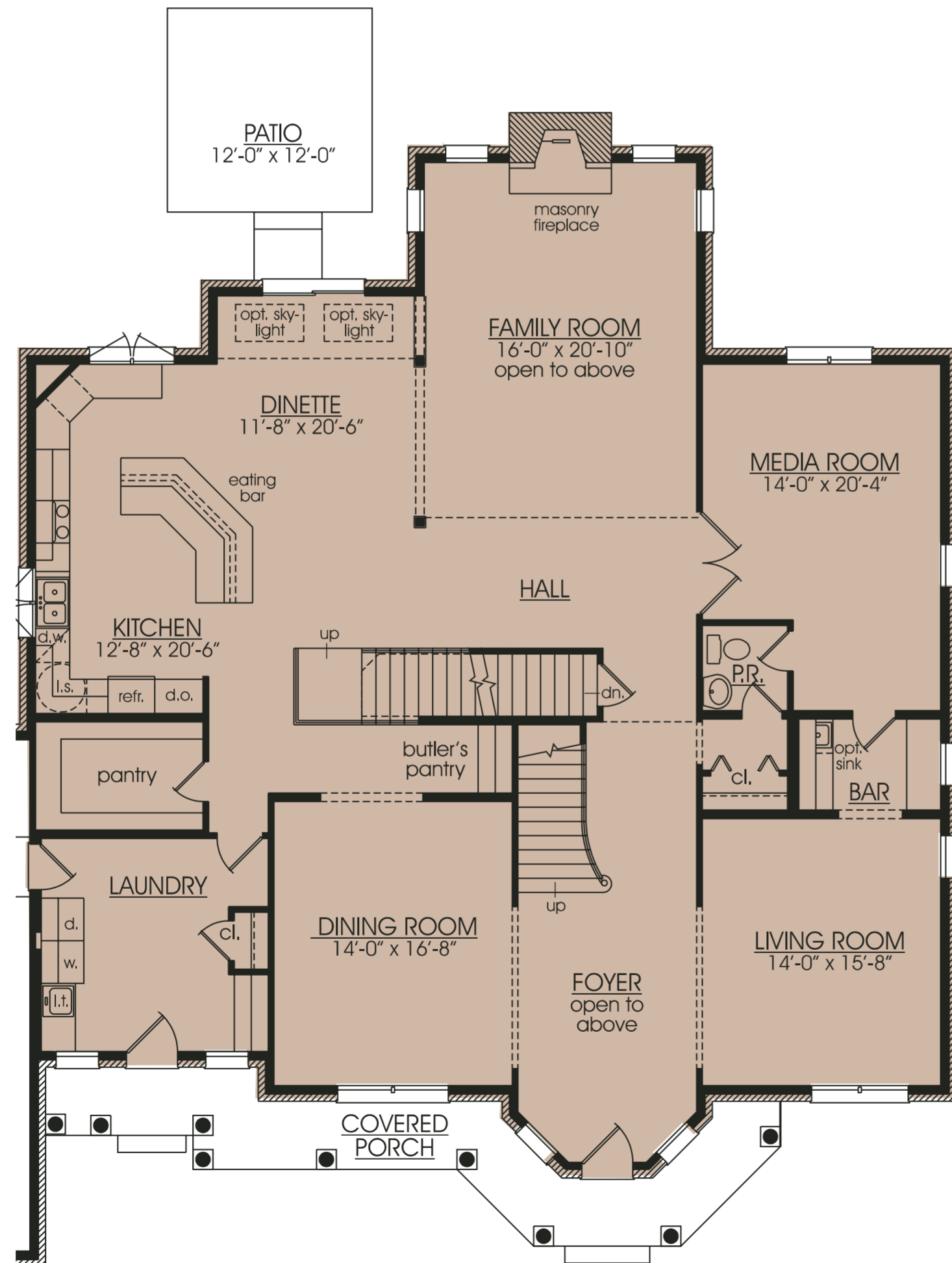


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FLOORPLAN 460 - 4,696 Sq. Ft.

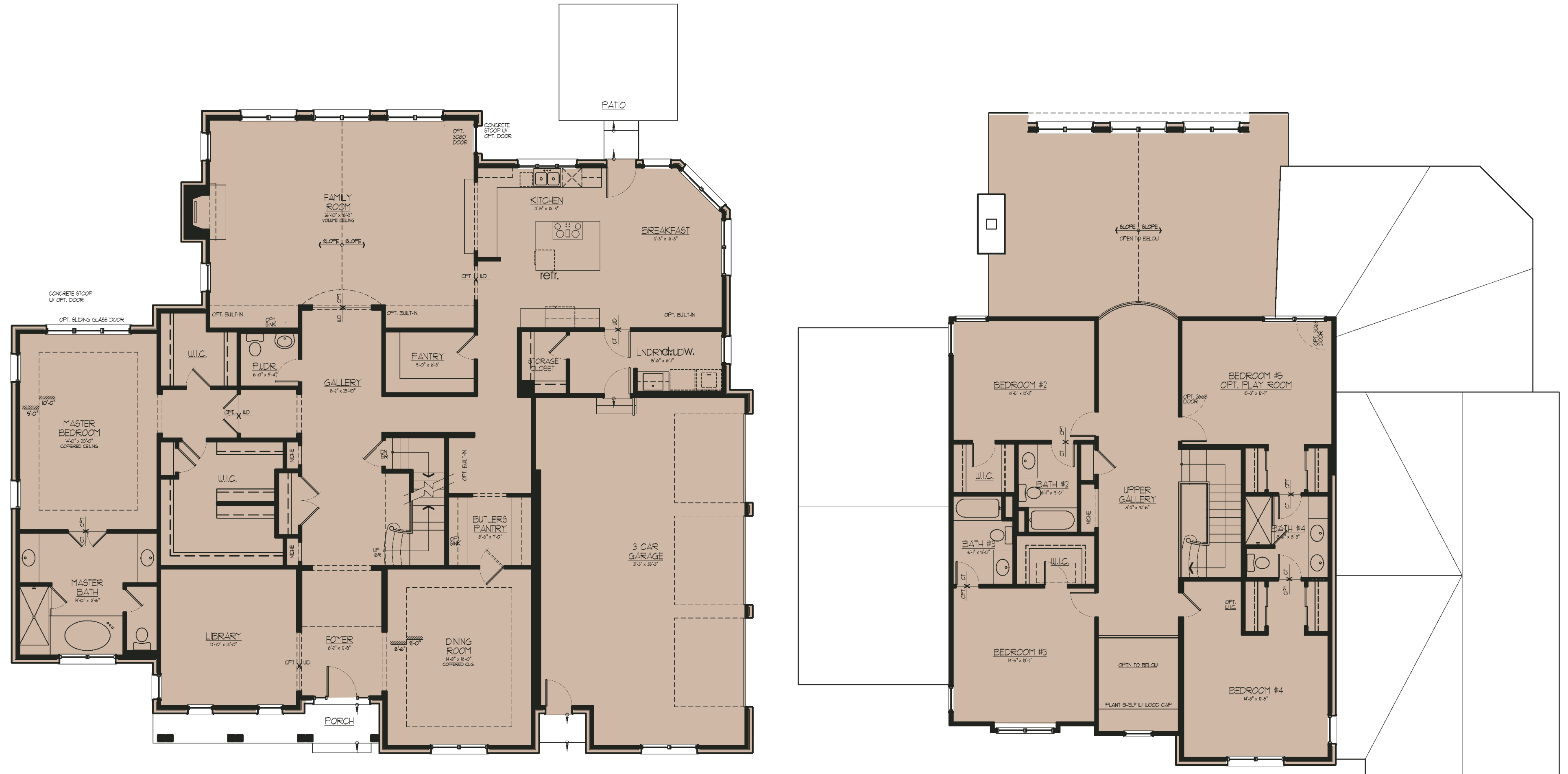


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FLOORPLAN 480 - 5,026 Sq. Ft.

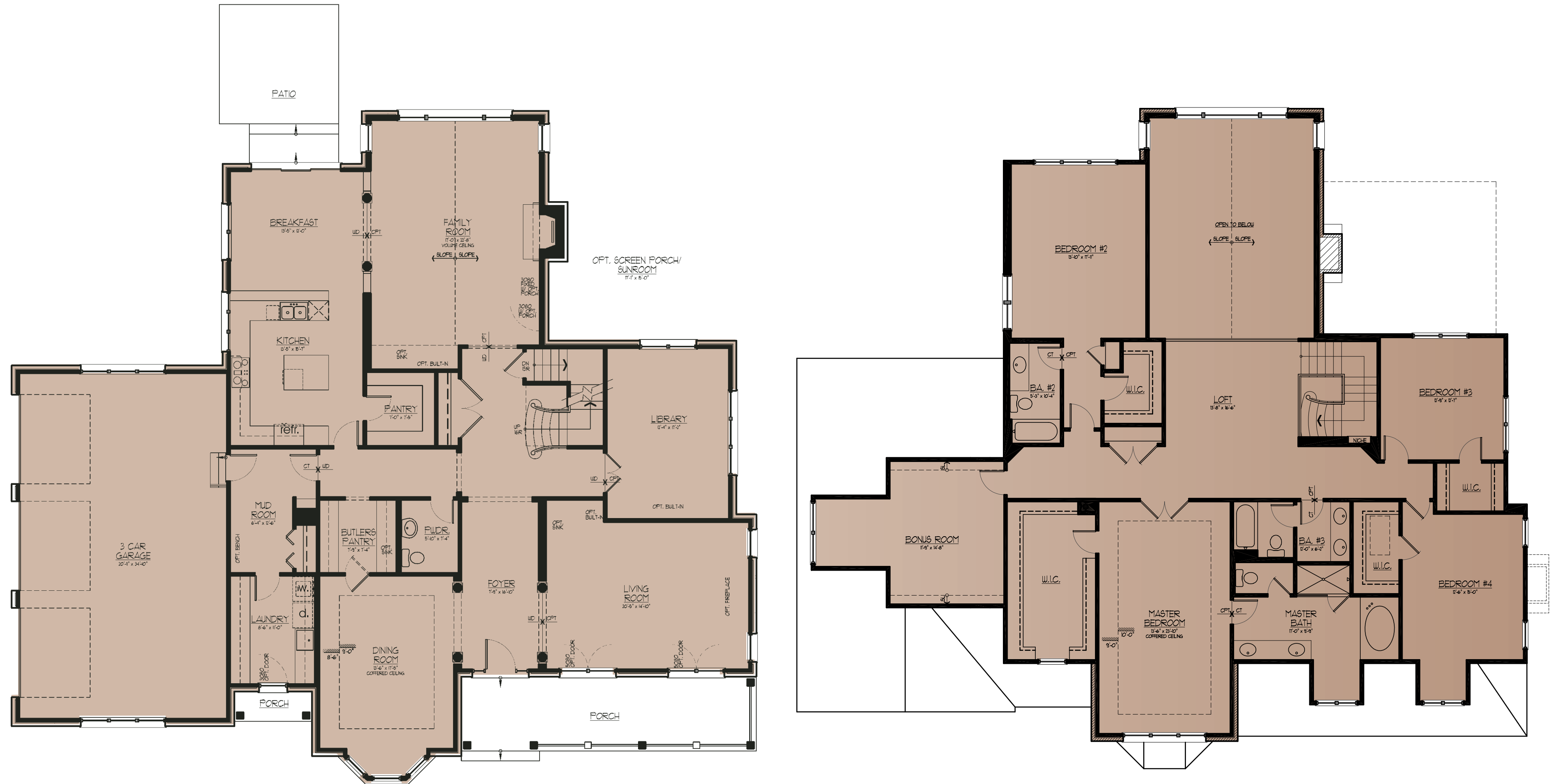


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FLOORPLAN 500 - 5,053 Sq. Ft.

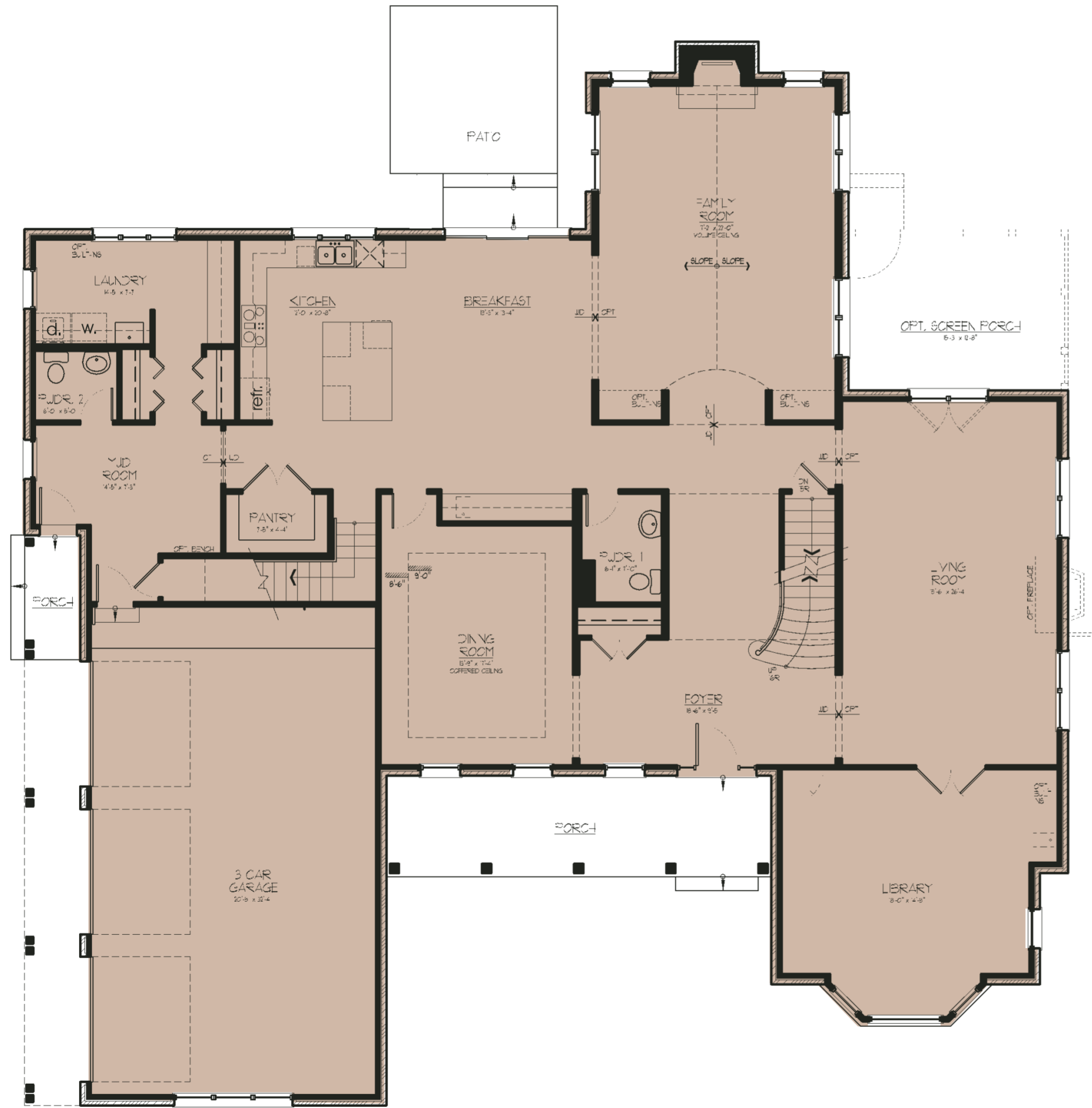


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FLOORPLAN 545 - 5,490 Sq. Ft.



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FEATURES & AMENITIES

Interior Features

- Oak stairs and rail in foyer with choice of wrought-iron, oak, or painted balusters
- Kohler Fixtures
- Masonry Fireplace with 42" Arched Opening
- Full Basement with 9' Foundation walls
- Smoke Detector in Each Bedroom
- Carbon Monoxide/Smoke Detector combo each floor and furnace area
- Mohawk Portico Plush Stain-Resistant Carpet
- Painted Solid Core Colonist Doors, 8' First Floor Doors
- 3 1/4" Colonial Window and Door Casing, 5" Base
- 9' 1st Floor Ceiling Height
- Energy-Saving Insulation: R-15 exterior walls, R-38 Attic Ceilings
- Security System with Window and Exterior Door Contacts- 1st Floor and Basement
- 2 1/4" Oak Floors in Kitchen, Breakfast, 1st Floor Hall, Foyer, Dining room, Powder Room and Laundry - stained on-site
- 5 1/4" Painted Crown Molding in Living Room and Dining room
- 2 1/4" Painted Chair Rail in Dining Room
- Bravura Levered hardware throughout

Kitchen Features

- 2 1/4" Oak Flooring Stained On-Site or Ceramic Tile In Kitchen & Breakfast Rooms
- Kohler Undermount Stainless Steel or Cast Iron Sink
- Jenn-Aire Stainless Steel Built-in Double-Oven, Cooktop Range with 6 burners and Hood, Fully-integrated Dishwasher, Trash Compactor and Kitchen-Aid Microwave
- Seville Plus Premium Cabinets with 42" kitchen Wall Cabinets And Crown Molding. Raised Panels on Exposed Ends

- 3 CM Granite or Zodiac Countertops in Kitchen related areas with backlashes, per plan
- Insinkerator Garbage Disposer
- Ice Maker Line
- Refrigerator, stainless steel

Bath Features

- Cultured Granite with integral bowl(s) or Corian tops with Undermount Mansfield Bowl(s) in all full baths
- Kohler Elongated Commodes Throughout
- Memoirs Pedestal Sink in Powder Room
- Whirlpool Tub With Separate Shower in Master Bath
- 8 x 8 Ceramic Tile Floors All Baths
- 6 x 6 Ceramic Tile Shower and Tub Walls
- Quiet-Zone Exhaust Fans in All Baths
- Anti-scald tub and shower faucet
- Seville Plus 34 1/2" Tall Vanities in Master Bath

Exterior Features

- 30,000 Square Foot Average Home Sites
- Sodded Yards- Front and Sides Only, Seed and Blanket on Rear Yard
- Municipal Sewer and Water
- Underground Utilities
- Sump Discharge To Storm Sewer
- Attached 3 -Car, sideload garage
- Asphalt Driveway
- Masonry or Synthetic Stucco- First Floor Perimeter
- Hardi-Plank Siding- Second Floor
- Miratec Facia and Trim Boards
- Hardi-Plank Soffits
- Aluminum Gutters & Downspouts
- 4 Waterproof Ground Fault Exterior Outlets
- 4 Exterior Frostproof Hose Bibs

- Windsor "Pinnacle" Double-Hung, Insulated Wood Clad Windows, with painted interior and Profiled Muttons and Low "E" Glass
- Medium Cedar Shake Roof
- Exposed Aggregate Concrete Stoop and Service Walk
- Patio - Approximately 144 SF of Exposed Aggregate
- 8' High, Steel Insulated Garage Doors with 3 Remotes and 1- Keypad
- Garage Interior Fully Drywalled and Primed

Utilities, Storage and Laundry Features

- Convenient First Floor Laundry Room with drop-in laundry sink
- Standard 8 x 8 Ceramic Tile or 2 1/4" Wood Flooring in Laundry Room
- Gas Dryer Hook-Up
- 7-CAT 5E Phone Cable Outlets
- 7-RG6 Quad Sealed TV Jacks
- 2-50 Gallon Water Heaters in Tandem, High Recovery
- 400 AMP Service Panel
- 2-Zone Gas-Forced Air Furnace and Central Air Conditioning
- Washer and Dryer

All homes may be customized

All front facades will be unique

Optional Features

- Casement windows
- See Your Sales Representative for Custom Option Availability and Pricing



Old Mill Woods

YOUR
NEIGHBORHOOD



Lincolnshire Schools

- Elementary Schools (District 103)
 - Laura B. Sprague Elementary
 - Half Day Intermediate School
 - Daniel Wright Junior High School
- High School (District 125)
 - Adlai E. Stevenson High School

Library

- Vernon Area Public Library

Recreation/Attractions

- Marriott Lincolnshire Theater
- Crane's Landing Golf Course
- Arboretum Golf Club
- Cuneo Museum and Garden
- Lake County Nature Trail

Lincolnshire Parks

- Balzar Park
- Bicentennial park
- Forsheim Nature Preserve
- Memorial Park
- North Park Nature Preserve
- Olde Mill Park
- Rivershire Park and Nature Center
- Spring Lake Park
- Whytgate Park



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