

# KAREN'S CORNER

*of Long Grove*

**Stevenson High School**

**District 125 & 96**



**OTTENHEIMER**  
GROUP

**COMPASS**

**847.840.9856**



**847.980.9686**

**FIDELITYWES.COM**

**201 Robert Parker Coffin Rd, Long Grove**

★ *standard*

*Shown below with many options*



R1

BASE



R2

\$8,000



R3

\$10,000



R4

\$12,000



R5

\$13,500



R6

\$14,000



R7

\$20,000

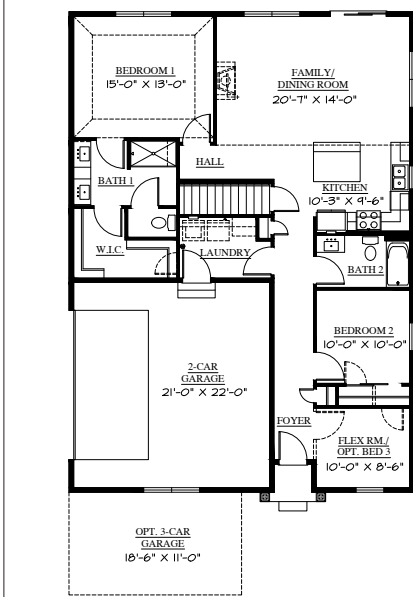


R8

\$16,500

# Ranch Floor Plans

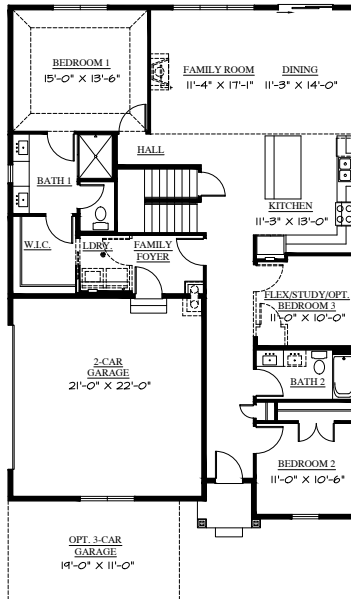
KAREN'S  
CORNER



## Aspen Model

starting at \$869,900

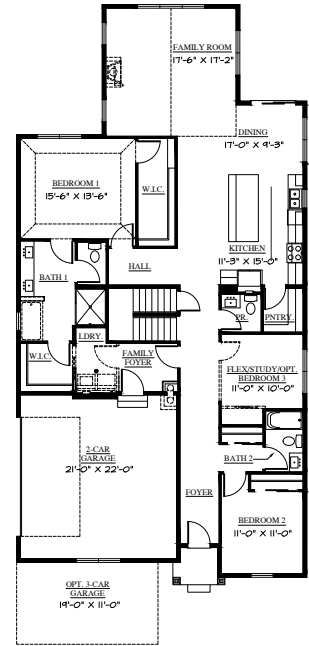
1,408 TOTAL S.F.



## Birch Model

starting at \$959,900

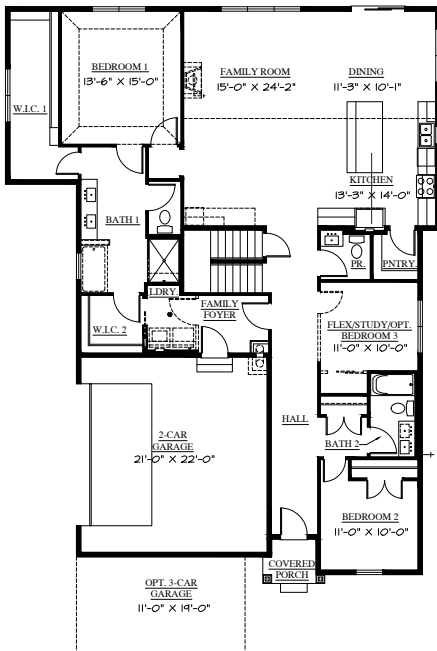
2,325 TOTAL S.F.



## Cypress Model

starting at \$1,059,900

2,787 TOTAL S.F.

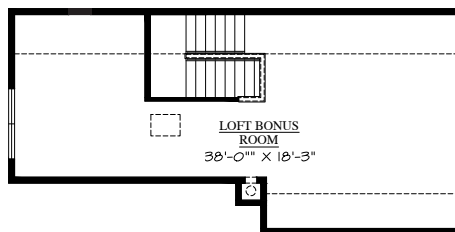


## Dogwood Model

at \$1,069,900

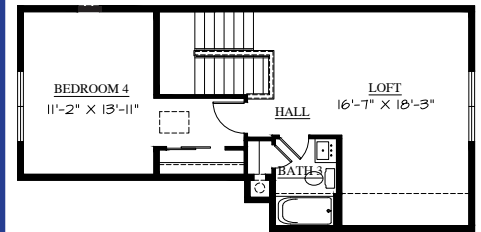
2,809 TOTAL S.F.

## INCLUDED LOFT \*

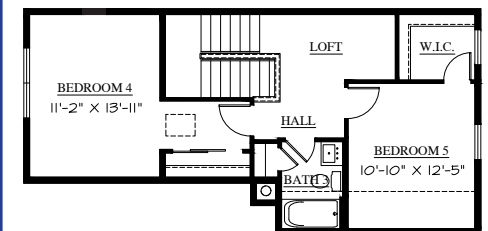


\* Birch, Cypress,  
& Dogwood Models

## OPTIONAL



## OPTIONAL



## Loft Options

657 TOTAL S.F.

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WES





TS1 BASE



TS2 \$9,000



TS3 \$10,000



TS4 \$12,000

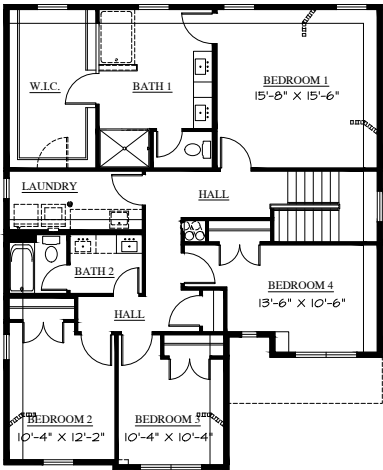
Floor Plans – Evergreen

Floor Plan



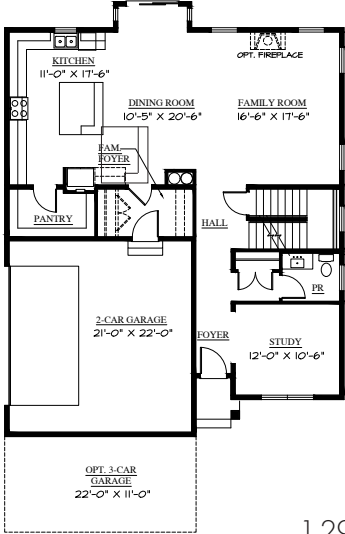
953 S.F.

First Floor



1,450 S.F.

Second Floor



1,291 S.F.

First Floor

starting at \$1,069,900  
2,510 TOTAL S.F.

starting at \$1,159,900  
3,048 TOTAL S.F.

# Two-Story Elevations

KAREN'S  
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TS5

\$5,000 / \$12,000



TS6

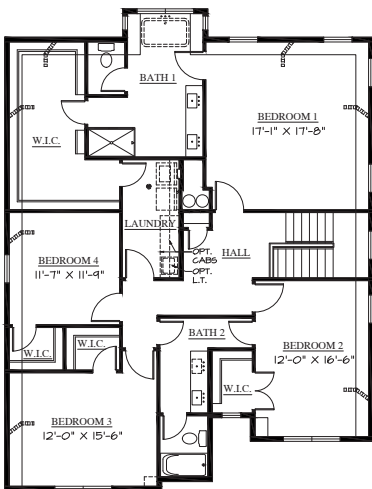
\$6,000 / \$8,500

## OUR HOMEBUYER IS LOOKING FOR...

- ✓ A safe and scenic private community
- ✓ Convenient location to shopping, dining and entertainment
- ✓ Customizable, spacious floor plans to adapt to the needs of empty-nesters or families
- ✓ Quality of craftsmanship and design
- ✓ Top Rated Schools and ELA township amenities
- ✓ All cared for low maintenance lifestyle

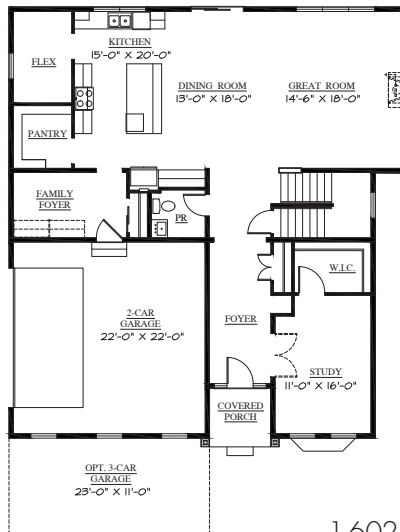
## Plans – Fir

## Floor Plans – Greenfield



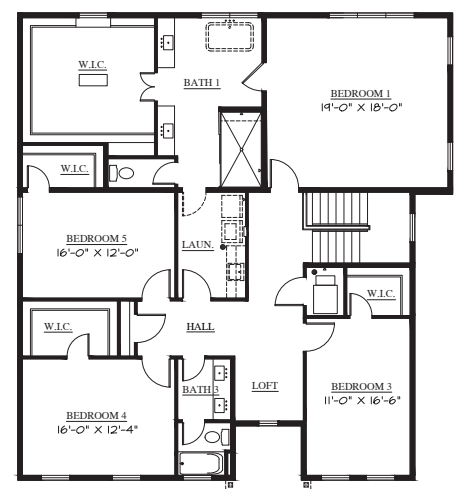
1,794 S.F.

Second Floor



1,602 S.F.

First Floor



2,112 S.F.

Second Floor

starting at \$1,259,900

3,714 TOTAL S.F.

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# KAREN'S CORNER





## STEVENSON District 125

## WOODLAWN COUNTRY MEADOW District 96

### OUR HOMEBUYER IS LOOKING FOR...

- ✓ A safe and scenic Long Grove community
- ✓ Convenient location to shopping, dining and entertainment
- ✓ Customizable, spacious floor plans to adapt to the needs of empty-nesters or families
- ✓ Quality of craftsmanship and design
- ✓ Top Rated Schools and downtown Long Grove amenities
- ✓ About 50% of the development dedicated to undeveloped open space
- ✓ Desirable ranch homes, and traditional two-story homes with top-tier amenities
- ✓ Scenic pond with walking paths
- ✓ Homesites accommodated by Lake County sanitary sewer and Individual private wells
- ✓ Homes offered starting in the \$800's to maintain high property values
- ✓ Thoughtful selection of exterior materials to provide timeless beauty and easy care

**847.980.9686**



## Exterior:

- JAMES HARDIE® Plank Fiber Cement Siding, Choice of Color
- 2-Car Attached Garage
- 30-year GAF Architectural Roof Shingles
- Maintenance Free, Energy Efficient Single-Hung Vinyl Windows, White Interior/White Exterior
- White Aluminum Gutter and Downspouts
- CLOPAY® Steel Garage Doors, uninsulated with small square design in white
- LIFTMASTER® Garage Door Opener(s) and Remote Transmitter(s)
- 6' 8" Fiberglass Front Door with Decorative Hardware
- 6' 8" Fireproof Door to Garage
- Private Asphalt Driveway and Approach
- Concrete Sidewalk and Front Stoop
- Fully Landscaped, Professionally Designed and Installed - Sodded Front, Seeded Rear and Side Yards
- Exterior Front and Rear Decorator Lighting, per plan
- Two Frost-Proof Exterior Hose Bibs, per plan
- Two Weatherproof GFI Exterior Outlets

## Interior:

- FULL Unfinished Basement
- Finished open Loft Space (ranch models only)
- 9' First Floor Ceilings
- Luxury Vinyl Plank Flooring throughout, carpeted locations available
- Painted 6-Panel, 6' 8" Interior Doors
- Painted MDF 3" Base and 2 1/4" Door Casing, Choice of Eased Edge or Colonial Style
- R-21 Fiberglass Insulation in all exterior walls
- R-49 Ceiling Attic Insulation
- Decorative Interior Door Hardware in choice of Satin Nickel or Matte Black Finish
- Interior Light Fixtures, Vanity Mirrors and Cabinet Hardware to be provided by Client and installed by Builder
- White Wire Shelving in closets and pantry

## Utilities:

- Municipal Sewer and Private Well
- 200-Amp Electrical Service
- CARRIER® 14-Seer Central Air Conditioning
- APRILAIRE® Humidifier
- CARRIER® 92% Efficiency Forced Air Gas Furnace
- High Efficiency 50 Gallon Electric Water Heater
- Gas Supply and Vent Dryer

## Kitchen:

- 42" Shaker Cabinets, choice of color
- 3cm White Quartz Countertops with 4" Backsplash and Eased Edge
- LG® Stainless Steel Appliance Package
  - Side by Side Refrigerator/Freezer with Ice and Water Dispenser
  - Built-In Multi-Cycle Dishwasher
  - 30" Gas Range
  - Over-the-Range Microwave Hood
- Single Bowl Under-Mount Stainless Steel Sink
- Pull-Out Faucet in Stainless Steel Finish
- INSINKERATOR® Garbage Disposal

## Luxurious Baths:

- Large Primary Baths with Chrome Faucets, Double Vanity with (2) Under-Mount Sinks
- Secondary Baths with Chrome Faucet(s), Tub/Shower and Under-Mount Sink(s), per plan
- Shaker Cabinetry, choice of color
- 3cm White Quartz Countertops with Rear Backsplash and Eased Edge

## Quality Construction:

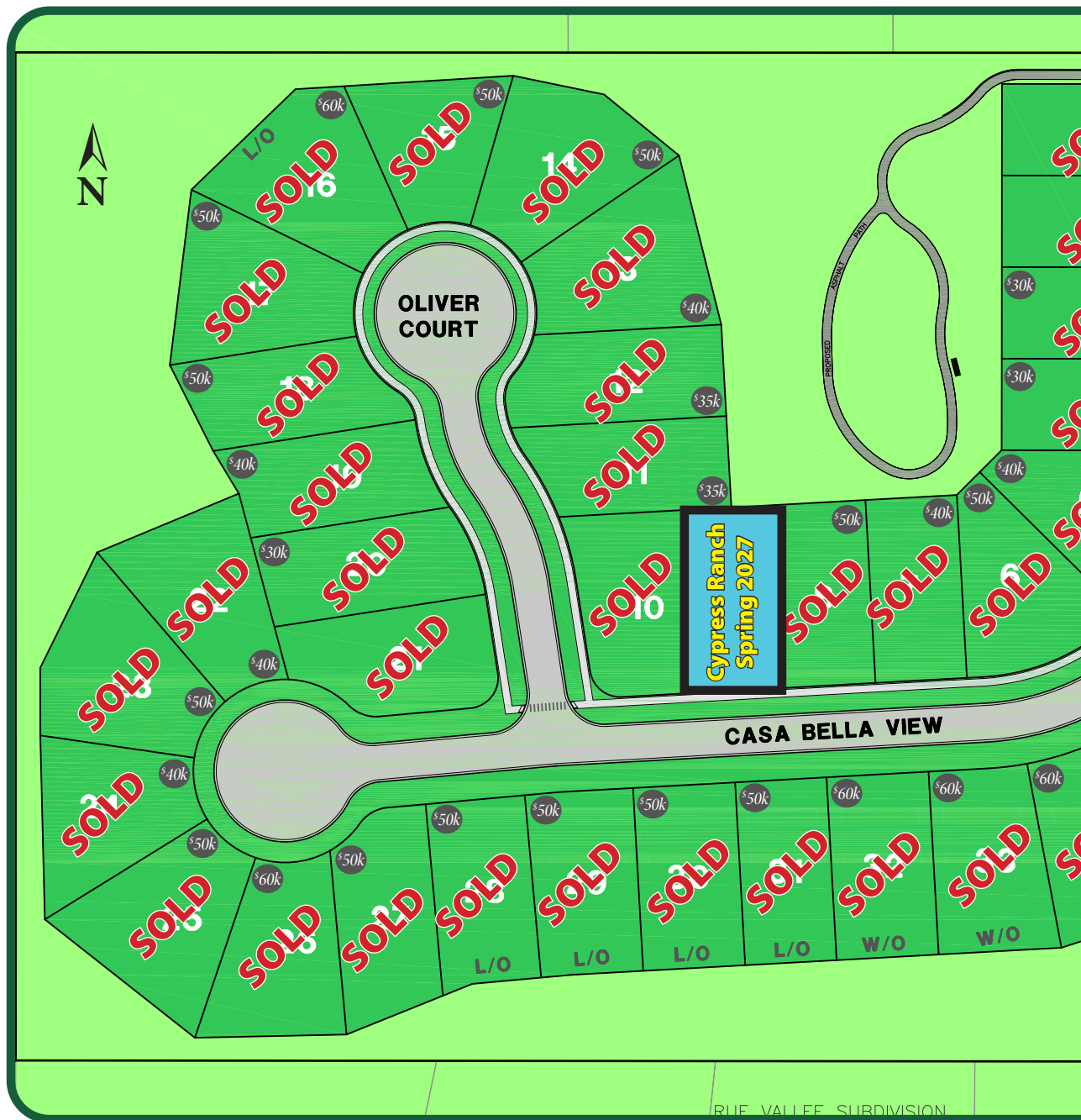
- 2x6 Exterior Walls
- Ground Fault Interrupting Protection Outlets
- TYVEK® or Equal House Wrap Cap Nailed for Air Infiltration Barrier
- 3/4" Sub-Flooring
- Interconnected Smoke and Carbon Monoxide Detectors on each floor and All Bedrooms
- Drywall Glued and Screwed Reducing Nail Pops and Cracks
- Blanket Insulation on Basement Walls
- Fire Protection Sprinkler system included

## Popular Upgrades:

- |                                                                   |                                                            |
|-------------------------------------------------------------------|------------------------------------------------------------|
| • Ranch Loft Options with Additional Bedroom(s) and Full Bathroom | • Upgraded Appliance Packages                              |
| • Stone Accents, per plan                                         | • Optional Cabinet Features                                |
| • Garage Door Style and Insulation options                        | • Larger Molding and Trim Package, including Window Casing |
| • Matte Black, Brushed Nickel and Brushed Gold Finishes           | • Window Color upgrades-interior and exterior              |
| • Basement Bath Rough-In                                          | • 8' Tall Doors                                            |
| • Finished Basement                                               | • Upgraded Quartz                                          |
| • Iron or Wood Stairway Balusters                                 | • Tile Options                                             |
| • Enlarged Decks/Patios                                           | • Engineered Hardwood                                      |
| • 3rd Car Garage, based on model/site selection                   | • Primary Soaking Tub                                      |
| • Add'l 50 Gallon Water Heater                                    | • Optional Fireplace                                       |

*5/2026: Standard features proposed to be included in your Fidelity Wes home. In the interest of changing market conditions, we reserve the right to modify floor plans, exterior and interior specifications/features and product types without notice or obligation. Please contact your sales associate for all current information.*





**Elementary School**  
Isaac Fox Elementary School

**Middle School**  
Lake Zurich Middle School



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**FIDELITYWES.COM**



# FIDELITY W E S



OTTENHEIMER  
GROUP  
**COMPASS**  
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