

THE ROSEWOOD

FAMILY OWNED & OPERATED



“The quality is built in. Not added on.”

21454 S. REDWOOD LANE, LAKE FORREST ESTATES, SHOREWOOD

Your beautiful new home is one of our Elite Series homes and is located in Lake Forrest, the most exclusive subdivision in the southwest suburbs. It is situated in a premium cul-de-sac on a corner lot that is ½ acre in size. This home has an open floor plan with large, airy rooms and extra, extra large Pella aluminum clad wood windows. The Master Bedroom includes a spacious sitting area. The Master Bath has a 6x4 whirlpool and an oversized 4x4 shower with a rain dome; you don't shower, you get rained on. The Master Closet has a most unusual feature—a skylight. The three additional bedrooms are also extra large—every one big enough for a king sized bed.

On the first floor the Family Room has a fieldstone fireplace with space for a Flat Screen TV over the mantle. The kitchen, dinette and family room have 5 ½" Jatoba (Brazilian Cherry) hardwood floors. An extra large Dining Room

welcomes you with a distinctive column as you enter. The Dining Room also has a Jatoba hardwood floor. The formal Living Room is carpeted for those quiet moments when you want to get away from it all. The house has a very open floor plan with 9' ceilings on the first floor and 9'+ in the basement.

The kitchen includes magnificent custom birch cabinets with top-of-the-line all stainless steel Frigidaire Professional Series appliances including a separate refrigerator and freezer you have to see to believe. The Laundry Room includes a Whirlpool Duet High Capacity washer and dryer and custom birch cabinets that match the kitchen.

The extra large three and a half car garage includes a built-in 11x8 storage area with its own overhead door.

All this just minutes from I-55 and I-80.

Ranches start in the low 300's.

Call 815 545 0440 for an appointment.

**Open House Every Saturday and Sunday
1 to 4 PM**

Please visit us at <http://www.sixroses.com> anytime!

THE ROSEWOOD

Premium Quality Features Included in Your Craftsman Built Custom Home

Interior Features:

White Six Panel Solid Core Colonial Doors and Trim
Premium Quality 5 1/2" Jatoba Hardwood Floors
Upgraded Premium Wall to Wall Carpeting
Porcelain Tile Foyer & Bathrooms
3/4" Tongue & Groove GLUED Subfloor
Pella Aluminum Clad Wood Windows with Divided Lights
All Windows are Extra Large Low E glass
6x4 Step Up Whirlpool Tub in Master Bath
Copper Plumbing Water Supply
2 Gas-Fired Forced Air Furnaces & Air Conditioners
Full Basement with 9'+ ceilings & Roughed In Bath
Smoke Detectors Throughout
Laundry Tub in Basement AND in First Floor Laundry Room
Sump Pump and Drain Tile Throughout
HUGE Laundry Room with Full Cabinets and Laundry Tub
Whirlpool Duet High Capacity Washer and Dryer Included
Deluxe Central Vacuum System
TV, Phone Hookup & Internet Throughout
Real Masonry Wood Burning & Gas Fireplace
FULLY insulated Master Bedroom for soundproofing

Kitchen:

Stainless Steel Frigidaire Energy Saving Professional Appliances include: Dishwasher, FIVE Burner Cooktop, Two Convection Ovens, Microwave and Separate Refrigerator & Freezer
Custom Birch Kitchen Cabinets
Beautiful 1 1/4" Granite Counter Tops
Stainless Steel Double Bowl Sink
Stainless Steel Extra High Capacity Outside Vented Hood Fan
5 1/2" Jatoba (Brazilian Cherry) Hardwood Floors

Baths:

Granite Vanity Tops Throughout
Extra High Vanities in Master Bath & First Floor
Porcelain Tile Floors
Porcelain Tile in Bathtub and Shower Areas
Large Polished Plate Glass Mirrors
Custom Brushed Nickel Faucets & Fixtures Throughout

Exterior Features:

Brick and Hardieboard Siding as Shown with 20" Quoins
Copper Bay Window & Flashing
Aluminium Gutters and Soffits
9/12 Roof Pitch
3.5 Car FULLY Insulated Attached Garage with Insulated Steel-Doors AND Gas, Ready for Heat

Concrete Driveway with a Cut Curb
Architectural Fiberglass 30 year Shingles
Built-in 11 x 8 Storage Room with its Own Overhead Door
2 Outside Weatherproof Electric Outlets
2 Frostproof Water Spigots
Lot Landscaped with Trees & Shrubs
Waterproofed Foundation
8' High FULLY Insulated Garage Doors with Carriage Handles

Energy Saving Features

R-13 Wall Insulation
R-30 Ceiling Insulation
75 Gal. Energy Saver Water Heater
90+ Efficiency First Floor Furnace

Elite Series homes are distinguished by the following Million Dollar Custom Home features:

Large, Airy Rooms
Upgraded Premium Wall to Wall Carpeting
Granite Throughout
Custom Hardwood Cabinets Throughout including Laundry Room
Open Staircase to Lower Level
6 x 4 Step Up Whirlpool Tub in the Master Bath
Extra Large Shower with Rain Dome in the Master Bath
FULLY insulated Master Bedroom for maximum noise reduction
Porcelain Tile (Much more durable than ceramic)
Traditional Designs that are still distinctive, unique and, most important, livable
Oversized 3.5 Car Garage with Built-in Storage Room
Custom Trim with Solid Core doors for that elegant feeling
Real Masonry Wood Burning & Gas Fireplace
9' First Floor
Full Basement with 9'+ ceilings & Roughed-in Bath
EXTRA large Walk-in closet in the Master Bedroom, larger than some bedrooms

As a quality custom builder, we feature high-efficiency natural gas appliances because natural gas saves you money and keeps your home comfortable, while protecting our environment. You may also wish to enhance your lifestyle with the beauty and convenience of natural gas logs. Be sure to ask our sales person for details.

Call today and find out how you can own this quality, custom home for the low 7's.

Please note: Specifications are subject to change as we constantly try to improve your new home

6Roses Custom Homes

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