



Edgebrook Glen offers a wide variety of home styles in the gracious community that abuts the Indian Woods Forest Preserve.

Suburb in the city

Edgebrook Glen homes offer savings, space

The Edgebrook and Forest Glen communities are often considered "suburbs in the city" because of their proximity to forest preserves.

At Edgebrook Glen, a development of 64 luxury single-family homes at 5200 W. Armstrong Ave. in the Edgebrook/Forest Glen neighborhood on the Far Northwest Side, the secluded 11-acre site adjoins the western border of the Indian Woods Forest Preserve.

"Now buyers can live in a secluded, woodsy area providing the comforts of the outdoors while still having the modern conveniences of the city at Edgebrook Glen," said developer Paul

Bertsche of C.A. Development.

Several immediate-occupancy homes now available at Edgebrook Glen include many custom upgrades ranging from upgraded kitchen cabinetry and Brazilian cherry floors to a fireplace in the master bedroom, Bertsche said.

The homes at Edgebrook Glen offer luxury finishes, including kitchens with cherry cabinets and granite countertops, marble baths and hardwood floors and stairs. Oversized home sites are standard.

"Edgebrook Glen is a rare gem on the Far Northwest Side," Bertsche said. "There are mature trees on the site that we're saving, and the whole community adjoins the forest preserve. Comparable homes in Lakeview or Lincoln Park would easily cost more than \$1 million."

So far 20 homes have been built at Edgebrook Glen. Two-



The Linden at Edgebrook Glen on the Far Northwest Side features three bedrooms and 2½ baths.

car attached garages and finished basements are standard.

About one-third of the homes will be clustered around 2.25 acres of landscaped, common park and green space with an 800-foot looping trail for jogging, biking and walking.

The two-story Linden, an efficient new model home, recently opened at Edgebrook Glen. This three-bedroom model has 2½ baths with a third bath "roughed-in" needing only tile and cabinets, and an attached two-car front-load garage.

"The Linden has a contemporary floor plan with an airy and open main level," Bertsche said. "A highlight in the living room is a wood-burning fireplace."

The kitchen-great room fea-

tures soaring ceilings, cherry cabinets and granite countertops with a large island and a nearby powder room. Patio doors open from the great room to a deck and large back yard.

The lower-level family room and optional fourth bedroom plus third bath also open directly into the gracious rear yard. Zoned heating assures energy-efficient comfort on each floor year-round.

Upstairs the master bedroom features a private balcony, his-and-hers walk-in closets and a five-piece marble bath. Two more bedrooms and a second full bath complete the second level. The Linden is base-priced at \$575,000.

C.A. Development's summer

Home Buyer Stimulus Program offers a special mortgage buy-down for qualified buyers that lowers the interest rate to 4 percent for two years on conforming loans at Edgebrook Glen and two other Northwest Side developments: Mayfair Crossing and the Residences of Old Irving Park.

"Qualified buyers may choose a second financing incentive that offers six months of free mortgage payments—including loan principal and interest on conforming loans, or a \$15,000 closing credit on immediate-occupancy homes or on new homes to be built at Edgebrook Glen," said Bertsche.

"We also can offer jumbo loans with rates currently at 5.5 percent," Bertsche said.

"However, our best incentive

still is the No Lot Premiums Program on the best home sites at Edgebrook Glen and Mayfair Crossing," Bertsche said. "We have sold three homes in last six months on oversize lots which previously would have had \$75,000 to \$125,000 lot premiums."

Bertsche said these incentives coupled with new pricing that is reduced 20 percent or more makes for unprecedented value opportunities at Edgebrook Glen, Mayfair Crossing and Residences of Old Irving Park.

The sales center and models at 5200 W. Armstrong Ave. are open 11 a.m. to 6 p.m. Saturday and Sunday or by appointment. For more information, call 773-631-9225 or visit www.cadevelopment.com.

Today's New Homes

CITY EDITION is produced by Fox Valley Publications, 495 North Commons Drive, Suite 200, Aurora, Illinois.

Vol. 2, No. 6

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From Route 30: Western Avenue north to Joe Orr Road, east to State Street and north to the Glenwoodie Golf Course entrance.
From I-80: Exit Halsted south to 187th Street, turn left to Glenwood/Dyer Road. Turn east on Glenwood/Dyer Road and continue to Main Street (stay right). Turn south at State Street to the Glenwoodie Golf Course entrance.