

Affordable digs

Value-conscious single-family homes don't skimp on luxury

Today's value-conscious single-family home buyers are seeking affordable new designs that meet the needs of their growing families and their wallets.

That was the motivation driving developer Paul Bertsche of C.A. Development when he asked his architects to design two new affordable single-family home models that showcase luxury features, yet reflect buyers' needs.

"This is a fabulous opportunity for buyers to move into a fully upgraded, luxurious new home at a very affordable price," Bertsche said. "Coupled with available low interest rates and new home buyer tax credits, there's no better time to buy."

C.A. Development recently opened the two-story Linden model at Edgebrook Glen, a development of 64 luxury single-family homes at 5200 W. Armstrong Ave. in the Edgebrook/Forest Glen neighborhood on the Northwest Side.

The company also opened the three-level Hickory model at Mayfair Crossing, a new development of 26 new-construction single-family homes at Kilpatrick and Berteau avenues in the Portage Park neighborhood on the Northwest Side.

Here are details.

■ **The Linden** is an efficient three-bedroom model with 2½ baths and a third bath "roughed-in," needing only tile and cabinets. There's also 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 features soaring ceilings, cherry cabinets and granite counter tops with a large island and a nearby powder room. Patio doors open from the great room to a deck and large backyard. The lower-level family room and op-



The three-level Hickory is available at Edgebrook Glen and Mayfair Crossing on the Northwest Side. It starts at \$499,900 at Mayfair Crossing and \$545,000 at Edgebrook Glen.

tional third bath also open directly into the back yard.

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.

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 information call 773-631-9225 or visit www.cadevelopment.com.

■ **The Hickory** is a three-level model at 4225 N. Kilpatrick. It showcases three bedrooms, 2½ baths and a two-car attached garage.

The living room with a 13-foot ceiling is to the left of the entry foyer and a powder room. The kitchen features a granite breakfast bar opening to a great room with fireplace. The dining room overlooks the living room. A 22-foot-wide deck adjoins the great room and overlooks the backyard and private drive.

Upstairs, the master suite with



The Linden at Edgebrook Glen on the Northwest Side is a three-bedroom contemporary home base-priced at \$575,000.

C.A. programs offer buyer incentives

C.A. Development's spring 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, 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 and Mayfair Crossing," said developer

Paul Bertsche.

"We also can offer jumbo loans with rates currently at 5.5 percent," he added. "However, our best incentive still is the No Lot Premiums Program on the best home sites at Edgebrook Glen and Mayfair Crossing. We have sold three homes in the 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 about 20 percent or more less than previous pricing makes for unprecedented value opportunities at the three devel-

opments.

The homes have four to six bedrooms, 3.5 to 4.5 baths and feature premiere luxury finishes throughout. Immediate-occupancy homes, previously priced as high as \$1.15 million, are now offered at prices starting at \$535,000.

Check them out at Edgebrook Glen, 5200 W. Armstrong, 773-631-9225, www.edgebrookglen.com; the Residences of Old Irving Park, 4000 N. Kolmar, 773-777-8910, www.cadevelopment.com; and Mayfair Crossing, 4219 N. Kilpatrick, 773-777-8910, www.mayfaircrossing.com.

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