

**C.A. DEVELOPMENT**

# Two value-conscious model homes open

Today's value-conscious single-family homebuyers are seeking affordable new residential designs that both meet the needs of their growing family and their wallet.

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 and changes in the market.

"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 homebuyer tax credits, there's no better time to buy."

On May 16, C.A. Development grandly opened the two-story Linden model at Edgebrook Glen, a development of 64 luxury single-family homes located at 5200 W. Armstrong Ave. in the Edgebrook/Forest Glen neighborhood on the Northwest Side.

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

Here are details on the two new models:

■ **The Linden.** This new efficient 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 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 back yard. The lower-level family room and optional third bath also open directly into the gracious rear 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.

"This home lives and feels like a residence that is much larger," said Bertsche. "By removing unnecessary hallways and walls we were able to eliminate square footage and reduce construction costs while maintaining the features and room count of larger similar home designs priced \$50,000 to more than \$100,000 more."

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

■ **The Hickory.** This new three-level Hickory model at 4225 N. Kilpatrick showcases three bedrooms, two-and-a-half baths and a two-car attached garage.

The living room with soaring 13-foot ceiling is to the left of the

gracious 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 vaulted ceiling features a private balcony, dual closets and a luxurious private bath with soaking tub, separate shower and double marble vanities. Two more bedrooms and a second full bath complete the second level.

The home has a basement family room that can be used as a home office or guest room with optional third bath. The Hickory is base priced at \$499,900 at Mayfair Crossing and \$545,000 at Edgebrook Glen.

Families interested in purchasing at Mayfair Crossing may tour the new model home and sales center located at 4219 N. Kilpatrick from 1 p.m. to 3 p.m. Sunday, or by appointment.

For more information, please call 773-777-8910 or visit [www.cadevelopment.com](http://www.cadevelopment.com), or call C.A. Development's exclusive broker, Barbara O'Connor of Koenig & Strey GMAC Real Estate at 773-360-3600.

C.A. Development's spring "Homebuyer 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 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 homesites at Edgebrook Glen and Mayfair Crossing," Bertsche said. "We have sold three homes in last six months on oversized lots which previously would have had \$75,000 to \$125,000 lot premium."

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

The homes have four to six bedrooms, 3½ to 4½ 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.

Details on the homes and developments where the homes are up for immediate sale follow:

**Edgebrook Glen**

The secluded 11-acre site adjoins the western border of the Indian Woods Forest Preserve at the edge of the Edgebrook and Forest Glen neighborhoods.



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

Here are the details on the immediate occupancy homes now available at Edgebrook Glen:

■ A two-story Arbor II design has four bedrooms, 3½ baths, 3,635 square feet of living area and an attached two-car front-load garage. Lot 62, a corner homesite, is at the beginning of a private cul-de-sac street which dead ends at the

forest preserve. This home, previously priced at \$780,000, is now priced at \$630,000.

■ The top-of-the-line Oak III, a fully decorated model on Lot 44, has six bedrooms, 4½ baths and 4,934 square feet of living area with a full brick elevation.

This home has every imaginable luxury and upgrade including walnut floors, marble entry and a gourmet kitchen, and an attached two-car garage. This home, previously priced at \$1.15 million, is now priced at \$895,000.

■ A Tudor-style Chestnut II with 5 bedrooms, 3½ baths and 4,477 square feet of living area is located on Lot 7. This home, previously priced at \$830,000, is now priced at \$725,000.

■ A Craftsman-style two-story Oak II is a spacious six-bedroom design with 4½ baths, 4,968 square feet of living area, a custom marble shower base in the master bath and an attached two-car garage.

The home is built on Lot 6, a corner homesite anchored by two mature pear trees. This top-of-the-line home, previously priced at \$955,000, is now priced



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at \$795,000. These discount-priced homes include many custom upgrades ranging from upgraded kitchen cabinetry and Brazilian cherry floors to a fireplace in the master bedroom.

Other homes planned at Edgebrook Glen are pre-construction priced from \$545,000 to \$830,000, and offer in three levels of finish and pricing, the Silver, Gold and Platinum, according to Timon Bernstein, sales manager for Garrison Partners, the exclusive sales and marketing agent for Edgebrook Glen. Two furnished models are

on display at Edgebrook Glen. Further information is available at [www.edgebrookglen.com](http://www.edgebrookglen.com).

**The Residences of Old Irving Park**

Final two Estate Homes are available for immediate occupancy at The Residences of Old Irving Park, located in the Old Irving Park neighborhood on the Northwest Side of Chicago.

■ The all brick two-story Greenwood model, on a corner lot at 4000 N. Kolmar, is a fully decorated four-bedroom, 3½-bath model home with 3,080 square feet of living area, a detached

two-car garage with a 20-by-20-foot roof deck, plus private deck off the master bedroom.

The home has a great room, a family room with a wet-bar, wine refrigerator and surround sound and two fireplaces. The home was previously priced at \$849,000 and includes more than \$100,000 in installed upgrades. The home is final clearance priced at \$550,000.

■ A two-story Elm design showcases five bedrooms, a great room, a family room, 3½ baths and 4,126 square feet of living

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