

C.A. DEVELOPMENT

Smart Choice models put premium on energy efficiency

C.A. Development has introduced its new series of "Smart Choice" single-family homes designed as superior energy- and lifestyle-efficient homes for the new decade.

The three Smart Choice homes are now open for viewing at two Northwest Side communities - Edgebrook Glen in the Edgebrook/Forest Glen neighborhood and Mayfair Crossing in the Old Irving Park neighborhood.

"These three new homes - the Hickory, the Linden and the Cherry, priced from \$449,000 - are a Smart Choice because they were created with more energy-efficient systems and materials and designs that are thoughtful and flexible, providing the room count and lifestyle of homes with much greater square footage," said developer Paul Bertsche of C.A. Development.

"These innovations result in very attractive pricing, a lower cost of ownership and maintenance, and a higher level of owner satisfaction," Bertsche said.

Showcasing three to five bedrooms and attached two-car garages, these homes all feature high-efficiency heating and cooling systems with zoned dampers for multilevel comfort as well as energy-saving, high-efficiency hot water heaters.

They also feature 50 percent higher levels of wall insulation, 25 percent higher levels of ceiling insulation, low-E windows,

advanced-warranted water-proofing for the fully finished lower levels, fiberglass-faced exterior sheathing with moisture barriers and Energy Star appliances, among their many other appointments.

Here are details on two C.A. Development Smart Choice models located at Edgebrook Glen:

■ The Linden.

"The Linden lives and feels like a residence that is much larger," Bertsche said. "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."

At 2,748 square feet of space, Bertsche said the Linden has the room count and features of homes with 900 to 1,000 square feet more. The Linden at Edgebrook Glen is base priced at \$529,000.

The Linden has a Craftsman-style exterior with stone and cedar and a contemporary floor plan with an open and gracious main level. This three-bedroom model has 2½ baths with a third bath roughed-in and an attached two-car front-load garage.

The kitchen-great room features soaring 12-foot ceilings, cherry cabinets, stainless-steel appliances and granite countertops with a large island and a nearby powder room. Patio doors open from the great room



The Hickory is a new three-level Smart Choice model that is on display at Mayfair Crossing and is also offered at Edgebrook Glen.

to a deck and large 45-foot-wide backyard.

Upstairs, the master bedroom features tray ceilings, a private balcony, his and hers walk-in closets and a five-piece marble bath with soaking tub and separate marble shower. Two more bedrooms and a second full bath complete the second level.

■ The Cherry. This Smart Choice home will make its debut this spring at Edgebrook Glen. This ultra-flexible, ultra-efficient five-bedroom, 3½-bath home has the room count, features and grace of homes with 50 percent more floor space, yet its purchase price and ownership and utility costs make it extremely economical.

The home, with two-car at-

tached garage, has 3,115 square feet of space. The Cherry is base priced at \$539,000.

An inviting full front porch on the Victorian cedar and stone front elevation leads into a foyer and an open, airy first floor plan with hardwood floors throughout the spacious living room with bay and dining room. A half wall (optional full wall) separates those rooms from the great room and kitchen.

The kitchen features cherry cabinets, stainless-steel appliances, breakfast bar and granite tops with loads of work space. The ample great room has a wood-burning fireplace and patio doors lead to the deck and the large rear and side yards with access to an optional roof deck over the garage. A powder

room completes the first floor.

Upstairs, the flexibility of the Cherry really shines. The standard four-bedroom layout features a master suite along with three other full-size bedrooms and a second bath. The master suite features a 10-foot walk-in closet and master bath with separate shower and dual marble vanities. The master suite has French doors opening into the fourth bedroom.

The fourth bedroom has its own closet and entry, but depending on the buyer's lifestyle and choice, can alternately be a sitting room for the master suite or a nursery, with or without its own entry and closet. Depending on the option taken for that room, there are a variety of closet and entry options

for the other bedrooms.

The lower level of the Cherry features a huge recreation room with a walkout to the rear yard and an option for a wet bar. A large fifth bedroom or home office/den with walk-in closet and a third full bath are also located in the lower level.

C.A. Development's third Smart Choice model can be found at Mayfair Crossing in the Old Irving Park neighborhood.

■ The Hickory. This model is the new three-level design, which is on display at Mayfair Crossing and also offered at Edgebrook Glen.

The home at 4225 N. Kilpatrick showcases three bedrooms, 2½ baths and a two-car