



Monteleone Homes, Inc.

**4412 Canfield
Norridge, Illinois
Lot #2
Lot Size: 72 x 100 feet**

Dear Homeowner:

A builder's reputation for quality and value should be a prime consideration for you. It is important to deal with an organization that has the ability to stand behind its product and provide services that assure lasting satisfaction.

We have staffed our Company carefully with professionals of proven responsibility, capable of performing to exacting standards. Further, we have attempted to engage tradesmen and subcontractors noted for their integrity and the quality of their work. The quality control of every phase of construction has been under the supervision of qualified inspectors.

Monteleone Homes Inc. is your assurance of outstanding value.

Best Wishes,

Monteleone Homes Inc.

Monteleone Homes

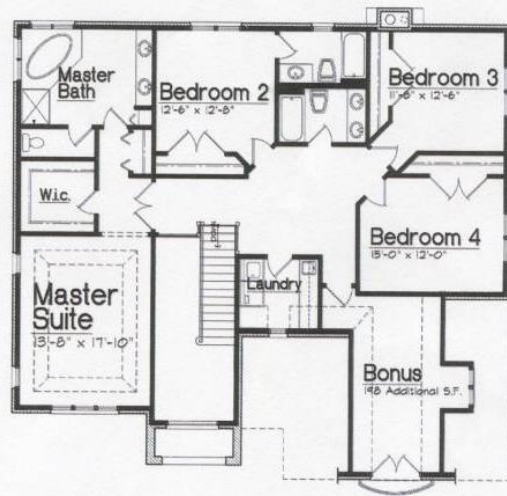
773-858-4357



FRONT ELEVATION
APPROXIMATELY 3,500 SQUARE FEET



FIRST FLOOR PLAN



SECOND FLOOR PLAN

Exterior

- ☞ Brick, stone and cedar accents
- ☞ 2-car garage
- ☞ Concrete driveway, front walk and steps
- ☞ Engraved address stone
- ☞ Aluminum gutters and downspouts (over-sized)
- ☞ Architectural roof shingles
- ☞ Pella pro-line casement windows (no grids)
- ☞ Fully landscaped lot (see allowance)
- ☞ New catch basin with sump pump discharge at rear of lot drain to street
- ☞ Front windows with cedar shutters

Foyer

- ☞ Custom oak stairs with oak handrails and white balusters
- ☞ Hardwood floors

Living Room

- ☞ 3-1/4" Oak flooring with flush drop in vents
- ☞ Chair rail with decorative picture frame trim

Dining Room

- ☞ 3-1/4" Oak flooring with flush drop in vents
- ☞ Decorative arches with corbels painted white
- ☞ Chair rail with decorative picture frame trim

1st Floor Study

- ☞ 3-1/4" Oak flooring with flush drop in vents

1st Floor Full Bath

- ☞ Pour in place shower base
- ☞ White Kohler toilet
- ☞ Victorian style cabinet
- ☞ Hard surface tile - \$3.00/sq ft.
- ☞ Full view mirrors

Kitchen and Breakfast Area

- ☞ Hard surface tile - \$3.00/sq. ft.
- ☞ Pantry with wire shelving
- ☞ Kitchen cabinets (see allowance)
- ☞ Granite counter tops – see allowance for entire house
- ☞ Disposal and icemaker line
- ☞ Homeowner to purchase appliances (labor to install by builder)
- ☞ Stainless steel under-mount sink with single lever pull out faucet in satin nickel finish

Family Room

- ☞ Gas log lighter
- ☞ 3-1/4" Oak floors with flush drop in vents
- ☞ Surface of fireplace to be determined by homeowner (see extra sheet)

Laundry Room

- ☞ Hard surface tile - \$3.00/sq. ft.
- ☞ Cabinet with hard surface top and under-mount sink with 4" spread Moen faucet
- ☞ Drop in slop sink in laundry room with cabinet

Hallway, Bedrooms 2,3, & 4 and children's media room

- ☞ 3-1/4" oak flooring with flush drop in vents
- ☞ Wire shelving in all closets

2nd Floor Hall Bathrooms

- ☞ Hard surface tile - \$3.00/sq. ft.
- ☞ Cabinet with granite top and under-mount Kohler 2210 sink with 4" spread Moen faucet
- ☞ White Kohler toilet
- ☞ White Kohler cast iron bathtub (see extra sheet for glass doors)
- ☞ Full view mirrors

Master Bedroom

- ☞ 3-1/4" Oak flooring with flush drop in vents
- ☞ Walk-in closet with wire shelving

Master Bathroom

- ☞ 42 x 60 whirlpool tub
- ☞ Pour in place shower base
- ☞ Cabinet with granite top and under-mount sink with 8" spread Moen faucet
- ☞ White Kohler toilet
- ☞ Linen closet with wire shelving
- ☞ Full view mirror
- ☞ Hard surface tile - \$3.00/sq. ft.

Garage

- ☞ Fully dry-walled and painted
- ☞ Quiet belt driven motor
- ☞ Aluminum insulated garage door

Basement

- ☞ Fully excavated basement with exterior drain tile
- ☞ 9 ft. ceiling
- ☞ Sump pump
- ☞ One (1) 75-gallon water heater

Basement (cont.)

- ☞ Natural light (Vinyl basement windows)

- ☞ Underground rough-in plumbing for full bathroom (see extra sheet)

Special Features

- ☞ 5 white base trim throughout house
- ☞ 3-1/2 white case molding throughout house
- ☞ 2 panel 6' 8" white doors with arch top doors throughout
- ☞ One color paint throughout home (see extra sheet for additional colors)
- ☞ 200amp electrical service
- ☞ All underground utilities
- ☞ Direct-wire smoke detectors with battery backup throughout
- ☞ Schlage bronze door handles throughout
- ☞ All light switches and outlets to be white Decora
- ☞ All recessed can trims to be white on white
- ☞ Electric per lighting plan
- ☞ Two (2) Rheem 90% high efficiency furnaces with 4" media filters and April Air humidifiers
- ☞ Two (2) thirteen Seer Rheem air conditioners
- ☞ Re-circulating hot water line
- ☞ 9' ceilings on 1st floor and basement

For Your Piece of Mind

- ☞ Energy saving insulation throughout home and attics
- ☞ 3/4" plywood sub-floor, glued and nailed
- ☞ All drywall glued and screwed
- ☞ Tyvek house wrap



Monteleone Homes, Inc.

OPTION PRICE LIST

Miscellaneous

	Quantity		Total
<input type="checkbox"/> Brick to 2 nd floor		\$10,600.00	
<input type="checkbox"/> Designer ceilings per room		\$1,400.00	
<input type="checkbox"/> Brick fireplace face		\$2,000.00	
<input type="checkbox"/> Stone (for fireplace) face		\$2,600.00	
<input type="checkbox"/> Marble face (for fireplace)		Priced when ordering	
<input type="checkbox"/> Brick mailbox		\$1,300.00	
<input type="checkbox"/> Chair rail and crown molding		\$ 14.00 / lin. ft.	
<input type="checkbox"/> Extra concrete poured and finished		\$ 6.50 sq. ft.	
<input type="checkbox"/> Grids on window		Priced when ordering	
<input type="checkbox"/> Custom glass shower doors		Priced when ordering	
<input type="checkbox"/> Glass doors for bath tubs		\$ 550.00 each	
<input type="checkbox"/> Extra TV or phone jacks		\$ 85.00 each	
<input type="checkbox"/> Back splash in kitchen		Priced when ordering	
<input type="checkbox"/> Central vacuum systems		\$3,800.00	
<input type="checkbox"/> Security and intercom systems		Priced when ordering	
<input type="checkbox"/> Additional paint colors		\$ 300.00 per bedroom	
<input type="checkbox"/> Lawn irrigation system		\$4,200.00	
<input type="checkbox"/> Labor to install Marble in place of ceramic		\$2.00/sq. ft.	
<input type="checkbox"/> Rear Patio Brick		\$13/sq. ft.	
<input type="checkbox"/> Hardwood floors instead of carpet		\$7.50/sq. ft.	
<input type="checkbox"/> 4" Media Filters		\$800.00 each	
<input type="checkbox"/> 6" recessed can light		\$160.00 each	
<input type="checkbox"/> Alder wood doors with painted jam		\$300 each	

Total miscellaneous extras _____

Anthony Monteleone

Homeowner

Phone: Anthony (773) 858-4357

Fax: (708) 452-6803



Monteleone Homes, Inc.

OPTION PRICE LIST

Plumbing

All plumbing fixtures are to be bought by the purchaser. Plumbing allowance will be credited at closing.

		Total
<input type="checkbox"/> Pot Filler	\$ 600.00	
<input type="checkbox"/> Laundry tub in basement	\$ 600.00	
<input type="checkbox"/> Gas line to BBQ	\$ 300.00	
<input type="checkbox"/> Extra water spigots	\$ 200.00	
<input type="checkbox"/> Extra washer / dryer hook-up	\$ 500.00	
<input type="checkbox"/> Plumbing in basement (underground full bath)	\$3,400.00	
<input type="checkbox"/> Body Sprays for showers	\$350.00 each	
<input type="checkbox"/> Steam Shower	\$2,800 each	
	Total plumbing extras	_____

Anthony Monteleone

Homeowner



Monteleone Homes, Inc.

ALLOWANCES

<input type="checkbox"/> Ceramic tiles	\$3.00 / sq. ft.
<input type="checkbox"/> Light fixtures	\$2,300.00
<input type="checkbox"/> Brick	\$440 per 1,000 brick
<input type="checkbox"/> Front door allowance	\$2,800
<input type="checkbox"/> Cabinets throughout home	\$15,600
<input type="checkbox"/> Landscaping	\$3,200
<input type="checkbox"/> Granite Countertops	\$6,500
<input type="checkbox"/> Carpet on second floor	\$3,000