

NORTHGATE

ESTATES

SEVEN DISTINCTIVE LUXURY HOMES



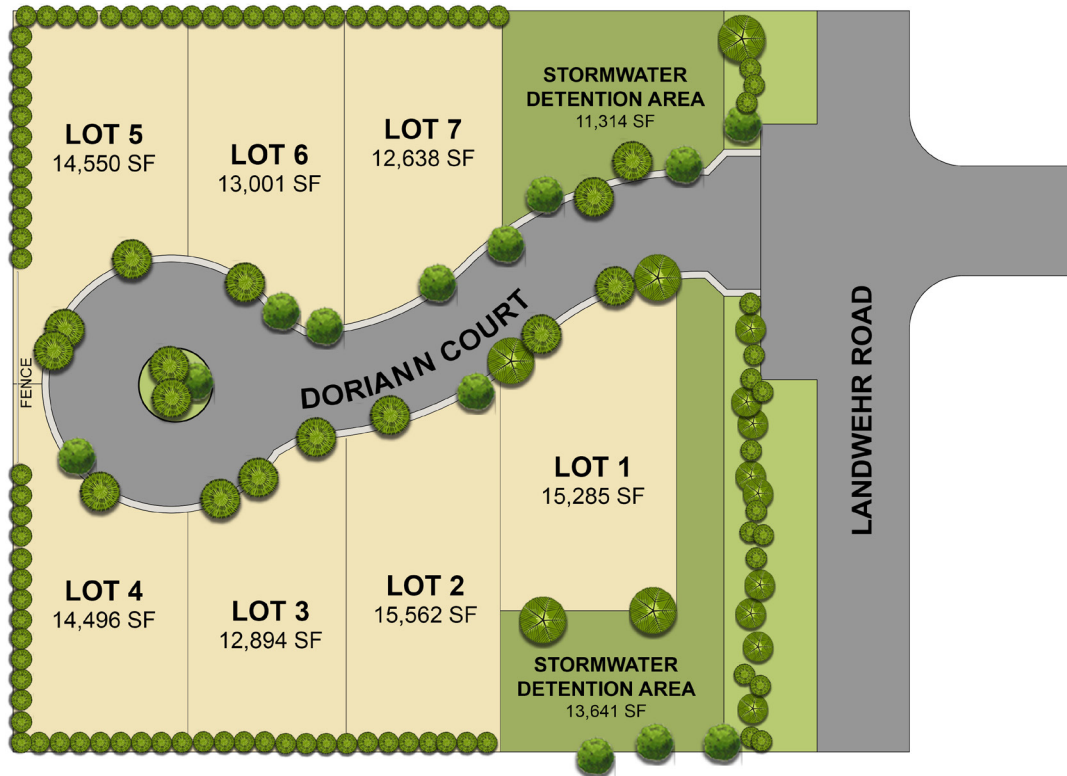
CONNIE DORNAN

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CHRISTIE'S
INTERNATIONAL REAL ESTATE

INSPIRE CELEBRATE RENEW

Northgate Estates introduces new styles of living that embrace a singular aesthetic. Designed by Amazing Homes Developers, each residence harmoniously integrates modern interior living spaces within a pastoral landscape and best of all located in one of Illinois most highly rated school districts.



THE INTERIORS

There is no shortage of inspiration surrounding Northgate Estates. The interior finishes and selections draw from the natural context and are re-imagined in a contemporary interpretation. Fresh, textural and clean lines, Northgate Estates homes deliver comfortable luxury with an intentional focus on materials that evoke peace and serenity.



KEY FEATURES

OAK HARDWOOD FLOORING

TWO & THREE CAR GARAGES

PRIVATE OUTDOOR PATIOS

HIGH-END PLUMBING FIXTURES

CUSTOM CABINETRY

SPA-QUALITY PRIMARY BATHROOMS

LIVING ROOM









KITCHEN

All specifications, features, designs, prices and materials are subject to change. Rooms, dimensions and square footages are only approximations based on architectural measurements and subject to modification without notice. Depicted floor plans and architectural renderings are only an artist's impression.

PRIMARY BATHROOM







THE FLOORPLANS

Crafted to connect people, place and landscape, every home features first floor primary bedrooms and baths, outdoor terraces and high-end finishes throughout. Each home is uniquely defined by spacious open-concept kitchen, living, and dining areas, oak flooring and glass expanses that seamlessly blend the interiors with the natural surroundings to create an atmosphere of privacy and repose.

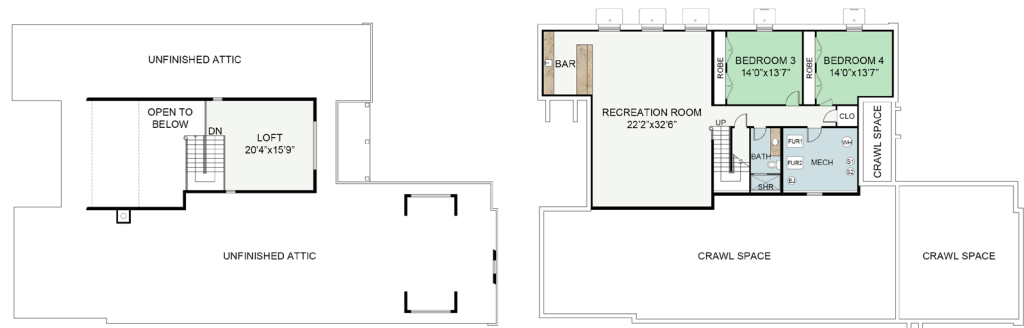
ALIZA

LOT 1





FIRST FLOOR ON SITE PLAN



FINISHED LOFT ON
SECOND FLOOR

OPTIONAL FINISHED
BASEMENT

S I Z E S I N F E E T

LOT AREA: 15,292.16 SQ FT

1ST FLOOR: 4,102.97 SQ FT

2ND FLOOR: 806.79 SQ FT

TOTAL: 4,909.76 SQ FT

FOYER: 14'2" X 8'2"

LIVING ROOM: 16' X 13'2"

KITCHEN: 16'9" X 13'2"

BREAKFAST ROOM: 13'6" X 13'2"

BUTLER'S PANTRY: 7' X 5'9"

WALK-IN PANTRY: 4'6" X 7'

DINING ROOM: 16' X 13'2"

FAMILY ROOM: 22'4" X 20'5"

PRIMARY BEDROOM: 16'9" X 19'9"

SECOND BEDROOM: 12' X 14'

THIRD BEDROOM/OFFICE: 12' X 14'

PATIO: 14'1" X 19'11"

LOFT: 20'4" X 15'9"

THIRD BEDROOM: 14' X 13'7"

FOURTH BEDROOM: 14' X 13'7"

RECREATION ROOM: 22'2" X 32'6"

JACOB

LOT 2





FIRST FLOOR ON SITE PLAN



SECOND FLOOR PLAN



OPTIONAL FINISHED BASEMENT PLAN



S I Z E S D I M E N S I O N S

LOT AREA: 15,555.41 SQ FT

1ST FLOOR: 3,268.18 SQ FT

2ND FLOOR: 806.79 SQ FT

TOTAL: 4,074.97 SQ FT

FRONT PORCH: 6' X 14'8"

DINING ROOM: 16' X 14'8"

KITCHEN: 16'7" X 13'2"

BREAKFAST ROOM: 14'8" X 13'2"

BUTLER'S PANTRY: 7' X 6'

WALK-IN PANTRY: 4'6" X 7'2"

FAMILY ROOM: 19' X 18'5"

PRIMARY BEDROOM: 16' X 17'8"

MUDROOM: 7'1" X 6'10"

PATIO: 16'7" X 17'11"

THIRD BEDROOM: 16' X 12'3"

FOURTH BEDROOM: 14'6" X 13'2"

FIFTH BEDROOM: 12'2" X 15'1"

RECREATION ROOM: 18'3" X 30'6"

LOWER LEVEL BAR: 10'7" X 11'9"

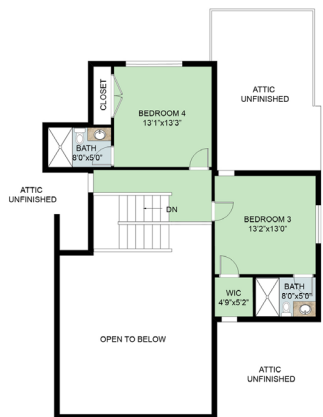
VANESSA

LOT 3





FIRST FLOOR ON SITE PLAN



SECOND FLOOR PLAN



OPTIONAL FINISHED BASEMENT PLAN

S I Z E S I N F E E T

LOT AREA: 12,912.39 SQ FT

1ST FLOOR: 3,234.24 SQ FT

2ND FLOOR: 1,158.98 SQ FT

TOTAL: 4,393.22 SQ FT

COVERED PORCH: 14'9" X 8'3"

FOYER: 7'11" X 6'9"

FAMILY ROOM: 19'11" X 26'7"

KITCHEN: 12'9" X 16'5"

BREAKFAST ROOM: 10'9" X 12'11"

BUTLER'S PANTRY: 6'3" X 7'

WALK-IN PANTRY: 4'6" X 7'

DINING ROOM: 15'2" X 12'2"

PRIMARY BEDROOM: 17'2" X 16'

SECOND BEDROOM: 12'2" X 12'1"

PATIO: 20'4" X 9'

THIRD BEDROOM: 13'2" X 13'

FOURTH BEDROOM: 13'1" X 13'3"

FIFTH BEDROOM: 11'6" X 13"

RECREATION ROOM: 32'6" X 25'11"

LOWER LEVEL BAR: 9'6" X 9'

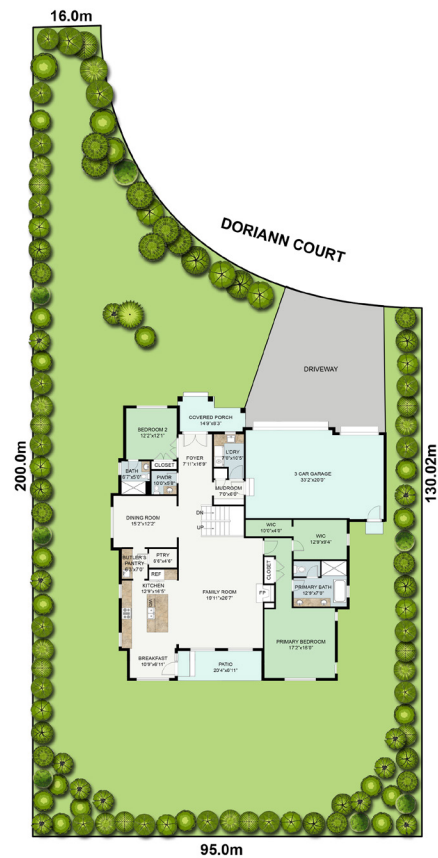
CARLOS

LOT 4





FIRST FLOOR ON SITE PLAN



SECOND FLOOR PLAN



OPTIONAL FINISHED BASEMENT PLAN



S I Z E D I M E N S I O N S

LOT AREA: 14,500.24 SQ FT

1ST FLOOR: 3,408.37 SQ FT

2ND FLOOR: 1,135.70 SQ FT (14' ceilings)

TOTAL: 4,544.07 SQ FT

COVERED PORCH: 14'9" X 8'3"

FOYER: 7'11" X 6'9"

FAMILY ROOM: 19'11" X 26'7"

KITCHEN: 12'9" X 16'5"

BREAKFAST ROOM: 10'9" X 6'11"

BUTLER'S PANTRY: 6'3" X 7'

WALK-IN PANTRY: 6'6" X 4'6"

DINING ROOM: 15'2" X 12'2"

PRIMARY BEDROOM: 17'2" X 16'

SECOND BEDROOM: 12'2" X 12'1"

PATIO: 20'4" X 6'11"

THIRD BEDROOM: 13'2" X 13'

LOFT: 15'6" X 17'3"

FOURTH BEDROOM: 11'6" X 13"

RECREATION ROOM: 32'6" X 25'11"

LOWER LEVEL BAR: 9'6" X 7'

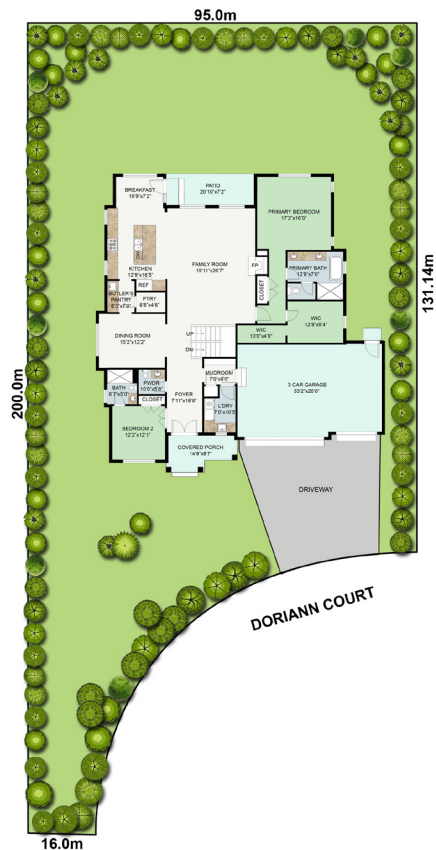
SASHA

LOT 5





FIRST FLOOR ON SITE PLAN



SECOND FLOOR PLAN



OPTIONAL FINISHED BASEMENT PLAN

LOT AREA: 14,549.79 SQ FT

1ST FLOOR: 2,411.33 SQ FT

2ND FLOOR: 1,135.70 SQ FT (14'ceilings)

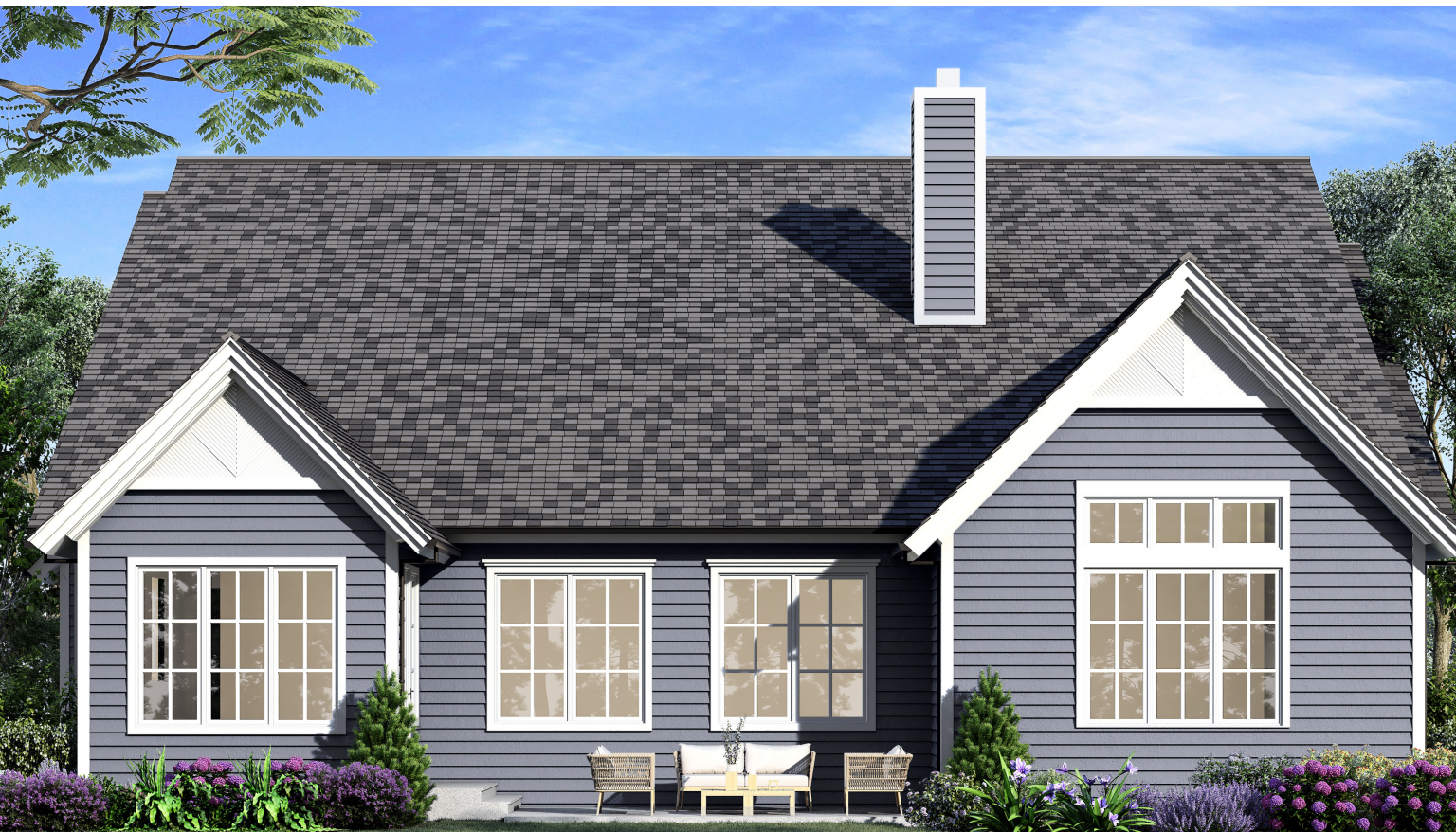
TOTAL: 4,547.03 SQ FT

LOWER LEVEL BAR: 9'6" X 7'

MARINA

LOT 6





Overall Dimensions:
 Total Width: 85.0m
 Total Depth: 131.14m
 Right Side Depth: 168.74m
 Bottom Right Depth: 17.26m

Rooms and Dimensions:
 - PRIMARY BEDROOM: 12'2"x16'
 - PRIMARY BATH: 10'0"x11'
 - WIC: 12'0"x6'
 - FAMILY ROOM: 18'11"x26'7"
 - KITCHEN: 12'0"x16'
 - BREAKFAST: 10'0"x12'11"
 - DINING ROOM: 15'2"x12'
 - BED: 10'0"x12'
 - KITCHEN PANTRY: 6'0"x7'0"
 - FRY: 6'0"x6'0"
 - BATH: 4'0"x7'0"
 - BEDROOM 2: 12'2"x12'
 - CLOSET: 4'0"x7'0"
 - HALL: 11'0"x6'0"
 - ENTRY: 7'0"x10'0"
 - COVERED PORCH: 11'0"x6'7"
 - 2 CAR GARAGE: 24'2"x21'0"
 - DRIVEWAY

Other Features:
 - Stairs: UP, DOWN
 - Closets: CLOSET, CLOSET
 - PP (Pantry)
 - DORIAN COURT (Front Street)

The second floor plan features a central staircase labeled "DOWN" leading to the first floor. To the left of the stairs is a large "OPEN TO BELOW" area. The right side of the floor contains three bedrooms: Bedroom 3 (12' x 13'), Bedroom 4 (13'1" x 13'3"), and a smaller Bedroom (9'9" x 5'2"). There are two bathrooms: one near the stairs (8'0" x 5'0") and another near Bedroom 3 (8'0" x 5'0"). A closet is located near Bedroom 4. The top and bottom right areas are labeled "ATTIC UNFINISHED".

Floor plan of the second floor. The plan includes a large Recreation Room (32'0" x 25'11") with a bar (9'6" x 5'0") and a game room (17'11" x 10'0"). There is also a bathroom (10'3" x 5'0"), a mechanical room (10'3" x 10'11"), a bedroom (5'11" x 13'0"), and a walk-in closet (5'4" x 7'5"). A large crawl space is located on the left side. The plan also shows a staircase, a furnace, a water heater, and a gas meter.

S I Z E S D I M E N S I O N S

LOT AREA: 12,997.86 SQ FT

1ST FLOOR: 3,222.28 SQ FT

2ND FLOOR: 1,158.98 SQ FT

TOTAL: 4,381.266 SQ FT

COVERED PORCH: 14'9" X 8'3"

FOYER: 7'11" X 16'9"

FAMILY ROOM: 19'11" X 26'7"

KITCHEN: 12'9" X 16'5"

BREAKFAST ROOM: 10'9" X 12'11"

BUTLER'S PANTRY: 6'3" X 7'

WALK-IN PANTRY: 6'6" X 4'6"

DINING ROOM: 15'2" X 12'2"

PRIMARY BEDROOM: 17'2" X 16'

SECOND BEDROOM: 12'2" X 12'1"

PATIO: 20'4" X 9'

THIRD BEDROOM: 13'2" X 13'

FOURTH BEDROOM: 13'1" X 13'3"

FIFTH BEDROOM: 11'6" X 13"

RECREATION ROOM: 32'6" X 25'11"

LOWER LEVEL BAR: 9'6" X 9'

VERONICA

LOT 7





FIRST FLOOR ON SITE PLAN



SECOND FLOOR PLAN



OPTIONAL FINISHED BASEMENT PLAN



S N O S N E D I N E

LOT AREA: 12,633.15 SQ FT

1ST FLOOR: 3,054.81 SQ FT

2ND FLOOR: 1,239.66 SQ FT

TOTAL: 4,294.47 SQ FT

FRONT PORCH: 6' X 14'8"

DINING ROOM: 16' X 13'2"

KITCHEN: 16'7" X 13'2"

BREAKFAST ROOM: 14'8" X 13'2"

BUTLER'S PANTRY: 7' X 6'2"

WALK-IN PANTRY: 4'6" X 7'2"

FAMILY ROOM: 19' X 18'5"

PRIMARY BEDROOM: 15' X 17'8"

MUDROOM: 7'1" X 6'10"

PATIO: 16'7" X 17'11"

THIRD BEDROOM: 16' X 12'3"

FOURTH BEDROOM: 14'6" X 13'2"

FIFTH BEDROOM: 12'2" X 15'1"

RECREATION ROOM: 18'3" X 30'6"

LOWER LEVEL BAR: 10'7" X 11'9"



THE SPECIFICATIONS

FOYER

- Flooring: 3.25" Oak Hardwood Flooring
- Surface mount light fixture per allowance or Builders selection
- Solid wood double door

DINING / LIVING ROOM

- Flooring: 5" Oak Hardwood Flooring
- 12' ceilings in Dining Room
- Coffered ceiling in Living Room

KITCHEN

- Flooring: 3.25" Oak Hardwood Flooring
- Cabinets: Shaker cabinets with 42" uppers and integrated LED under cabinet lighting
- Tiled backsplash
- Countertop: Granite 1 1/4" straight edge finish. Material per Builder's selection or allowance

- Double trash pull out
- Sink: stainless steel undermount
- Faucet: Grohe pull-down single handle kitchen sink faucet with spray or equivalent
- Two pendant lights over island
- Outlet in island cabinet for microwave

APPLIANCES

- Refrigerator: 48" Stainless Steel Appliance Package (Thermador or similar quality)
- Cooktop: 36" Stainless Steel gas cooktop with ventilation hood
- Oven: 30" Built-In Stainless Steel Electric Wall Oven
- Dishwasher: 24" Stainless Steel Dishwasher
- Built-in Microwave
- Disposal: GE 1/2 HP continuous feed garbage disposal with airswitch

POWDER ROOM

- Flooring: 3.25" Oak Hardwood Flooring
- Vanity: Pedestal Sink
- Faucet: Grohe Widespread or equivalent
- Toilet: Toto elongated chair height toilet with soft close seat or equivalent
- Towel bar and toilet paper holder per allowance or Builders selection

FAMILY ROOM

- 3.25" Oak Hardwood Flooring
- Pre-fabricated gas fireplace
- Hearth porcelain surround or per Builder's selection or allowance

PRIMARY BEDROOM

- Flooring: 3.25" Oak Hardwood Flooring
- Closet: Professionally designed Closet System per Builders selection or allowance

PRIMARY BATH

- Tile: Porcelain tile on floor, shower floor and shower walls to ceiling
- Vanity: Shaker cabinetry and custom mirror with light fixture above
- Sinks: undermount sink
- Lav faucets: Grohe Widespread bathroom sink faucet with lever handles or equivalent
- Shower faucets: Kohler with two body sprays, shower head, and handshower or equivalent
- Toilet: Toto elongated dual-flush chair height toilet with soft close seat or equivalent
- Towel bar and toilet paper holder per allowance or Builders selection
- Countertops: Granite 1 1/4" straight edge finish. Material per Builder's selection or allowance

- Custom mirror above vanity

SECOND / THIRD BEDROOMS

- Flooring: 3.25" Oak Hardwood Flooring
- Ceilings per plan

ADDITIONAL BATHS

- Tile: Porcelain tile on floor and tub walls to ceiling
- Vanity: Shaker cabinetry and custom mirror with light fixture above
- Sink: undermount sink
- Lav faucet: Grohe Widespread bathroom sink faucet or equivalent
- Tub: 5' Underscore tub or per Builder's selection
- Granite 1 1/4" straight edge finish. Material per Builder's selection or allowance
- Shower faucet: Grohe or equivalent
- Toilet: Toto elongated dual-flush chair height toilet with soft close seat or equivalent
- Towel bar and toilet paper holder per allowance or Builders selection

LAUNDRY AREA & MUDROOM

- LG Washer & Dryer or equivalent per allowance or Builders selection
- Flooring: Porcelain tile
- Custom storage cabinetry
- 30" base cabinet with undermount sink
- Custom built-in cubbies in Mudroom

BASEMENT

- Egress window
- Sump and ejector pump system
- Plumbing rough-in for future bathroom - optional upgrade

INTERIOR FINISHES

- Doors: Two-panel Shaker painted white semi-gloss finish

- Door Hardware: Emtek or equivalent
- Trim: 7-1/4" Base and 3-1/4" Casing painted white semi-gloss finish
- Paint: Sherwin Williams flat finish on walls up to 5 colors.
- Ceilings: Sherwin Williams White flat finish paint
- Switches/Outlets: Flat-panel Decora
- 10' Ceilings throughout and vaulted ceilings per plan
- All additional bathroom mirrors part of Accessory Allowance
- All towel and paper holders part of Accessory Allowance

GREEN FEATURES

- American Standard or equivalent High efficiency Energy Star furnace with air conditioning and humidifier
- Programmable Wi-Fi-enabled learning thermostat
- Casement windows with low E insulated glass with grilles in air space
- LED can lights per plan Dual Zoned heating & Cooling

ADVANCED TECHNOLOGICAL LIFESTYLE FEATURES

- Network Distribution Center
- CAT 6 wiring

OUTDOOR TERRACE

- Brick paved patio
- Frost-proof hose bib

GENERAL FEATURES

- Tyvek house wrap
- James Hardie Exterior horizontal siding
- Soffit, Fascia, Pre-Finished Aluminum K-Gutter and Oversize Downspout
- Smoke and carbon monoxide detectors hardwired
- Front walkway brick pavers
- 3' stone front exterior per plan
- Garage with insulated overhead door and two

- remote controls for garage door opener
- Asphalt driveway with brick border
- Concrete sidewalks
- Professional landscape per plan
- Passive radon mitigation system
- Custom Oak staircase
- Metal spindles & Oak railings
- Painted white risers
- Closet organizers for all closets in Bedroom Suites
- Poured concrete foundation
- Exterior walls 2x6 studs
- Interior walls 2x4 studs
- 2x12 & 2x10 floor joint and roof rafters
- 5/8" drywall
- R38 batted wall insulation & attic blow
- Sump pump per plan in basement
- Copper service plumbing lines with 1 1/2" main water service pipe with PVC Drain Tiles
- Two 42 Breaker Electrical Service Panel, 400 AMP Underground Service
- Decora switches and outlets
- Two Exterior GFCI Receptacles (1-Front, 1-Back)
- Plumbing- Two Exterior "Frost Free" Hose Bib Water Spigots (1-Front, 1-Rear)
- Garage Doors - Pre-Finished, Insulated Over Head Doors with two transmitters

EXTERIOR SPECIFICATIONS

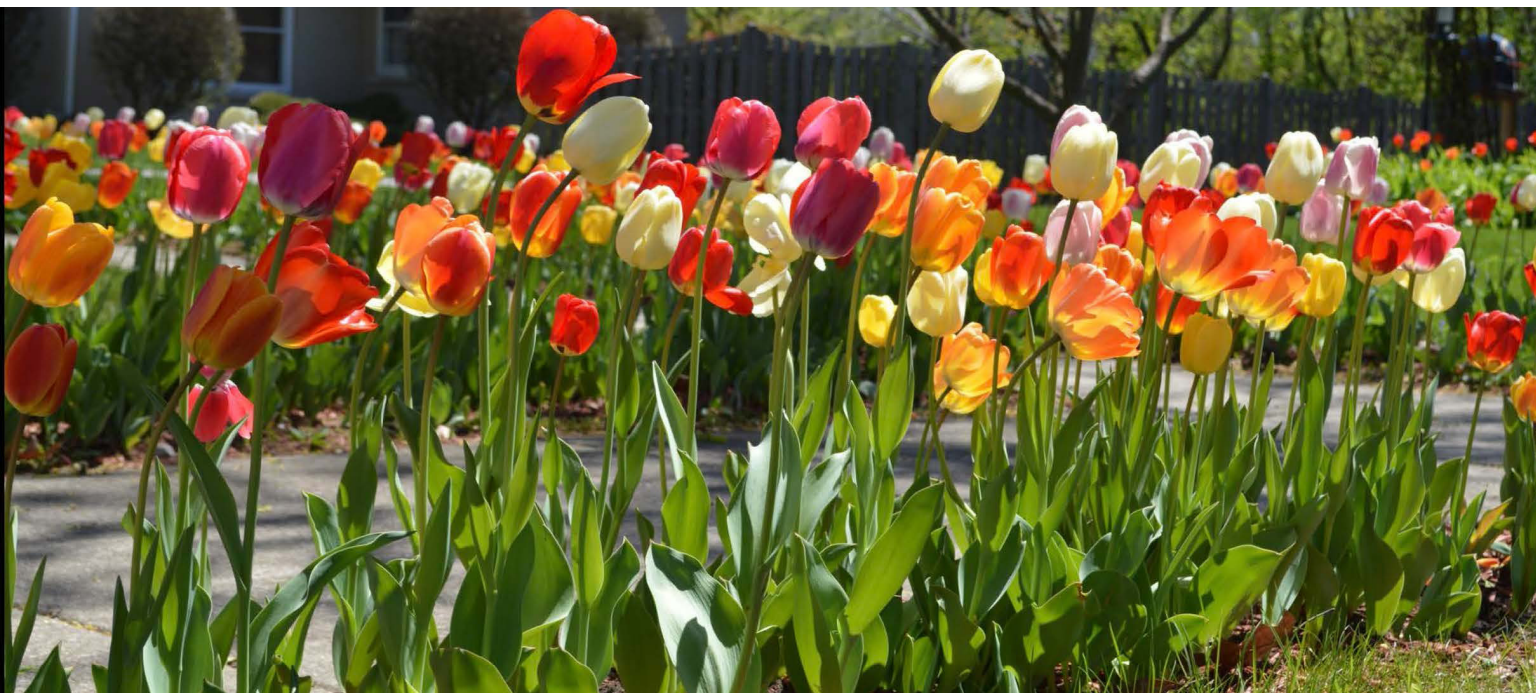
- James Hardie horizontal exterior siding
- Casement Windows with Low E Insulated Glass with Grilles in the Air Space
- Roof Shingles: IKO 30 Year Architectural Grade
- Poured Concrete Foundation
- Exterior Walls are Protected by Waterproofing Applications
- Batted Outside Walls Insulation with R38 Blow in Attic
- CDX 4-Ply Plywood & Vapor Barrier (TYVEC) on all exterior walls and roof
- Pre-Finished Aluminum K-Gutter and Oversize Downspout





THE AREA

For more than 100 years, the Village of Northbrook has offered enhanced quality of life, in a singular setting with an endless array of cultural and recreational activities.





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ESTATES



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847.208.1397 | CONNIE@CONNIEDORNAN.COM

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