



## THE NEW TOWN AT ST. CHARLES INVENTORY HOMES

*Imagine a place where you are within a short walk from civic greens, an amphitheater, a pool club, Marsala's Market, restaurants, bars, neighborhood stores & more. Your imagination is reality with these charming homes ready for early move in. These models represent the best of old and new, creating an inviting place you'll be proud to call home. Get back to living in this wonderful small town setting today!*



**Model 856 II**  
**Site 1211**

Location! Location! Location! This single-level home is perfect for anyone desiring to be right in the hub of the Theater District activities and amenities. The well-proportioned rooms are further enhanced by 9' ceilings and additional Kolbe & Kolbe windows. See sales consultant for a floor plan and a complete listing of features.

- 1 bedroom w/ office, 2 bath
- One-story cottage villa

**\$124,645**



**Model 952 II**  
**Site 1204**

This home is located in the heart of the first neighborhood center. You are minutes away from Marsala's Market, Amphitheater, shops and restaurants. Some features of this home are 9' ceilings, Kolbe & Kolbe windows with colored sashes, 5' shower with seat in owners' bath, satin nickel door hardware and more. See sales consultant for a floor plan and a complete listing of features.

- 1 bedroom w/ office, 2 bath
- One-story cottage villa

**\$132,705**



**Model 904 II Condo**  
**Site 2642 D2**

This two-bedroom, two-bath single-level condo offers luxury new urban living at an affordable price. Quality features include 42" kitchen wall cabinets, 9' ceilings, Kolbe & Kolbe windows and more. This particular condo is also equipped with the necessary prewires and phone jacks as well as a pattern countertop and upgraded door hardware. See sales consultant for a floor plan and a complete listing of features.

- 2 bedroom, 2 bath
- One-story condo

**\$99,500**

~~**\$136,025**~~



**Model 1024-VI**  
**Site 2312**

This two-bedroom detached cottage offers all the benefits of New Town living at an affordable price. Quality features include two-car garage, 3/4 bath rough-in, Kolbe & Kolbe windows, Certainteed siding and much more. See sales consultant for a floor plan and a complete listing of features.

- 2 bedroom, 2 1/2 bath
- Two-story cottage

**\$171,920**

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This two-bedroom rowhome offers all the benefits of New Town living at an affordable price. Quality features include 8' doors on first floor, 3/4 bath rough-in, Kolbe & Kolbe windows, transom above patio door and much more. See sales consultant for a floor plan and a complete listing of features.

**Model 1280-II**  
**Site 2316**

- 2 bedroom, 2 1/2 bath
- Two-story rowhome

**\$159,900**  
~~**\$181,155**~~

**SOLD!**



This three-bedroom cottages offers all the benefits of New Town living at an affordable price. This home comes with features such as 42" cabinets, window treatments, 12x12 patio, all appliances including a washer and dryer and much more. See sales consultant for a floor plan and a complete listing of features.

**Model 1280-I**  
**Site 2314**

- 3 bedroom, 3 1/2 bath
- Two-story cottage

**\$185,000**  
~~**\$202,316**~~

**SOLD!**



This plan is part of our popular Traditional Neighborhood series. Some of the features of this home include optional windows added throughout, satin nickel hardware, necessary prewires and phone jacks, colored window sashes and more. See Sales Consultant for a floor plan and a complete listing of features.

**Model 1550-18**  
**Site 8359**

- 3 bedroom, 2 1/2 bath
- Two-story single-family

**\$214,020**



This site combines a popular Traditional Neighborhood plan with a prime lake view in the Beach District. Upgrades include special elevation, optional windows, satin nickel hardware and much more. See sales consultant for a floor plan and a complete listing of features.

**Model 1550-18**  
**Site 8362**

- 3 bedroom, 2 1/2 bath
- Two-story single-family

**\$215,250**

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**Whittaker**  
*Interiors*

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**Model 1550-18**  
**Site 3325**

This Model 1550 Traditional Neighborhood plan is extremely popular and Site 3325 contains features which make it even more appealing. These features include wood flooring, 42" maple cabinets with crown molding, upgraded paint and custom color, additional windows, upgraded appliances and more. See sales consultant for a floor plan and a complete listing of features.

- 3 bedroom, 2 1/2 bath
- Two-story single-family

**\$229,465**



**Model 1280**  
**Site 307**

This three-bedroom cottage offers all the benefits of New Town living at a great price. Quality features include custom elevation, a beautiful 8' mahogany front door, spacious first floor with 10' ceilings, enjoy the screened deck and much more. See sales consultant for a floor plan and a complete listing of features.

- 3 bedroom, 2 1/2 bath
- Two-story single-family

**\$238,411**



**Model 1159-I**  
**Site 3308**

This delightful ranch cottage is ready for immediate occupancy, it has a wide front porch, additional windows throughout, wood flooring, gourmet kitchen with cherry cabinets, upgraded appliances and much more. See sales consultant for a floor plan and a complete listing of features.

- 2 bedroom, 2 bath
- One-story Cottage

**\$195,500**

~~**\$267,304**~~



**Model 1520-IV**  
**Site 3140**

A widely popular cottage plan that is ready to be called home to a lovely family. Some of the design features include double front porch, enlarged side entry garage, additional prewires throughout along with several additional windows and much more. See sales consultant for a floor plan and a complete listing of features.

- 3 bedroom, 2 1/2 bath
- Two-story Cottage

**\$279,703**

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Homes



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**Model 1984**  
**Site 2317**

This elegant row home features a ventless fireplace, 8' interior doors on the first floor, numerous prewires and TV/cable outlets, 3/4 bath rough-in, satin nickel hardware, an additional window in the two car garage and much more. See sales consultant for a floor plan and a complete listing of features.

- **3 bedroom, 2 1/2 bath**
- **Two-story row home**

**\$322,630**

**SOLD!**



**Model 1984-II**  
**Site 2212**

This stunning sideyard home is as unusual as it is elegant with a distinctive courtyard for ample outdoor enjoyment. Further amenities include 3-car garage with separate garage doors, 8' tall doors on first floor, 5' cultured marble shower in owners bath, additional prewires and much more. See sales consultant for a floor plan and complete listing of features.

- **3 bedroom, 2 1/2 bath**
- **Two-story single-family**

**\$332,800**

**SOLD!**



**Model 2882-I**  
**Site 308**

This is a very popular model with custom elevation including cupola and double front porch and other desirable features, such as, a three-car side entry garage, ventless gas fireplace, 8' doors on the first floor, zoned HVAC. This home also has landscaping and fencing included along with numerous design upgrades. See sales consultant for a floor plan and a complete listing of features.

- **4 bedroom, 2 1/2 bath**
- **Two-story single-family**

**\$483,835**

**SOLD!**



**Model 1984-I**  
**Site 1022**

Enjoy New Town in this fully upgraded 1984 model rowhome. Located at the corner of N. New Town Ave. and Domain Street, you will be within walking distance to many of New Town's attractions, including the amphitheatre and Marsala's Market. Watch a beautiful sunset over the canal from your forecourt, or enjoy a quiet drink in the elegantly landscaped courtyard. This home features easily maintained landscaping, perfect for those who want to enjoy all of the activities New Town has to offer!

- **3 bedroom, 2 1/2 bath**
- **Two-story rowhome**

**\$319,000**

~~**\$665,505**~~

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### Custom Home Site 1328

(Must have pre-approval from lender for house to be shown)

This magnificent New Orleans style mansion is as comfortable as it is sumptuous. Located between an elegant row of detached "Galt Houses" and a large civic green, this stunning home stands alone as the epitome of luxury living in New Town. The exquisitely appointed interior boasts three floors of the finest materials available and unparalleled craftsmanship.

Quality features include Venetian plaster throughout, 8' solid wood mahogany doors, custom trim and elevator. First floor highlights include 12' ceilings, a grand entry hall, library, walk-in wine cooler and huge hearth room/dining area. The kitchen features custom Dura Supreme cabinetry, Silestone countertops, twin Sub-Zero refrigerators and an Aga range making it perfect for entertaining. The second floor is home to three bedrooms including the spacious owner's bedroom with veranda overlooking the Grand Canal and fountains. An enormous walk-in closet and spectacular owner's bath featuring a decadent Kohler Sok tub complete the space. Also on the second floor is a charming playroom/loft large enough for a slumber party of 12. The third floor includes a generous guest suite with walk-in closet and inviting sauna as well as a handsomely designed Rec room with both pool and poker tables. This amazing home continues upward with a fourth floor, rooftop, tower room perfect for entertaining and a state-of-the-art Catalina Spa. The breath-taking 360-degree, panoramic vista provides the full landscape of New Town and beyond with dramatic views of the Illinois river bluffs and gorgeous sunsets.

Back on earth a beautiful old-brick courtyard with fountain beckons you to relax with a good book or simply lounge next to the in-ground plunge pool. Here too is where you'll find a separate Artist's Studio at one end and an additional separate Guest Suite at the other. Inside and out this remarkable 5,000 Sq. foot home offers an incredible opportunity to enjoy all the fun and excitement of New Town living from the best seat in the house.

- 5 bedroom, 6 1/2 bath
- Three-story single-family

**\$1,295,000**

~~**\$2,200,000**~~

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