

Lake Ridge Club Sales Brochure
(Original Material provided by Al Morphy)



Lake Ridge Club



Callaghan Associates, Inc.

Model (630) 323-5050
Office (630) 887-9666

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DELUXE AMENITIES INCLUDED IN THE PURCHASE PRICE
(See individual unit brochure for added amenities.)

GENERAL FEATURES

- 9 foot first floor ceilings plus tray and cathedral ceilings
- Wood burning fireplace, gas lighter
- Security system
- Basement - 7'6" height
- First floor laundry
- Two 40 gallon hot water heaters
- Smoke detector alarms
- Sound insulated powder room and master bedroom
- Beautiful ponds (Stocked fish)
- Completely landscaped
- Sprinkler system (with well supply)
- Chicago water from the Village of Burr Ridge

EXTERIOR FEATURES

- Cedar Shake roofing, stainless flashing
- Custom used common face brick on all four sides
- Stuccato with cedar trim
- Screened porch, concrete floor
- Asphalt drives with concrete curb
- Extra guest parking
- Street lighting
- Garage bracket lights on solar switches for community safety
- Concrete front walk
- Fiber-classic front door
- Insulated panel garage doors with operators

ENERGY SAVING FEATURES

- 92% efficient furnace
- Central air conditioning
- Electronic air cleaner
- Humidifier
- Time set-thermostat - Digital
- R-22 exterior wall value insulation
- R-38 Ceiling (R-30 cathedral) value insulation

INTERIOR FEATURES & FINISHES

- | | |
|-------------------|--|
| Trim | <ul style="list-style-type: none"> • Flush oak, colonist or classique doors with deluxe trim to match • Pella patio french doors • Schlage or Westlock hardware • Hurd insulated wood casement windows • Custom built stairs & oak railings |
| Kitchen | <ul style="list-style-type: none"> • Choice of style and finish for custom mill made to order cabinets • Koehler cast iron sink • Formica decorator counter tops • Electrical appliances in color • Range hood & fan built into cabinets • Cook top (surface mount) • Oven and microwave (most built-in) • Dishwasher and Garbage disposal • Water line for ice maker |
| Baths | <ul style="list-style-type: none"> • Koehler fixtures in choice of standard colors • Moen faucets or equal • Pedestal sink in powder room • Whirlpool tub in master bath • Separate shower enclosure in master bath • Fan with heat in master bath • Corian vanity tops in master bath • Cultured marble tops in other baths • High fashion ceramic tile floors |
| Floors | <ul style="list-style-type: none"> • Strip oak in kitchen, dinette, keeping room and dining room • Ceramic or oak in foyer • Carpet in bedrooms, stairs, halls, study, and great room • Roll-goods by Mannington in utility room |
| Electrical | <ul style="list-style-type: none"> • Decora flat switches & outlets • Inch light above desk • Recessed lighting per plan • 4 telephone & T.V. cable ready outlets • 200 amp electrical service • Door chime • Complete installation of fixtures supplied by buyer |

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LAKE RIDGE CLUB

CLUB, "A group of people joined together for some special purpose". This is Lake Ridge Club.

It has become evident that there are very few places where the Empty Nester or those desiring this atmosphere can live. Most other developments are attached units where living is restricted to constantly being aware of adjoining dwellers. LAKE RIDGE CLUB is made up of free standing individual homes built on a parcel of land, just large enough for the home that you own. There are other units close at hand but not adjoining, and all homes are grouped in small clusters with none facing the main road.

The homes themselves are of the finest construction. Beware, everyone tells their customers this. So, look at the list of meaningful amenities included. It is a list of deluxe construction items not normally found even in better built homes. LAKE RIDGE CLUB is meant to be and will be the PREMIER COMMUNITY.

All the open land, the ponds, the fitness station and trail are shared commonly by all. The private streets are open only through one entry from 79th Street to help maintain a quiet environment. The maintenance of the exterior of your home, driveway, all the open space including landscaping and the ponds is the responsibility of the Homeowners Association.

Thus, we have at our CLUB a home within a home.

Welcome!

Your Host,

CALLAGHAN ASSOCIATES, INC.

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LAKE RIDGE CLUB HOMEOWNER'S ASSOCIATION

The annual assessment paid to Lake Ridge Club Homeowner's Association provides the funds to cover many of the costs formerly associated with home ownership. Typical of these items of expense currently being provided for through this assessment are the following:

1. Maintenance of all common grounds, including fertilizing, landscaping, re-seeding, mowing, seasonal planting and cultivating flowers, shrubs and trees as needed. Includes replacement as required.
2. Removal of snow from streets and driveways. Does not include porches, patios or service walks.
3. Cleaning and maintaining lakes as needed.
4. Management fees.
5. Payment of real estate taxes and insurance on all common areas.
6. Reserves for repair and maintenance of large capital items.
7. Garbage removal Thursday each week.
8. Repainting and recaulking the exterior on each unit as required.
9. Roof repairs, including cleaning, caulking and periodic maintenance.
10. Exterior window wash, two times a year.

The annual assessment estimate for the Lake Ridge Club Homeowner's Association is \$1,800 per year. This figure may vary with club completion and cost changes in the above listed items. The fee is prorated from the date of closing and payable annually thereafter. Upon sales of 62 units the Association will be transferred from Callaghan Associates, Inc. to the Homeowners.

The developer will provide a maintenance building and a truck for maintenance and plowing. Also, as needed, lawn mowers and maintenance equipment. These items will be paid from development funds and will be turned over to the Homeowner's Association.

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LAKE RIDGE CLUB Burr Ridge

A Callaghan Associates, Inc. Development

Located on the South side of 79th Street, 3/4 miles West of County Line Road and 1/4 mile East of Madison Street, in Burr Ridge.

