

# Exclusively Inverness

magazine

INSIDE THIS ISSUE...

THE ESTATES AT  
**Inverness  
Ridge**

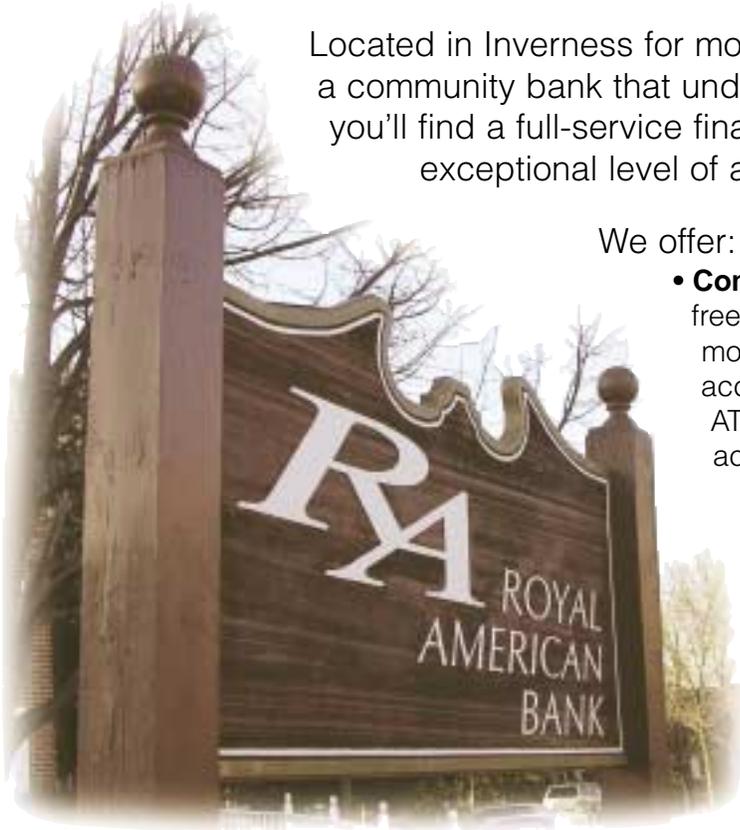
2003  
**Home Sales**

# We're Your Bank

Located in Inverness for more than 13 years, Royal American is a community bank that understands *your* community. At Royal, you'll find a full-service financial institution that provides an exceptional level of attention, support and expertise.

We offer:

- **Comprehensive banking**, including free checking, interest bearing checking, money market accounts, CDs, savings accounts, mortgage and personal loans, ATM and debit cards, online banking, and access to surcharge-free ATMs worldwide.
- **Full-service trust department**, providing financial planning, investment management and trust administration.
- **Personalized solutions**, designed to meet your specific financial needs and goals.



We invite you to visit us in Williamsburg Village (located

at the corner of Roselle and Euclid Roads), 1604 W. Colonial Parkway. Call us at **847-202-8300** and ask for President and Shareholder Kelly O'Keeffe, or visit our website at **[www.royalamerican.com](http://www.royalamerican.com)**.



BENSENVILLE  
BLOOMINGDALE  
ELGIN  
INVERNESS  
NAPERVILLE

Your Community's Bank



# letter from the editor



Welcome to *Exclusively Inverness* magazine.

The mere mention of Inverness conjures images of rolling hills, large expanses and wooded acreage. It evokes thoughts of an upscale community with a picturesque backdrop. Inverness offers someone a wonderful opportunity to make a desirable community their home. From the classic homes of McIntosh to the new upscale development of The Estates at Inverness Ridge, from the independence and privacy of a property with acreage to gated communities, Inverness offers a wide range of housing to accommodate most every lifestyle.

Every new issue of *Exclusively Inverness* magazine will highlight the diverse and interesting homes that make Inverness so unique. We will feature professional photography and articles expounding on a select few properties available for sale exclusively in Inverness.

Our goal is to make this magazine your magazine. We welcome input from you and your thoughts of what we should include to make *Exclusively Inverness* magazine something special. If there are events or issues that would be of interest to the community, please feel free to let us know. We will strive to be a valuable source of information, not only about featured homes for sale, but also subjects of interest to you and your neighbors.

We hope you enjoy this spring edition and look forward to future issues.

Chris Jacobs  
Broker Associate  
RE/MAX Countryside

# contents

SPRING 2004

- 2 The Estates at Inverness Ridge  
One of Inverness' newest communities
- 5 Did You Know?  
A brief recap on the history of Inverness
- 8 2003 Home Sales  
One full year of sales history





# Welcome to the Estates at Inverness Ridge

The beauty of  
The Estates  
at Inverness  
Ridge is  
apparent  
immediately  
upon driving  
into the  
development.

What's at the top of the wish list for today's new homebuyers? An upscale gated community? A convenient worry free lifestyle? Picturesque views? All this and much more is available at The Estates at Inverness Ridge by Toll Brothers.

Designed to resemble an Old English Cotswold village, this attractive upscale community of 119 semi-custom single family homes has all of the features that any homeowner could desire, including lavish finishes, various fireplaces, and fine detailing.

The beauty of The Estates at Inverness Ridge is apparent immediately upon driving into the development. A gated entrance complete with an old stone gatehouse stands in the middle of a lushly landscaped boulevard. The entry road leads to a quaint cobblestone bridge. Streets are broad and traffic free, accented by decorative streetlights as well as by stone and bronze street signs. Charming custom mailboxes lend a unique and individualized touch.



Homes are scattered throughout the community on quarter acre lots, allowing abundant green space and attractive vistas in every direction. The elegant yet subtly designed residences are set well back from the streets for privacy and maximum visual impact. Prairies, conservation areas, and wetlands combine to provide a picturesque natural setting.

Two-story homes vary in size from three to five bedrooms with 2,650 to 4,300 square feet of interior space. All models have been designed with distinctive and unique elevations. Exteriors are traditionally styled with brick, stucco, and fiber cement siding. Base prices range from the low \$600,000s to over \$1 million.

A typical home is the Mayfield model, a casually elegant home that is geared toward today's move-up family. The Mayfield is a 3,400 square foot home that showcases 4 bedrooms, 2-1/2 baths, and a two-story foyer with a flared oak staircase.

The spectacular 24' x 18' great room, located adjacent to the foyer, has a soaring 2-story ceiling, multiple custom oversized windows, and a

*continued on page 6*

## ↘ We've got loan opportunities as big as your dream house.



When it comes to offering a big list of ways to get you into your big dream home, Countrywide® is a true giant among lenders. For example, our Zero Down Plus loan offers homebuyers a no down payment loan up to \$440,000; add in 3% in financed closing costs and go up to \$453,200. Other available options include:

- ↘ Loans up to \$400K with as little as 5% down
  - up to \$650K with as little as 10% down
- ↘ Loans up to \$2 million

In addition to these, if you want your loan in a big hurry, our exclusive Fast & Easy program eliminates the usual paperwork and verification process for buyers with excellent credit. So call me today. This is one big opportunity you won't want to miss.



### **Tom Cramer**

Home Loan Consultant  
1250 S. Grove Ave.  
Barrington, IL 60010  
(847) 277-7012 Office  
(847) 308-7012 Cell  
(847) 277-7206 Fax

Web Site: <http://home.countrywide.com/tomcramer>



# **Countrywide®**

## **HOME LOANS**

Realize your dreams.™

# DID YOU KNOW?

The Inverness area was first settled in 1836 by George Ela and became known as Deer Grove. After surveying the township area, in 1840 the US Government offered land in the area for \$1.25 per acre. By 1854, rail service was established to Deer Grove, and in 1859 the line was incorporated into the Chicago and Northwestern Railway system. The Inverness area was now easily accessible to Chicago.

In 1926, Mr. Arthur T. McIntosh, one of Chicago's leading land developers, bought the Temple farm and house. Over the next 12 years, McIntosh acquired 10 other farms. These lands, combined with the acquisition of the Cudahy Company Golf Course, comprised 1,500 contiguous acres for development. With the area under McIntosh's control, it became known as Inverness after the McIntosh clan home in Scotland. McIntosh's vision was to create a truly distinctive community centered around the golf course. Inverness offered high, wooded land and meadows, which were important to the beauty and vitality of this area.

The first new homes were occupied by 1939. These homes were mostly situated around the edge of the Inverness Golf Club and were designed to be affordable. They were priced from \$9,500 to \$20,000. After that, the homes were custom built for individuals who purchased lots from McIntosh.

Construction in Inverness was halted during World War II. After the war, Inverness began to grow again. During the early post-war years, the McIntosh Company had complete control over the sale of lots as well as the resale of homes. The exterior appearances and house plans had to be approved by the McIntosh Company. Placement of homes was carefully controlled to protect the character of the community.

The Center for recreation in the community in the 1940s, 1950s and 1960s was the Inverness Golf Club. Other clubs also had an important place in the social life of residents. Twenty families founded the Inverness Association in 1944, and dues were \$1.00 per year. Today the association has almost 700 families as members. The Garden Club was organized in 1940 at the four silos. The Inverness Book Club was started in 1954. In 1965, the Women's Club of Inverness was organized. All of these clubs are in existence today and offer a wide variety of social interaction for members.

In 1962, Inverness was incorporated as a Village. The first meeting of the Village board was held at the Field House, which was then at the western edge of the Village. In 1977, the Village Hall was relocated to a 100-year old farmhouse on Palatine Road. It was again relocated in 1985 to its present location at the four silos, which has become a famous landmark for the community.



slate fireplace flanked by natural maple bookcases. A beautiful arched opening with decorative columns separates the family room from the hallway and the kitchen.

Adjoining the great room is a peninsula shaped kitchen with a Corian covered center island, a large breakfast room with a solarium, and an outside wood deck. A formal dining room is located off of the central foyer and features a tray ceiling and upgraded moldings.

The first floor master suite offers a tray ceiling with 4" crown molding, a bay window, bamboo flooring, a sitting room with built-in bookcases, his and her walk-in closets, and a deluxe master bath with a whirlpool tub and two separate vanities.

To one side of the upstairs landing is the office loft appointed in rich custom woods with built-in bookcases. Bridging the loft to the sleeping quarters is a second floor gallery overlooking the family room. Three large bedrooms and a bathroom complete the second level.



...open flowing floor plans give these models the feeling of spaciousness...

One of the newer additions to the models at The Estates at Inverness Ridge are two ranch style designs. These homes are proving to be particularly popular with folks who desire the convenience of one-story living. Tall ceilings and an open flowing floor plan give these models the feeling of spaciousness while well designed bedrooms and family living areas offer privacy and personal space.

"The ranch style homes can expand to 3,000 square feet" says Andy Stern, vice-president for Toll Brothers. "Large basements are perfect for creating a recreational area for teenagers or they could be transformed into in-law quarters. Out of town guests can come for an extended stay and you haven't lost your privacy."

Architectural features of the ranch homes at The Estates at Inverness Ridge include a combination of cedar shake hip roofs with impressive gables. There are three exterior elevations for each ranch plan incorporating brick with decorative shutters or textured stucco with stone accents.

*continued on page 9*



# SHOULD YOUR PROPERTY BE A **FEATURED** HOME?



Chris Jacobs  
Broker Associate

Having your home showcased to thousands of potential buyers through **Exclusively Inverness** magazine is just one of the ways **The Chris Jacobs Team** does things better. Professional marketing to the right clientele is how we set ourselves apart from the rest.

#### Just some of what you should be looking for from your Broker:

- ✓ 360° virtual tours
- ✓ Digital photography, inside and outside
- ✓ 7 days a week newspaper advertising
- ✓ 7 days a week Real Estate Book advertising
- ✓ Weekly written reports
- ✓ Comprehensive internet marketing
- ✓ and more...

*"With over \$100,000,000 in sales since 1999, my team has the knowledge, experience and expertise you should expect when selecting your REALTOR. We are full-time real estate professionals with the tools and resources to provide the level of service you deserve."*



Katherine Jacobs  
Buyer Specialist



Heidi Doering  
Buyer Specialist



Dan Fitzgerald  
Sales Associate



**RE/MAX**<sup>®</sup>  
Countryside

1616 W. Algonquin Road  
Hoffman Estates, IL 60195  
Office: 847-934-6600  
Direct: 847-963-0400  
Email: [Chris@TheChrisJacobsTeam.com](mailto:Chris@TheChrisJacobsTeam.com)  
Each office independently owned and operated

If your property is currently listed with another real estate Broker, please disregard this message.

# 2003 INVERNESS home sales

Listed in alphabetical order by street name.

1330 ABERDEEN	\$543,000	10/06/2003
1153 ABERDEEN	\$525,000	06/16/2003
1550 APPLEBY ROAD	\$550,000	11/09/2003
1742 APPLEBY ROAD	\$815,000	04/17/2003
353 AYRSHIRE LANE	\$678,000	08/29/2003
1901 W BALDWIN RD	\$375,000	03/03/2003
1820 BANBURY	\$587,500	03/21/2003
2105 BANNOCKBURN	\$552,500	07/01/2003
1776 BEAVER POND ROAD	\$830,000	08/26/2003
2126 BERWICK DRIVE	\$750,000	05/20/2003
1043 BLACKBURN DRIVE	\$500,000	07/16/2003
1078 BLACKBURN DRIVE	\$570,500	05/29/2003
536 BONNIE LANE	\$490,000	02/07/2003
179 BRADWELL	\$328,000	08/06/2003
720 BRADWELL	\$400,000	05/19/2003
251 BRADWELL	\$195,000	04/18/2003
668 BRADWELL ROAD	\$570,000	09/15/2003
326 CANTERBURY LANE	\$440,000	08/26/2003
1117 CARBERRY	\$755,000	05/07/2003
1144 CARBERRY CIRCLE	\$798,000	07/14/2003
31 CARLETON CIRCLE	\$496,000	04/30/2003
1420 CARLISLE	\$717,500	08/04/2003
1358 CARLISLE	\$665,000	07/25/2003
1305 CARLISLE	\$770,000	08/15/2003
1805 CLOVER	\$1,585,000	04/23/2003
585 CUMNOCK	\$370,000	08/27/2003
200 DOVER CIRCLE	\$1,200,000	02/07/2003
1415 DRUMMOND CIRCLE	\$750,000	06/06/2003
700 DUNBARTON	\$1,450,000	10/15/2003
1436 DUNHEATH	\$450,000	04/07/2003
1981 DURHAM	\$685,000	04/24/2003
164 N ELA ROAD	\$280,000	04/01/2003
24 FIRTH ROAD	\$495,000	05/19/2003
283 FIRTH ROAD	\$923,000	11/19/2003
115 W FLORENCE ROAD	\$315,000	05/30/2003
1605 GALLOWAY DRIVE	\$725,000	08/01/2003
1045 GLENCREST DRIVE	\$1,087,500	10/23/2003
2331 HARROW GATE	\$500,000	01/08/2003
115 HILLSHIRE	\$850,000	05/05/2003
128 KILCHURN	\$420,000	03/20/2003
420 LAUDER	\$562,000	02/26/2003
406 LAUDER LANE	\$569,000	12/29/2003
413 LAUDER LANE	\$710,000	09/27/2003

*continued on page 11*



Floor plans of all ranch homes emphasize flexibility, convenience, and dramatic architectural features.

One of the most popular ranch plans is the Brentwood, a 2,950 square foot home with a solarium, a sitting room, and an expanded family room with 10 and 12-foot ceilings throughout. Immediately off the foyer is a massive 20' x 18' family room with a fireplace. Adjoining the family room is a peninsula shaped kitchen and an eat-in breakfast room. A study or home office is located off of the foyer and a convenient utility room/laundry area is adjacent to the garage.

Kitchens of all homes have 42" cabinets and a choice of Corian or granite counter tops; whirlpool tubs and separate showers in master; and fireplaces with mantels in the sizable great room or the family room. English and walkout basements are available where terrain permits, on over half of the home sites. Nine foot basement ceilings are standard. Floor plans of all ranch homes emphasize flexibility, convenience, and dramatic architectural features.

The Estates at Inverness Ridge is low maintenance with landscaping and snow removal taken care of by the homeowners association. The association also maintains the common areas, the gatehouse, the entry monument, the perimeter berming, and the streets within the development.



*continued on page 12*



# The Law Offices Of **John A. Tatooles** and **Associates**

*A General Full-Service Practice Law Firm, dedicated to providing legal services to our clients in a personal, effective and timely manner.*

## **SUBSTANTIVE AREAS of LAW:**



- **GENERAL CIVIL TRIAL PRACTICE**
- **REAL ESTATE**
- **CORPORATIONS and PARTNERSHIPS**
- **ESTATE PLANNING**
- **PROBATE ADMINISTRATION**
- **WILLS and TRUSTS**
- **FAMILY LAW/DIVORCE**
- **PERSONAL INJURY**
- **BUSINESS and TRANSACTIONAL LAW**

Offices Located at  
**WILLIAMSBURG VILLAGE, INVERNESS**

**1601 Colonial Parkway**  
**Inverness, Illinois 60067**  
**(847) 202-0300**

673 MILTON ROAD	\$922,500	11/07/2003
1834 W PALATINE	\$590,000	05/30/2003
1723 PHEASANT TRAIL	\$682,500	09/03/2003
1410 PHEASANT TRAIL	\$585,000	02/25/2003
1470 PHEASANT TRAIL	\$705,000	04/29/2003
568 PLYMOUTH	\$1,175,000	02/28/2003
330 S POTEET	\$290,000	07/31/2003
171 S POTEET AVENUE	\$307,000	09/02/2003
1848 PRESTWICK DRIVE	\$810,000	08/04/2003
39 RAVENSCRAIG	\$460,000	03/25/2003
37 RAVENSCRAIG	\$525,000	10/06/2003
116 S ROBERTS	\$497,500	04/22/2003
226 ROBERTS	\$529,000	10/30/2003
229 S ROBERTS	\$275,000	02/28/2003
228 ROBERTS	\$497,794	04/25/2003
552 SAINT ANDREWS	\$550,000	04/14/2003
594 N SCOTS COURT	\$480,000	01/28/2003
1519 SHIRE CIRCLE	\$365,000	03/19/2003
1471 SHIRE CIRCLE	\$340,000	04/28/2003
1435 SHIRE CIRCLE	\$285,000	01/09/2003
1324 SHIRE CIRCLE	\$380,000	05/23/2003
1437 SHIRE CIRCLE	\$275,000	09/05/2003
1497 SHIRE CIRCLE	\$355,000	03/20/2003
1350 SHIRE CIRCLE	\$367,500	05/15/2003
1391 SHIRE CIRCLE	\$290,000	07/01/2003
1417 SHIRE CIRCLE	\$354,000	08/29/2003
1528 SHIRE CIRCLE	\$250,000	06/27/2003
1515 SHIRE CIRCLE	\$367,000	06/02/2003
1465 SHIRE CIRCLE	\$282,500	02/21/2003
709 SKYE LANE	\$517,500	08/18/2003
674 SKYE LANE	\$1,000,000	12/15/2003
227 N STRATFORD	\$430,000	06/02/2003
137 STROME	\$449,500	09/26/2003
1834 STUART LANE	\$502,500	04/14/2003
2270 SUNSET DR	\$328,250	07/02/2003
1727 THOMAS ATKINSON	\$621,250	05/20/2003
1857 THOMAS ATKINSON	\$500,000	01/31/2003
660 THOMPSONS CIRCLE	\$685,000	04/28/2003
1490 THOR DRIVE	\$755,000	10/02/2003
1860 THORNHILL ROAD	\$669,000	04/15/2003
1866 TWEED ROAD	\$702,500	04/30/2003
138 WARKWORTH	\$392,500	07/01/2003
2371 W WARREN	\$400,000	03/31/2003
242 WILLOW	\$272,000	07/31/2003
303 WILLOW	\$439,000	03/05/2003
2044 W WILLOW STREET	\$434,000	09/23/2003
606 WINDSOR CIRCLE	\$1,150,000	06/20/2003
328 WINDSOR LANE	\$430,000	07/07/2003

Source: Multiple Listing Service of Northern Illinois. Information herein deemed reliable but not warranted.

The community is particularly popular with empty nesters who travel extensively for pleasure or for business. Open flexible floor plans make these residences suitable for active families or for couples who may be downsizing. Many of the buyers at The Estates at Inverness Ridge are from Inverness and its surrounding suburbs as well as move-up buyers from many of the northern suburbs.

The Estates at Inverness Ridge is close to shopping, restaurants, and entertainment venues. Public transportation is nearby and the community is convenient to major commuting arteries.

Decorated models may be visited Monday through Friday 10 am to 6 pm and 10 am to 5 pm Saturday and Sunday.



**One may ask: "Insurance is so confusing, how do I know if I have the right coverage at the best rates? I would simply like to get the best value for my money and to be confident that I am protected adequately. What Should I Do?"**

At times Insurance can be very confusing which can lead to much frustration. Knowing you have the best possible protection at the best rates or simply put, "The Best Value", can be a huge relief to you. Deciding where to put your trust is becoming more complicated every day. At Farmers and The Lavin Insurance Agency, we know that your needs are unique. And so are your requirements for insurance coverage, products and services.

At The Lavin Insurance Agency, our customers are like family. Your personal interests and needs are always considered before we make our recommendations. Providing this kind of personal attention has earned us a reputation for trust and dependability. This in turn will give you confidence and relief to know your assets and family are protected.

We also recognize that our customer's needs change over time, and when that happens we will be there to help you every step of the way!

One of the ways we have met your needs is providing service on the Internet. See how we can help on [www.TheLavinInsuranceAgency.com](http://www.TheLavinInsuranceAgency.com)



## What can we do for you?

We will start with a full evaluation of what your individual needs are. We will listen to you as you tell us what your specific long-term and short-term goals are. With you we will create and identify unique and specialized choices and solutions specifically made for you to meet your goals.

Some of the things in life that we can help you with are:

- ◆ Auto
- ◆ Home
- ◆ Life
- ◆ Health
- ◆ Business Liability
- ◆ Workers Compensation
- ◆ Business Life Insurance
- ◆ Personal Umbrella Liability
- ◆ Annuities
- ◆ Disability Income
- ◆ Long-Term Care
- ◆ IRAs
- ◆ Retirement Planning
- ◆ College Planning
- ◆ Education Loans
- ◆ Financial Services

*Call us today to find out how we can help you 847-241-5505.*



### THE LAVIN INSURANCE AGENCY

1616 W. Algonquin Road  
Hoffman Estates, IL 60195  
847-241-5505  
847-241-5515 (fax)  
[www.TheLavinInsuranceAgency.com](http://www.TheLavinInsuranceAgency.com)

*"Your Family's Future Depends on Your Decisions Today"*

# upcoming **EVENTS**

May 23, 2004 (Sunday)

## Inverness Park District's 50th Birthday Celebration!

Our birthday celebration will be held at North Park, 300 N. Highland, from 12:30 pm to 3:30 pm. Kids of all ages will enjoy the food, music, clowns, and games! Spongebob and Dora will be making a guest appearance!

June 18, 2004 (Friday)

## Concert in the Park

Inverness' Ravinia will be held at North Park from 6:30 pm to 10:00 pm. This free concert will feature Roy Vombrack and his orchestra. Tables and chairs will be provided, so bring your wine, picnic, and refreshments for an enjoyable evening!

July 4, 2004 (Sunday)

## 4th of July Festivities!

The day's festivities begin with a Fun Walk/Run through the Inverness' side streets, scheduled for the early morning. The Inverness parade will start at 2:30 pm, winding through Baldwin and Inverway, ending at North Park. The 4th of July party will commence at 3:30 pm. For an all-inclusive price there will food, drink, entertainment for the children, and a horseshoe event for the adults. There will also be a pie-eating contest, good luck! Fireworks will begin after dark.

Details for any of these events can be obtained by calling Wendy Peters, with the Inverness Homeowners Association, at (847) 705-7535.

If there are events or functions that would be of interest to the community, please let us know. We will try to include them in up coming issues.

Exclusive Publications  
1601 Colonial Parkway  
Inverness, Illinois 60067  
847.963.0460  
Inverness@ExclusivePublications.com

Presort Std  
US Postage  
PAID  
Permit No. 63  
Elk Grove Vlg., IL