

Exclusively **Inverness** Magazine

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**HOMES SALES
JANUARY ~ JUNE 2012**

**18 INVERNESS HOMES
FOR SALE**

**INVERNESS
BUSINESS DIRECTORY**



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PERMIT 624



**PRESENTED BY
Chris Jacobs
The Pinnacle Group**
at CENTURY 21 Roberts & Andrews



OUR RECENT INVERNESS SALES

PH: 847.963.0400 ~ Chris@InvernessForSale.com

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letter

from the

REALTOR



Welcome to our summer issue of Exclusively Inverness magazine.

I understand that when it comes time to sell your home it can be a daunting task. Many decisions need to be made, each one potentially affecting the market time and sales price of your property.

Marketing your home to qualified buyers begins with a comprehensive marketing plan. Serious buyers are constantly looking for information that will ultimately lead them to their dream home. Making sure your property stands out in the crowd is of utmost importance and your real estate agent's responsibility.

With Inverness being such a unique community, a one size fits all approach to selling real estate just doesn't work. We have spent countless hours and more money than any other real estate group promoting Inverness real estate and more specifically our client's homes to potential buyers. Taking the time to understand the Inverness real estate market is something we pride ourselves on. This approach has resulted in our group selling more Inverness listings over the past 6 years than any other agent or team.

If I can be of service to you or someone you know, please don't hesitate to call. To contact me regarding any of your real estate needs call 847-401-4859. I am always happy to be of service.

Sincerely,

Chris Jacobs
Broker Associate

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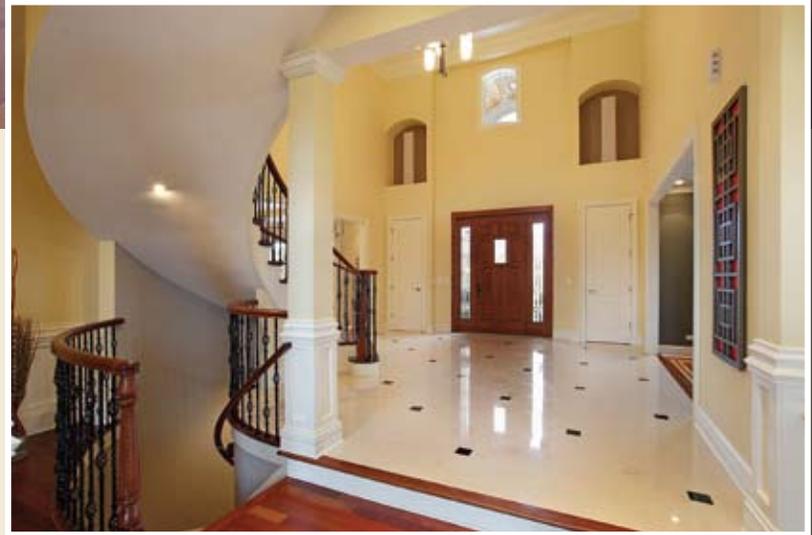
1775 S. Braymore Drive I N V E R N E S S



CONTACT INFORMATION
Chris Jacobs
847.963.0400
Chris@InvernessForSale.com

Offered at \$1,595,000

A truly exceptional home in Braymore! Stunning curb appeal, grand entry, huge great room open to kitchen, richly appointed first floor study, large first floor bedroom with full bath, four bedrooms up each with full bath, luxury master retreat with sitting room, roof deck and fireplace. Spectacular lower level with huge recreation room, theater, beautiful second kitchen, full bath, cedar closet, heated floors and storage. Four car heated garage, cherry floors, marble, granite, it's amazing!



www.1775Braymore.com





2228 Harrowgate Drive
I N V E R N E S S

A beautiful brick home with great curb appeal situated on a spectacular one acre, tree-lined lot within Harrowgate subdivision. As you enter, you're immediately impressed by the 2-story foyer with bridal staircase. A generous size island, eat-in kitchen provides access to the wonderful 3-season room. There is a large family room with fireplace, 1st floor den, 1st floor master suite with his and her baths, fantastic finished basement with fireplace, plus much more!

www.2228Harrowgate.com



CONTACT INFORMATION

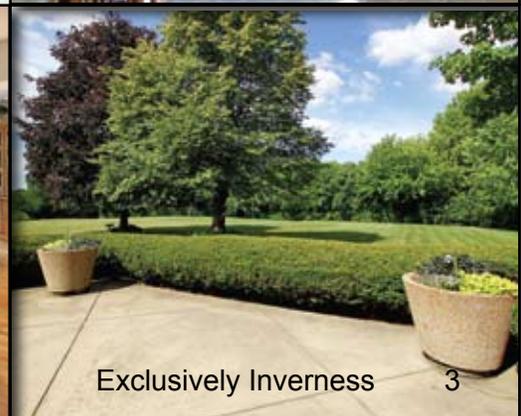
Chris Jacobs
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Chris@InvernessForSale.com



Offered at \$692,500



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5 Carlton Court



I N V E R N E S S

Desirable tree-lined cul-de-sac location with water views within this private gated community! Beautifully cared for home with volume ceiling entry flanked by the living room and dining room. Island kitchen with cherry cabinets and granite. Eating area with access to deck. Family room with vaulted ceiling, fireplace and built-ins. 1st floor master suite offers tray ceiling, newly remodeled luxury bath and walk-in closets. Brick and cedar exterior, 1st floor laundry and huge basement.

Offered at \$629,900

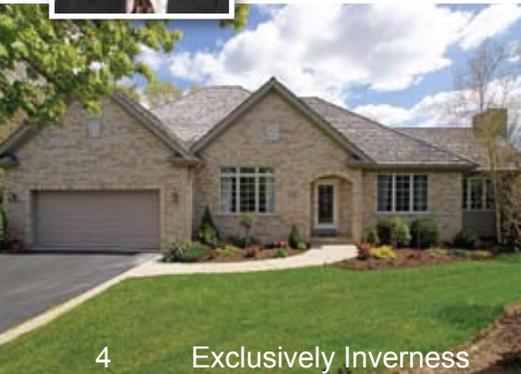


www.5Carlton.com

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Exclusively Inverness



SUMMER 2012

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1766 Clover Drive



www.1766Clover.com

Spectacular curb appeal, set majestically atop this picturesque property, located in the heart of McIntosh on one of the nicest streets in Inverness! This stately home has great presence from the moment you arrive. Stepping through the front door, you'll discover the effort and care that has gone into this home to make it truly unique. A fabulous island kitchen, warm and inviting study, luxury master retreat, five bedrooms up and more.



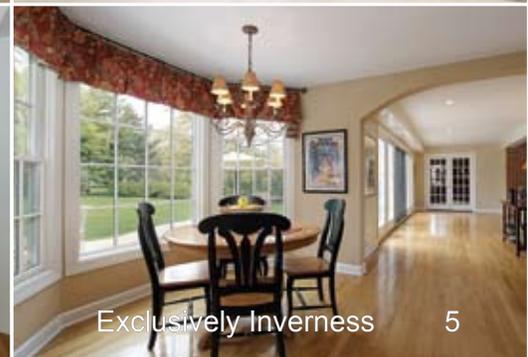
Offered at \$1,385,000

CONTACT INFORMATION

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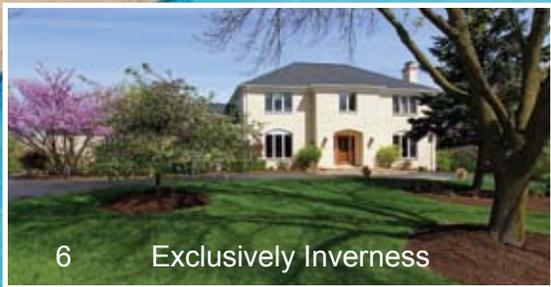
www.ExclusivelyInverness.com

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398 Whispering Pines

I N V E R N E S S

Spectacular all-brick 2-story with great curb appeal and cul-de-sac location! Exceptional grounds with in-ground pool, hot tub, gazebo and extensive landscaping creates your own private paradise! Step inside and see the pride of ownership reflected throughout this beautifully remodeled center-entry colonial. Island kitchen with eating area, granite and stainless appliances open to family room. 1st floor den with adjacent full bath, gorgeous both inside and out!



Offered at \$687,500

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SUMMER 2012

1955 Braymore Drive

I N V E R N E S S



www.1955Braymore.com

Ranch in Braymore Hills....Open floor plan, huge kitchen open to big family room. Hardwood floors, trim, 6 panel doors. Fabulous finished basement with dance floor, office, exercise room, 5th bedroom with whirlpool, shower and sauna. Luxury master suite with sitting room. City Water and Sewer. This is a must see home.

CONTACT INFORMATION

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847.963.0400
Chris@InvernessForSale.com



Offered at \$635,000



www.ExclusivelyInverness.com



Exclusively Inverness 7

871 Braeburn Road

I N V E R N E S S



www.871Braeburn.com

A truly inspiring Frank Lloyd Wright style mid-century contemporary designed by Don Erickson, a student of Mr. Wright. You no longer need to admire art, Mr. Erickson elevated architecture to an art form you can live in! The stylings of modernism are captured both inside and out. The open floor concept is captured in the dramatic details at every turn, including the stunning new kitchen. The design also incorporates the picturesque 1.6 acres parcel into the overall enjoyment. A quiet location and the mature landscaping is impressive.



Offered at \$645,000



CONTACT INFORMATION

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847.963.0400
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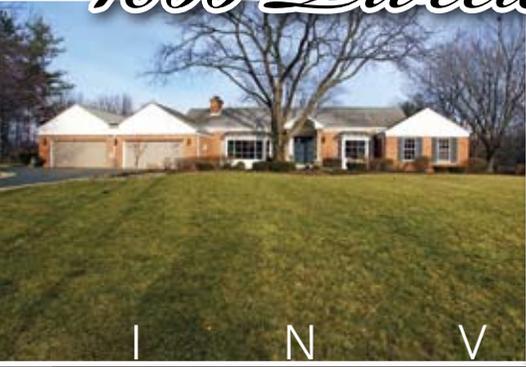


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SUMMER 2012

1866 Tweed Road



CONTACT INFORMATION

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847.963.0400
Chris@InvernessForSale.com

Here's your opportunity to own a beautiful over 4,000 sf. rambling ranch with a 4 car garage set on over 2 acres! This home features a wonderful addition including a grand great room with vaulted ceiling and luxurious master retreat. The original master bedroom remains, allowing for 2 masters! The island kitchen features granite, stainless steel appliances and is open to the great room. Also, a colossal backyard with paver patio, gazebo, and a water feature.

www.1866Tweed.com



HOME SALES

INVERNESS

January ~ June 2012

Listed in alphabetical order by street name. Sales of detached and attached single family homes.

2022 Abbotsford Dr	\$510,000	06/29/2012
1328 Aberdeen Ln	\$1,420,000	05/15/2012
1535 Appleby Rd	\$325,000	02/28/2012
1133 Ashley Ln	\$525,000	05/31/2012
547 Balmoral Ln	\$775,000	03/14/2012
1200 Barclay Cir	\$625,000	06/06/2012
1210 Barclay Cir	\$625,000	04/20/2012
1568 Bedlington Dr	\$570,000	06/14/2012
1203 Bibury Ln	\$575,000	03/12/2012
700 Bradwell Rd	\$302,500	04/04/2012
130 Braymore Ct	\$672,000	06/13/2012
1770 S Braymore Dr	\$715,000	01/23/2012
1930 Braymore Dr	\$633,000	01/27/2012
67 Brodick Ln	\$330,000	03/30/2012
330 Canterbury Ln	\$370,000	04/02/2012
1346 Carlisle Dr	\$530,000	05/31/2012
18 Carnoustie Ln	\$920,000	05/18/2012
1921 Cheviot Dr	\$400,000	05/04/2012
84 Dirleton Ln	\$335,000	06/08/2012
1543 Durham Dr	\$325,349	02/28/2012
385 N Ela Rd	\$375,000	03/15/2012
469 N Ela Rd	\$277,900	06/12/2012
1751 Firth Rd	\$540,000	02/15/2012
1720 Galloway Dr	\$596,250	01/20/2012
568 Glen Eagles Ct	\$598,000	01/10/2012
1314 Glenmore Ct	\$461,000	05/01/2012
317 Grayfriars Ln	\$500,000	03/08/2012
2120 Huntly	\$555,000	01/03/2012
2191 Inverray Rd	\$620,000	05/25/2012
547 S Inverway Rd	\$350,000	03/06/2012

1113 Jonathan Dr	\$650,000	05/16/2012
1114 Jonathan Dr	\$815,000	05/01/2012
612 Kinnear Ct	\$550,000	01/27/2012
1070 Kirkwood Ln	\$475,000	03/01/2012
1075 Kirkwood Rd	\$570,000	04/27/2012
75 Lochleven Ln	\$250,000	01/03/2012
1440 Macalpin Cir	\$700,000	06/25/2012
35 New Abbey Dr	\$1,137,500	04/30/2012
194 Old Wick Ln	\$325,000	06/14/2012
2306 W Palatine Rd	\$99,000	06/07/2012
560 Regalia Dr	\$750,000	05/31/2012
1060 Roselle Rd	\$530,000	06/15/2012
1417 Rue Paris Ave	\$478,500	03/23/2012
1332 Shire Cir	\$315,000	04/02/2012
1418 Shire Cir	\$250,000	05/30/2012
1441 Shire Cir	\$280,000	05/24/2012
1461 Shire Cir	\$270,000	05/31/2012
1465 Shire Cir	\$285,000	05/23/2012
1469 Shire Cir	\$245,000	06/08/2012
1477 Shire Cir	\$323,000	04/02/2012
1527 Shire Cir	\$281,250	06/12/2012
1540 Shire Cir	\$230,000	03/02/2012
622 Stone Canyon Cir	\$440,000	04/03/2012
806 Stone Canyon Cir	\$360,000	01/30/2012
864 Stonehaven	\$390,000	01/17/2012
1854 Thomas Atkinson Rd	\$582,000	06/27/2012
705 Thompsons Way	\$620,000	05/04/2012
243 Wood St	\$395,000	05/17/2012
15 Woodview Ln	\$1,200,000	06/18/2012

Listed and sold by various participants in MRED LLC. Information herein deemed reliable but not warranted.

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

*Based on total number of detached and attached home listings sold in Inverness for 2006-2011, source MRED LLC.

767 Quail Run



I N V E R N E S S

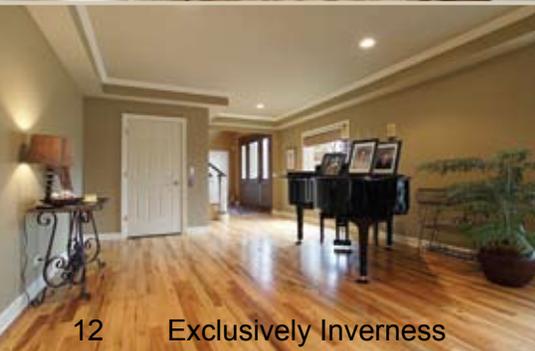
Spectacular McIntosh home with a wonderful cul-de-sac location and beautifully remodeled throughout! Great curb appeal, two story entry, huge gourmet island kitchen with large eating area open to family room and overlooking the pool, hut tub, patio, deck and tree lined yard. All the amenities including elevator, five car garage plus workshop, hardwood floors, vaulted ceilings, finished basement, and heated garage. Nothing to do but move in. Truly a rare find in this area.

www.767QuailRun.com



Offered at \$1,290,000
CONTACT INFORMATION

Chris Jacobs
847.963.0400
Chris@InvernessForSale.com



390 Country Oak Ln.

Here's a great opportunity to own a beautifully cared for sprawling ranch with spectacular curb appeal! Generous great room with vaulted ceiling and fireplace is open to the large eat-in island kitchen with granite and stainless. A beautiful sun room with access to the large deck overlooks the private, tree lined backyard. Spacious garage, huge full basement with recreation room and loads of storage space. Also zoned hvac, generator, hardwood floors and more!

CONTACT INFORMATION

Chris Jacobs - 847.963.0400
Chris@InvernessForSale.com



Offered at \$679,900
www.390CountryOak.com

UNDER CONTRACT



305 Macalpin Court

Spectacular property with a great interior location situated on a pond in desirable Braymore Hills! Beautiful stone/brick exterior with luxury both inside and out. Features include a grand 2-story entry with bridal staircase and domed ceiling, 2-story great room with pond view, 6 bedrooms each with a full bath (2 on 1st floor, 4 on 2nd floor), 6 fireplaces, fabulous 40x20 indoor pool & hot tub, exercise room, sauna, steam shower, 2 fabulous kitchens, finished walkout lower level, theater. Too much to list! A must see.

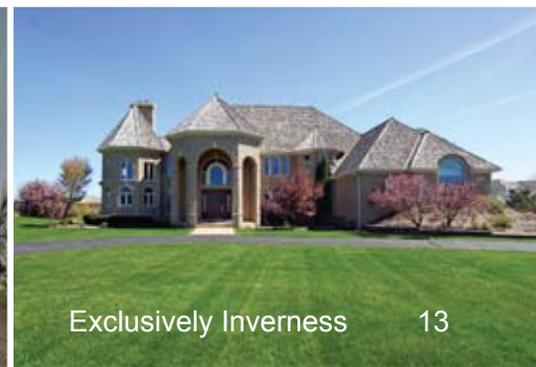
CONTACT INFORMATION

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Chris@InvernessForSale.com



Offered at \$1,950,000
www.305Macalpin.com

UNDER CONTRACT



www.ExclusivelyInverness.com

Exclusively Inverness 13

1989 Abbotsford Drive

I N V E R N E S S



CONTACT INFORMATION

Chris Jacobs
847.963.0400
Chris@InvernessForSale.com



Offered at \$775,000

First time on the market. Offered is a beautiful brick ranch with fantastic water views across the entire back of the house! This home takes advantage of the picturesque location from the family room, kitchen, living room, sun room and master bedroom. Great layout with the island kit open to the family room with vaulted ceiling and fireplace. Four bedrooms on main level plus a first floor den. Beautiful hardwood floors, remodeled kitchen with cherry and granite, finished basement, zoned hvac, security system.

www.1989Abbotsford.com



210 Roberts Road

I N V E R N E S S

SHORT SALE!!!

Offered at \$397,500

www.210Roberts.com



CONTACT INFORMATION

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847.963.0400

Chris@InvernessForSale.com



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**Contact Liz LaGasse for a
confidential pre-approval**

847-705-7500

677 Tyne Court

I N V E R N E S S

Unbeatable curb appeal and a spectacular cul-de-sac location is just the start! This wonderful all-brick colonial backs to acres and acres of open conservancy, allowing for the ultimate in privacy while being a part of a great neighborhood like Cheviot Hills. This center entry home provides features such as a 1st floor study, 3-season sun room, full finished basement, hardwood floors, zoned hvac, security system, central vac and much more.

www.677Tyne.com
Offered at \$784,900

CONTACT INFORMATION

Chris Jacobs
847.963.0400
Chris@InvernessForSale.com



864 Cortbridge Road

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Offered at \$599,900

Great curb appeal, loads of landscaping and a great interior location in desirable "Muirfield". Large family room with vaulted ceilings and stone fireplace. Completely remodeled kitchen with glazed cabinets, quartz counters, built-in appliances and ceramic floor. Beautiful 3-season sun room with vaulted ceilings. Large paver patio season sun room with vaulted ceilings. Large paver patio accessible from sun room, kitchen and family room. 1st floor den with adjacent full bath. 1st floor laundry, home theater.

CONTACT INFORMATION

Chris Jacobs
847.963.0400
Chris@InvernessForSale.com



www.864Cortbridge.com



www.ExclusivelyInverness.com



Exclusively Inverness

17



1724 Galloway Drive

www.1724Galloway.com

INVERNESS HILLS BEAUTY! Main floor completely remodeled with stunning high end kitchen that has all the bells and whistles, open to enormous vaulted family room. First floor bedroom and office. Large master suite and plenty of bedrooms and baths on the second floor. Full finished walkout basement with fireplace, bonus room and bath. Enjoy the breathtaking private backyard from the large deck. Everything you've been looking for! AN EXTRAORDINARY HOME!

Offered at \$799,000

CONTACT INFORMATION

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UNDER CONTRACT

1773 Pheasant Trail

A great location in the heart of MacIntosh! This center entry colonial is situated on a superb 1.5 acre parcel. The circular driveway guides you to the inviting front porch. The formal dining room and large living room flank the foyer. The eat-in kitchen flows to the family room with fireplace and slider to the large patio overlooking the large backyard. There are 5 bedrooms up, hardwood floors, full basement and more.

CONTACT INFORMATION

Chris Jacobs - 847.963.0400
Chris@InvernessForSale.com



UNDER CONTRACT

107 N. Haman Road

Here's a great contemporary 2-story home situated on over one-acre of land, very picturesque! Very impressive entry with volume ceilings and a dramatic flare. All the rooms are generously sized and each are unique. There is a formal living room and dining room, island kitchen with eating area leading to deck and open to the family room. A 1st floor master retreat, 3 bedrooms up, plus a loft. There is a full walkout basement and 3-car garage.

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see ad on page 11.

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