

# Exclusively **Inverness** Magazine

**Inside This Issue...**

**HOMES WANTED  
FOR OUR BUYERS**

**HOMES SALES  
ALL OF 2013**

**6 INVERNESS PROPERTIES  
FOR SALE**

**INVERNESS  
BUSINESS DIRECTORY**



**PRESENTED BY  
Chris Jacobs  
The Pinnacle Group  
at CENTURY 21 Affiliated**

PPSRSTD STD  
US POSTAGE  
PAID  
PALATINE, IL  
PERMIT 624

# OUR RECENT INVERNESS SALES

PH: 847.963.0400 ~ Chris@InvernessForSale.com

JUST SOLD  
INVERNESS

*1989 Abbotsford Drive*

[www.1989Abbotsford.com](http://www.1989Abbotsford.com)

JUST SOLD  
INVERNESS

*1209 Barclay Circle*

[www.1209Barclay.com](http://www.1209Barclay.com)

JUST SOLD  
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*1955 Braymore Drive*

[www.1955Braymore.com](http://www.1955Braymore.com)

JUST SOLD  
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*157 Burleigh Lane*

[www.157Burleigh.com](http://www.157Burleigh.com)

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*6 Carleton Court*

[www.SixCarleton.com](http://www.SixCarleton.com)

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*144 Crichton Lane*

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**CHRIS JACOBS**  
**DIRECT: 847.401.4859**  
**Chris@InvernessForSale.com**



**CONTINUES ON PAGE 20...**

**The Pinnacle Group**

*"Doing Real Estate Right!"*

# letter from the REALTOR®



Welcome to our winter issue of Exclusively Inverness magazine.

The real estate market has certainly changed over the past 12 months. Inventory is down, rates are still at historically low levels, and buyers are out even now looking to make that big move. Also, pricing has been improving for sellers, and that's a welcomed change.

This issue you will see a "Homes Wanted" section. We have active buyers who are struggling to find the right property in these categories. If you've been on the sidelines, it may be time to get into the game. As always, I welcome you to contact me and discuss your specific goals.

Marketing your home to qualified buyers begins with comprehensive market knowledge and a high-octane 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 the utmost importance and is your real estate agent's responsibility. These are qualities we believe are essential and we are uncompromising.

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 agent or group promoting Inverness real estate, and more specifically our clients' 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 8 years than any other real estate 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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Cover: 800 Sterling Road ~ page 12.



# *1715 Galloway Circle*

*Offered at \$749,900*

Great curb appeal! Beautiful center entry colonial with a nice location in desirable Inverness Hills! Features include 2-story entry, hardwood floors, island kitchen with granite, stainless appliances and bay eating area, 1st floor den, wonderful 3-season room, great backyard, master suite with sitting area, luxury bath and large walk-in closet, princess suite too. Updates include new roof in '13, marble foyer floor, driveway, granite in kitchen and baths. Come see.



## **CONTACT INFORMATION**

**Chris Jacobs**  
**847.963.0400**  
**Chris@InvernessForSale.com**



# 1715 Galloway Circle, Inverness

**Approx. SF:** 3,728

**Acres:** 1.07

**Bedrooms:** 4

**Garage:** Attached, 3 Car

**Baths:** 3.1

**Basement:** Full, Finished

[www.1715Galloway.com](http://www.1715Galloway.com)



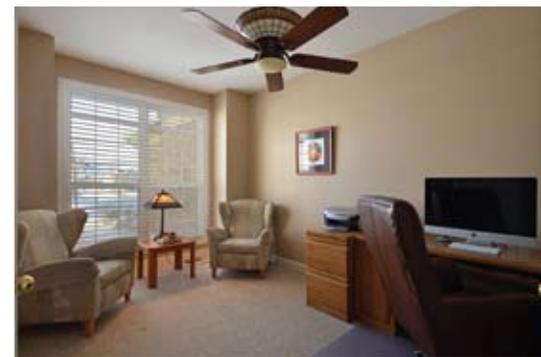
# 711 Fieldstone Court



I N V E R N E S S

Stunning Inverness Hills beauty! Meticulously cared for and updated. Breathtaking hilltop lot! Superb finishes including hardwood, crown and wainscoting. Fantastic high-end kitchen with huge eating area, ample cabinets, stainless steel appliances and granite opens to entertaining area and fabulous vaulted family room. Spacious master suite, first floor bedroom suite, awesome walkout lower level with large in-law setup with second kitchen.

Offered at \$469,900





**Year Built:** 2006  
**Approx. SF:** 3,116  
**Bedrooms:** 3  
**Baths:** 2.1

**Garage:** Attached, 2 Car  
**Basement:** Full, English, Un-finished, Bathroom Rough-In

*Visit this property online at*  
[www.711Fieldstone.com](http://www.711Fieldstone.com)



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 847.963.0400  
[Chris@InvernessForSale.com](mailto:Chris@InvernessForSale.com)



# 1566 Clover Drive



I N V E R N E S S

This traditional Colonial style home with it's cul-de-sac location in desirable McIntosh is wonderful! So many great features including a beautifully remodeled kitchen, huge great room addition, large master suite, 2 fireplaces, 3-car sideload garage, finished basement, and more. Other features include hardwood floors, security system, and updated windows. It's a must see.

**Bedrooms:** 4

**Baths:** 3.1

**Garage:** Attached, 3 Car

**Basement:** Full, Finished

**Subdivision:** McIntosh

**High School:** Dist. #211 - Fremd



**Offered at \$749,900**



### CONTACT INFORMATION

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[www.1566Clover.com](http://www.1566Clover.com)



# WANTED

## HOMES TO BUY

**T**here is a lack of inventory in the housing market and as a result, our clients have not yet found what they are looking for. Below is a list of criteria from our clients. If your home fits any of the criteria below, and are looking to sell, let us know. **847.401.4859** or email **Chris@InvernessForSale.com**



**A single family home in Inverness On The Pond with a 1st floor master bedroom.**



**A townhome unit in The Shires.**



**A townhome in Weatherstone with a 1st floor master.**



**A home in The Estates At Inverness Ridge with a 1st floor master bedroom.**



**A move-in ready home in the McIntosh area up to \$700,000.**



**A newer or fully updated home in the McIntosh area up to \$1,500,000 with a 1st floor master bedroom.**



**A home in Braymore Hills up to \$1,500,000.**



**A waterfront home up to \$1,000,000.**

# HOMES SALES ALL OF 2013

# INVERNESS

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

1960 Abbotsford Dr	\$775,000	10/31/2013	157 Burleigh Ln	\$410,000	06/07/2013
1989 Abbotsford Dr	\$675,000	06/10/2013	1141 Carberry Cir	\$545,000	05/06/2013
2011 Abbotsford Dr	\$557,500	01/10/2013	6 Carleton Ct	\$625,000	11/01/2013
2011 Abbotsford Dr	\$620,000	10/11/2013	2017 Cheviot Dr	\$565,000	02/20/2013
1220 Aberdeen Rd	\$352,332	10/29/2013	1568 Clover Ct	\$652,500	11/07/2013
1742 Appleby Rd	\$785,000	09/19/2013	1766 Clover Dr	\$1,125,000	04/26/2013
1851 W Ashbury Ct	\$200,000	07/12/2013	1865 Clover Dr	\$962,500	10/25/2013
1107 Ashley Ln	\$745,000	03/01/2013	2110 Common Ridings Way	\$496,000	08/01/2013
1128 Ashley Ln	\$650,000	06/06/2013	864 Cortbridge Rd	\$560,000	06/14/2013
379 Ayrshire Ln	\$300,000	02/21/2013	273 Dover Cir	\$700,000	10/01/2013
1611 N Baldwin Rd	\$510,000	07/19/2013	1411 Drummond Cir	\$892,225	02/07/2013
1868 Baldwin Rd	\$450,000	04/12/2013	1415 Drummond Cir	\$475,000	06/07/2013
1601 Banbury Rd	\$445,000	05/30/2013	188 Dundee Rd	\$410,000	11/27/2013
2114 Bannockburn	\$517,000	07/17/2013	1400 Dunheath Dr	\$627,000	09/06/2013
1209 Barclay Cir	\$735,000	06/28/2013	127 Duntrune Ln	\$410,000	01/30/2013
2113 Berkwick Dr	\$395,000	08/27/2013	1656 Durham Dr	\$300,000	04/10/2013
194 Betty Dr	\$560,000	01/18/2013	1990 Durham Dr	\$405,000	06/17/2013
1201 Bibury Ln	\$675,000	10/16/2013	225 S Ela Rd	\$495,000	07/22/2013
180 Bradwell Rd	\$735,000	06/13/2013	304 Ela Rd	\$275,000	10/31/2013
207 Bradwell Rd	\$262,000	01/30/2013	713 Fieldstone Ct	\$525,000	10/31/2013
251 Bradwell Rd	\$139,900	07/31/2013	348 Firth Rd	\$790,000	10/18/2013
425 Bradwell Rd	\$535,000	07/09/2013	1775 Firth Rd	\$777,500	05/23/2013
668 Bradwell Rd	\$563,000	11/14/2013	214 Florence Ave	\$420,000	08/28/2013
2039 Bradwell Rd	\$315,000	03/20/2013	232 Florence Ave	\$410,000	07/12/2013
710 Braeburn Rd	\$600,000	10/11/2013	248 Florence Ave	\$260,000	04/29/2013
871 Braeburn Rd	\$562,000	04/03/2013	2118 Freeman Rd	\$374,900	07/19/2013
1955 Braymore Dr	\$475,000	06/17/2013	95 Gaelic Ct	\$650,000	06/19/2013
524 Bridgestone Ct	\$380,000	08/15/2013	1502 Galloway Dr	\$450,000	06/17/2013
63 Brodick Ln	\$414,900	08/16/2013	1514 Galloway Dr	\$773,500	05/15/2013
143 Burleigh Ln	\$405,000	10/18/2013			

**CONTINUES ON PAGE 10...**

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

**SOLD**

# HOMES SALES ALL OF 2013

# INVERNESS

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

## CONTINUED FROM PAGE 9...

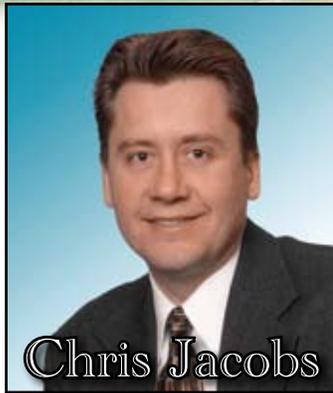
1724 Galloway Dr	\$740,000	04/26/2013	210 Roberts Rd	\$350,000	02/22/2013
1075 Glencrest Dr	\$1,200,000	10/28/2013	210 Roberts Rd	\$452,500	09/20/2013
1135 Glencrest Dr	\$1,065,000	06/13/2013	216 Roberts Rd	\$425,000	04/23/2013
1324 Glenmore Ct	\$1,475,000	10/24/2013	1402 Rue Paris Pl	\$490,000	07/31/2013
702 Great Glen Ct	\$525,000	05/23/2013	1419 W Rue Paris Pl	\$495,000	09/09/2013
110 S Haman Rd	\$225,000	03/28/2013	587 Scots Ct	\$535,000	08/30/2013
2228 Harrowgate Dr	\$624,000	05/29/2013	1372 Shire Cir	\$305,000	07/26/2013
2258 Inverray Rd	\$575,000	12/17/2013	1377 Shire Cir	\$270,000	04/30/2013
2265 Inverray Rd	\$305,000	10/03/2013	1389 Shire Cir	\$329,000	06/27/2013
2265 Inverray Rd	\$350,000	12/05/2013	1406 Shire Cir	\$342,500	06/27/2013
2295 Inverray Rd	\$705,000	03/21/2013	1421 Shire Cir	\$250,000	05/20/2013
110 Inverway	\$800,000	05/14/2013	1428 Shire Cir	\$320,000	01/18/2013
1120 Jonathan Dr	\$770,000	08/19/2013	1437 Shire Cir	\$279,000	08/05/2013
871 Kilrenny	\$400,000	05/09/2013	1513 Shire Cir	\$330,000	05/23/2013
613 Kinnear Cove Ln	\$635,000	06/21/2013	1521 Shire Cir	\$360,000	06/14/2013
974 N Kirkwood Dr	\$357,000	06/27/2013	1528 Shire Cir #1C	\$229,000	06/07/2013
135 Knockderry Ln	\$450,000	05/31/2013	1528 Shire Cir #2H	\$187,500	04/26/2013
404 Lauder Ln	\$525,000	06/20/2013	1539 Shire Cir	\$343,000	08/05/2013
20 Lochbrook Ln	\$450,000	08/29/2013	678 Skye Ln	\$501,049	12/13/2013
79 Lochleven Ln	\$460,000	07/23/2013	698 Sterling Rd	\$397,000	09/23/2013
1545 Macalpin Cir	\$1,137,500	06/13/2013	800 Sterling Rd	\$440,000	05/03/2013
1555 Macalpin Cir	\$675,000	12/23/2013	506 Stone Canyon Cir	\$435,000	03/22/2013
537 MacBain Way	\$490,000	10/07/2013	827 Stone Canyon Cir	\$500,000	10/02/2013
903 Milton Rd	\$539,100	04/19/2013	1480 Thor Dr	\$690,000	03/18/2013
2217 W Palatine Rd	\$202,000	01/18/2013	1499 Thor Dr	\$860,000	12/13/2013
1723 Pheasant Trail Rd	\$618,000	03/21/2013	1950 Tweed Rd	\$380,000	07/11/2013
171 S Poteet Ave	\$210,000	12/30/2013	677 Tyne Ct	\$635,000	06/27/2013
205 Poteet Ave	\$130,000	11/21/2013	146 Warkworth Ln	\$340,000	05/01/2013
1017 Ridgeview Dr	\$785,000	03/28/2013	346 Windsor Ln	\$410,000	01/25/2013
22 S Roberts Rd	\$456,000	12/19/2013	610 Windsor Rd	\$1,600,000	12/05/2013

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

**SOLD**



**#1 AGAIN IN 2013**  
**#1 in 2012, #1 in 2011,**  
**#1 in 2010, #1 in 2009,**  
**#1 in 2008, #1 in 2007, #1 in 2006**



Chris Jacobs

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**Call Chris direct:**  
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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 2006-2013, source MRED LLC.

# 800 Sterling Road

I N V



Offered at \$699,900

This beautifully renovated and spacious home is simply stunning! The open and inviting floor plan is both inviting and functional. Features 4 bedrooms with 3 full baths and laundry room up, luxury master suite with sitting room and luxury bath, 1st floor bedroom with full bath also can be den, island kitchen with cherry



cabinets, granite, stainless steel appliances and access to sun room, large family room with fireplace, bar and slider to patio, large mud room from garage, finished recreation room in basement. Truly a must see!  
**Continues on pg 14.**



800 Sterling Road, Inverness - continued

## Master Bedroom Sitting Area

Approx. SF: 4,164

Bedrooms: 5

Baths: 4.1

Garage: Attached, 3 Car

Basement: Partial,  
Finished

Renovated: 2013

# of Fireplaces: 1

High School:

District #211 - Fremd

[www.800Sterling.com](http://www.800Sterling.com)



### CONTACT INFORMATION

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847.963.0400

Chris@InvernessForSale.com

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# 160 Braymore Court



Great curb appeal is just the start for this Braymore beauty! A grand 2-story entry flanked by living room and dining room greet you. The generous 2 story family room with fireplace is open to the large island kitchen with access to the deck and backyard. 1st floor bedroom with adjacent full bath, 1st

floor theater, den, huge master suite with luxury bath and his and her closets. Full finished basement with fireplace. Hardwood floors, tray ceilings in all upstairs bedrooms, security system, intercom, professional landscaping.

**Offered at \$979,000**

**Year Built:** 1990  
**Subdivision:** Braymore Hills  
**Approx. SF:** 5,672  
**Bedrooms:** 5  
**Baths:** 4.1  
**Garage:** Attached, 3 Car  
**Basement:** Full, Finished  
**# of Fireplaces:** 2  
**Acres:** 1.17

*Visit this property online at  
[www.160Braymore.com](http://www.160Braymore.com)*



**CONTACT INFORMATION**

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[Chris@InvernessForSale.com](mailto:Chris@InvernessForSale.com)





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# 1408 Drummond Circle



Stunning Inverness Hills beauty! Meticulously cared for and updated. Breathtaking hilltop lot! Superb finishes including hardwood, crown and wainscoting. Fantastic high-end kitchen with huge eating area, ample cabinets, stainless steel appliances and granite opens to entertaining area and fabulous vaulted family room. Spacious master suite, first floor bedroom suite, awesome walkout lower level with large in-law setup and second kitchen.



Offered at \$924,900





[www.1408Drummond.com](http://www.1408Drummond.com)



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# OUR RECENT INVERNESS SALES CONTINUED

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