

Exclusively **Inverness**

Magazine

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THIRD QUARTER 2015**

**INVERNESS
BUSINESS DIRECTORY**

**9 INVERNESS PROPERTIES
FOR SALE**

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

OUR RECENT INVERNESS SALES

PH: 847.963.0400 ~ Chris@InvernessForSale.com

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We've **SOLD MORE**
Inverness listings
over the past
10 YEARS
than anyone!

Letter from the REALTOR[®]



Welcome to our fall 2015 issue of Exclusively Inverness magazine. This issue features a wide variety of properties available in today's Inverness market. Whether you're looking for a gated community or several acres, we have it!

Interest rates remain at historically low levels, and pricing is still attractive. Now might be just the right time to make that move. 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 10 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

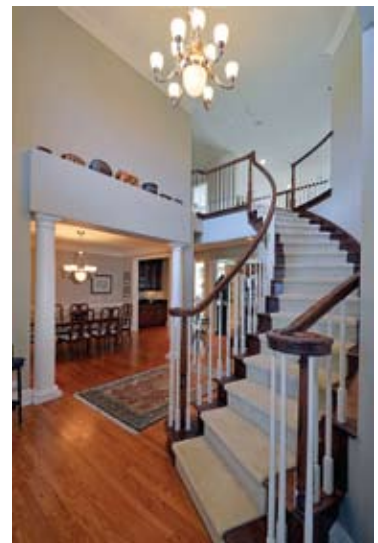
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470 Inverway Road, Inverness

\$669,000

Timeless McIntosh Cape Cod nestled on a breathtaking 1+ acre lot across from Inverness Golf Course! So much great functional space and fantastic finishes throughout this home. Over 3200 square feet, with rich hardwood flooring and custom moldings. Features include a formal living room and dining room, library and office space, 1st floor master and second bedroom, spacious family room with custom built-ins opens to kitchen with white cabinets and granite. Functional sun room/ mud room with slider to patio and the beautiful backyard! There is also a new roof, great storage shed/3rd garage bay, partially finished lower level, makes a great play room! One of a kind spectacular home! A home warranty is included!





www.470inverway.com

Bedrms: 5 **Baths:** 2/1 **Sq. Ft.:** 3,210

Garage: Attached 2 Car, +1 Detached **Acres:** 1.01

Fireplaces: 3 **Subdivision:** MCINTOSH

High School: District 211, WM Fremd

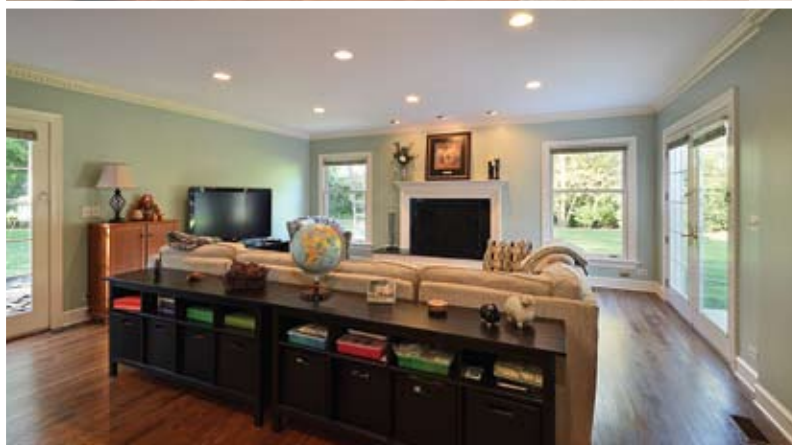


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773 Sterling Road, Inverness



Bedrms: 4 **Baths:** 3.1 **Garage:** Attached, 3 Car
Sq. Ft.: 3,172 **Acres:** 2.22 **Fireplaces:** 2
SUB: MCINTOSH



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\$699,900

www.773Sterling.com





196 Glamis Lane, Inverness

\$439,900

Private cul-de-sac location backing to tree-line in Inverness On The Ponds, a gated community. This home has great curb appeal and a spacious floorplan. The entry is flanked by formal dining room and grand living room with fireplace and vaulted ceiling. Generous sized island kitchen and bay table area with slider to patio. Beautiful hardwood floors throughout the main floor. Master retreat with large master bath and big walk-in closet. Spacious full finished basement with bath. Here's a great opportunity to own in this desirable area at a spectacular price.

www.196Glamis.com



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SUB: Inverness on the Ponds

Bedrms: 3

Baths: 2/2

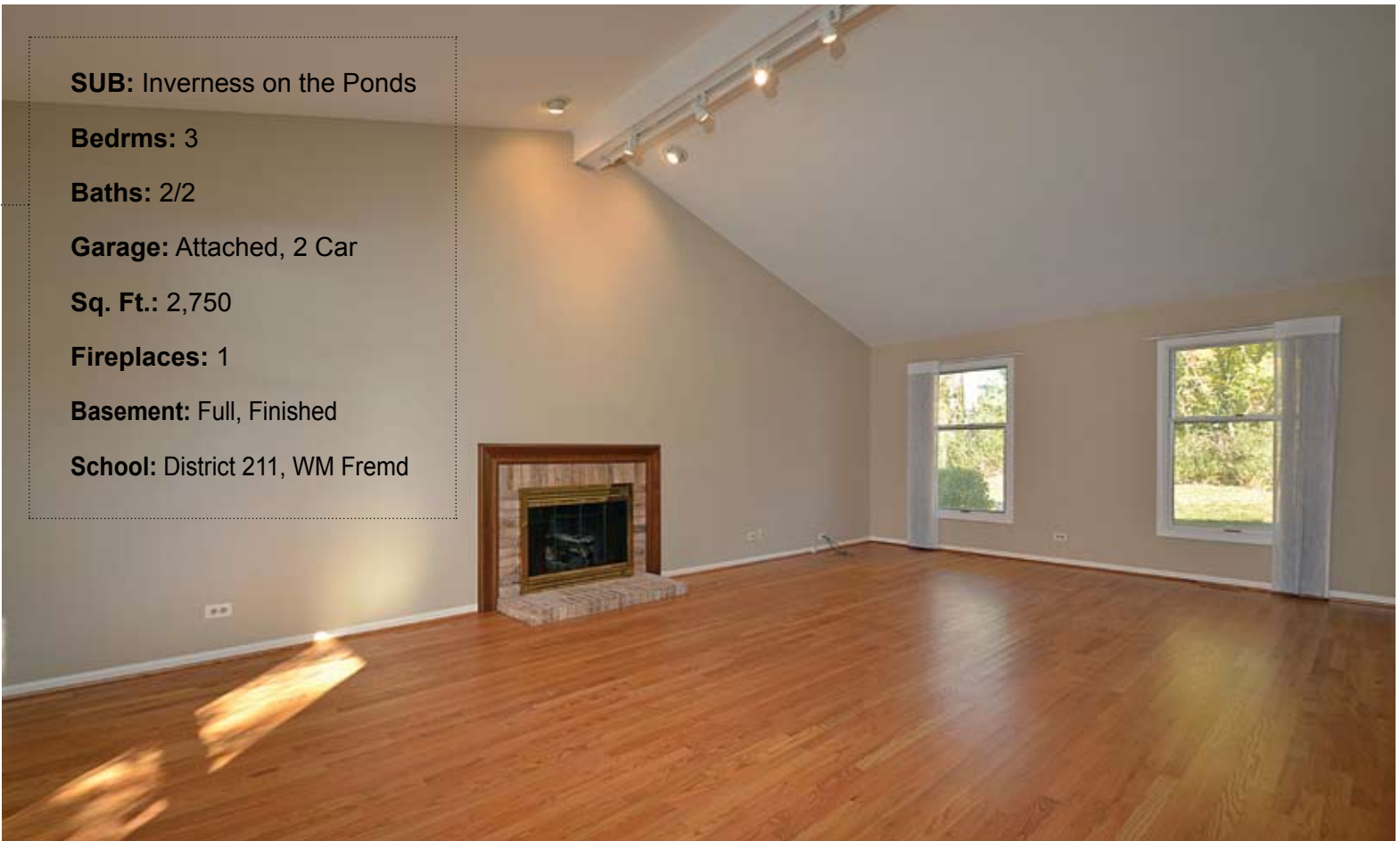
Garage: Attached, 2 Car

Sq. Ft.: 2,750

Fireplaces: 1

Basement: Full, Finished

School: District 211, WM Fremd

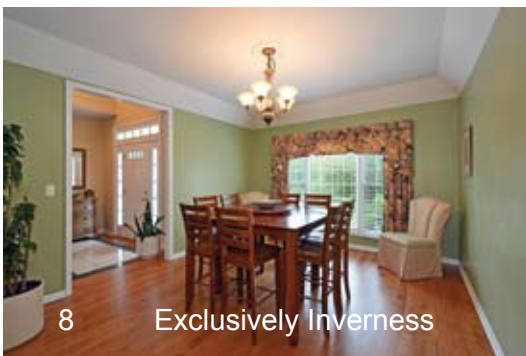




190 Wood Street, Inverness

\$725,000

This home is a buyer's dream come true. The beautiful 2 story home is set on a secluded 1.3 acres lot, surrounded by trees, beautiful landscaping and a lush green lawn. This home offers a 2 story entry as well as a 2 story family room with fireplace. Newly refinished hardwood floors flow throughout the first floor of this home. The beautiful island kitchen is complete with an eating area, granite counters and stainless steel appliances. There is also an office on the first floor. The second level starts with a loft overlooking the foyer and family room. The master suite is truly fantastic with a huge master bath and a great walk-in closet with windows. The walkout lower level does not disappoint with a fireplace full bath, radiant heat and plenty of storage. There is also new carpeting, zoned heating, radiant heat in the garage floors, and a 3 car attached garage. Come see this impeccably well maintained home. You won't be disappointed.

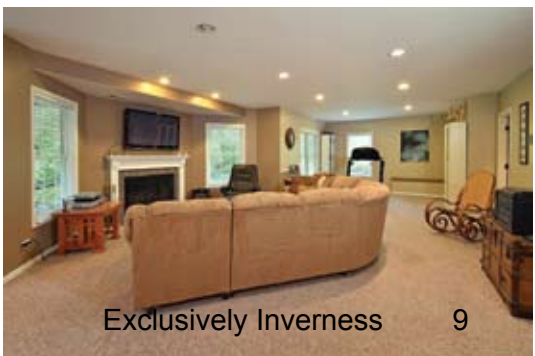




www.190Wood.com

Bedrms: 5 **Baths:** 4/1 **Garage:** Attached, 3 Car
Sq. Ft.: 3,510 **Acres:** 1.3 **Fireplaces:** 2
Basement: Full, Walkout, Finished **School:** District 211, WM Fremd

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INVERNESS

HOME SALES - THIRD QUARTER of 2015*

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

1206 Aberdeen Rd	\$455,000	09/01/2015	1545 Macalpin Cir	\$1,120,000	09/18/2015
1718 Appleby Rd	\$700,000	08/14/2015	861 Muirfield Rd	\$615,000	08/03/2015
1803 W Ashbury Ln	\$215,000	09/02/2015	1019 Muirfield Rd	\$710,000	07/14/2015
681 Balmoral Ln	\$575,000	09/01/2015	350 Plymouth Dr	\$975,000	08/12/2015
720 Bordeaux Ct	\$1,200,000	08/28/2015	1001 Ridgeview Dr	\$785,000	08/03/2015
243 Bradwell Rd	\$500,000	08/03/2015	301 Roberts Rd	\$320,000	08/25/2015
251 Bradwell Rd	\$177,200	08/14/2015	1436 Rue Paris Pl	\$604,401	07/10/2015
522 Bridgestone Ct	\$450,000	09/03/2015	1324 Shire Cir	\$435,000	09/15/2015
530 Bridgestone Ct	\$529,000	09/14/2015	1330 Shire Cir	\$320,000	07/02/2015
2001 Camphill Cir	\$775,000	08/07/2015	1385 Shire Cir	\$338,000	07/31/2015
1428 Carlisle Dr	\$650,000	07/01/2015	1443 Shire Cir	\$277,500	09/15/2015
1568 Clover Dr	\$650,000	09/01/2015	1483 Shire Cir	\$357,500	09/17/2015
1595 Dunbar Rd	\$480,000	07/23/2015	1487 Shire Cir	\$282,500	07/10/2015
1421 Dunheath Dr	\$403,000	08/21/2015	1511 Shire Cir	\$292,500	07/29/2015
304 Ela Rd	\$465,000	08/14/2015	1528 Shire Cir 1B	\$230,000	08/10/2015
320 S Ela Rd	\$280,000	08/10/2015	608 Stone Canyon Cir	\$567,500	08/27/2015
2005 Freeman Rd	\$485,000	08/28/2015	234 Stratford Ln	\$464,900	07/16/2015
1638 Galloway Dr	\$560,000	09/23/2015	1540 Thyra Ln	\$499,900	08/20/2015
2331 Harrowgate Dr	\$550,000	09/28/2015	1900 W Tweed Rd	\$585,000	08/17/2015
833 Inverway	\$860,000	09/15/2015	136 Warkworth Ln	\$470,000	09/30/2015
1119 Jonathan Dr	\$710,000	08/18/2015	2368 Warren Ave	\$145,000	09/24/2015
620 Kinnear Cove	\$750,000	09/25/2015	235 S Williams Rd	\$469,000	07/29/2015
131 Knockderry Ln	\$415,000	07/30/2015	592 Windsor Cir	\$810,000	07/15/2015
1445 Macalpin Cir	\$1,000,000	09/01/2015			

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



Century 21® awarded HIGHEST OVERALL SATISFACTION by JD POWER in ALL FOUR categories for repeat & first-time home buyers & sellers!

#



- The Pinnacle Group #1 in Inverness over the past 10 years
- Century 21® #1 in Customer Satisfaction
- The Pinnacle Group #1 producer at Century 21® Affiliated in Barrington
- The Pinnacle Group #1 Century 21® real estate group in Chicagoland's Northwest suburbs
- The Pinnacle Group over \$350,000,000 in sales
- #1 Century 21® franchise in the world!



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Heidi Doering



Kathy Jacobs



Sharon Molnar

The Pinnacle Group



"Doing Real Estate Right!"

This is a beautiful, well cared for, 4,600 sq. ft. two-story home with excellent curb appeal and a great floor plan. Inside you'll find a two story entry, a huge eat-in island kitchen with eating area, a large family room with volume ceiling, a 1st floor study/bedroom with adjacent full bath, a full finished basement, a luxury master suite, a heated 3 car garage, 2 fireplaces, and a great backyard with deck, patio & gazebo. Other features include: generator, security system, intercom, sauna, skylites, & zoned hvac.

www.1437Carlisle.com

Bedrms: 4

Baths: 5/1

Garage: Attached, 3 Car **Sq. Ft.:** 4,600

Acres: 0.92

Fireplaces: 2

Subdivision: INVERNESS SHORES



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1580 Durham Drive, Inverness

\$1,095,000

Bdrms: 5 Baths: 5/1 Sq. Ft.: 7,144 Acres: 1.2 Garage: Attached, 4.5 Car



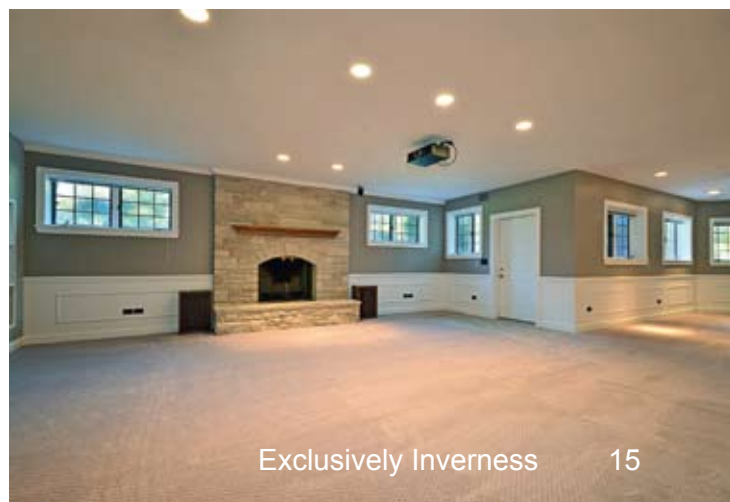


This amazing McIntosh estate will be beyond your expectations! This home has over 10,000 square feet of living space and is in a cul-de-sac on a fully wooded and secluded 1.2 acre lot. Great curb appeal comes with the impressive brick/stone exterior and unbelievable finishes throughout the interior. The elegant two story entry gives you a taste of what is to come. The gourmet kitchen is open to the enormous family room with soaring vaulted ceiling and fireplace. Huge dining room, first floor library, master retreat, sun room, office, loft, three fireplaces, hardwood floors, limestone, the list goes on and on. Plus the finished walkout lower level has 3000+ square feet and includes a beautiful fireplace as well as a gym. A truly extraordinary offering!

www.1580Durham.com

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UNDER CONTRACT

Lot 20 Valley Lake Drive, Inverness

\$399,900

Acres: 2+ Lot Dimen.: 100X354X200 High School: District 211, WM Fremd

It's larger and more spectacular than before, with expanded waterfront location, awesome island with foot bridge access, and beautiful water views from this over 2 acre parcel in Inverness. The lot has an interior location within the neighborhood and is perfect for a look-out or walk-out lower level. This is one of the only prime lots left undeveloped in Inverness! Also features Fremd high school and very convenient to expressway.



www.C21TPG.com



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FALL 2015

221 Haman Road, Inverness

\$295,000

UNDER CONTRACT

Bedrooms: 1

Baths: 1

Garage: Attached, 1 Car

Acres.: 1.24

www.221Haman.com | Contact Chris Jacobs 847.963.0400 or Chris@C21TPG.com



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TRENDS for Fall/Winter

The Fed is poised to raise rates soon but there is still time to get historic low rates on your purchase or a refinance loan. Now is a good time to refinance equity lines that have moving interest rates, as they will go up with each Fed rate hike.

Call your local EXPERTS today for more details.



AN ILLINOIS RESIDENTIAL MORTGAGE LICENSEE NMLS #217921



905 Middleton Lane, Inverness

\$775,000

Beautiful curb appeal & great private cul-de-sac location are offered in this exceptional expanded Byberry model with first floor master suite! The open & inviting floor plan begins with the two story entry with bridal staircase, beautiful island kitchen with generous eating area, two story great room with theater system, first floor study with impressive 11ft ceiling, 3-car garage, full basement with 9ft ceiling. There's also hardwood floors, a beautiful brick patio & more!

www.905Middleton.com

Bedrms: 4 **Baths:** 3/1 **Garage:** Attached, 3 Car

Sq. Ft.: 3,900 **Basement:** Full **Fireplaces:** 1

Subdivision: ESTATES AT INVERNESS RIDGE

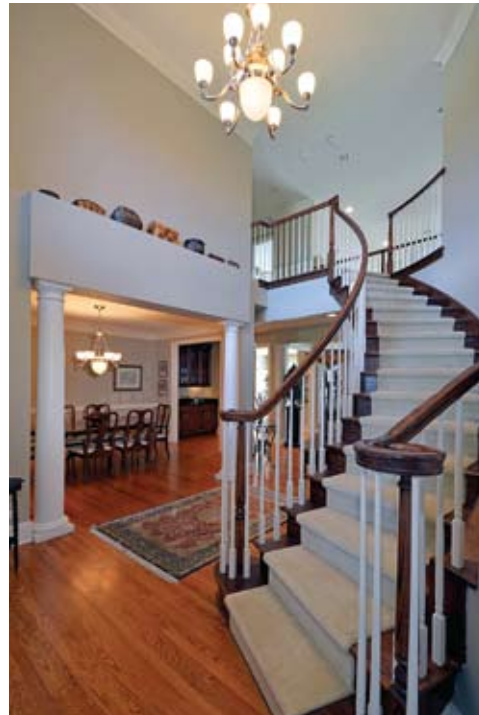


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