

WINTER 2011

Exclusively Inverness Magazine

Inside This Issue...

**HOMES SALES
All Of 2010**

**14 INVERNESS HOMES
FOR SALE**

**INVERNESS
BUSINESS DIRECTORY**

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PALATINE, IL
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

JUST SOLD

1017 Blackburn Drive

I N V E R N E S S

Just Sold

www.C21TPG.com



1210 Barclay Circle

I N V E R N E S S

Under Contract

www.1210Barclay.com

UNDER CONTRACT

JUST LEASED

107 N. Haman Road

I N V E R N E S S

Just Leased

www.107Haman.com



541 Bridgestone Court

I N V E R N E S S

Under Contract

www.541Bridgestone.com

UNDER CONTRACT



letter

from the

editor



Welcome to our winter 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 5 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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BUSINESS DIRECTORY

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Exclusively Inverness

1400 Banbury Road

I N V E R N E S S



Offered at \$1,390,000

Beautiful 2003 new construction home loaded with amenities! Professional landscaping and great curb appeal is your 1st impression. 2-story entry flanked by formal living room and dining room. 2-story Great room open to stunning island kitchen. 1st floor bedroom open to stunning island kitchen. 1st floor bedroom with adjacent full bath. Huge master suite with luxury bath, separate sitting room and his+her walk-in closets. Princess suite and Jack'n'Jill bath for bed-



2

Exclusively Inverness



WINTER 2011



rooms three and four. Fabulous basement with huge recreation area, custom wet bar, theater, and office. A must see.



www.1400Banbury.com

CONTACT INFORMATION

Chris Jacobs

847.963.0400

Chris@InvernessForSale.com



164 N. Highland Road

I N V E R N E S S



*T*his spectacular sprawling ranch had its huge addition completed in 2005. The home has a fantastic park-like setting on approximately 2 acres and is steps from North park! An open floor plan centers around the grand great room and stunning gourmet kitchen. Its Volume ceilings, 4 fireplaces, in-ground pool, finished walkout lower level and beautiful floors are just the start. There is also a luxury master retreat,





4 bedrooms on the first floor, extensive landscaping and so much more! This is truly a must see! Visit the property online at www.164Highland.com.

Offered at \$1,179,000



www.164Highland.com
CONTACT INFORMATION
 Chris Jacobs
 847.963.0400
Chris@InvernessForSale.com



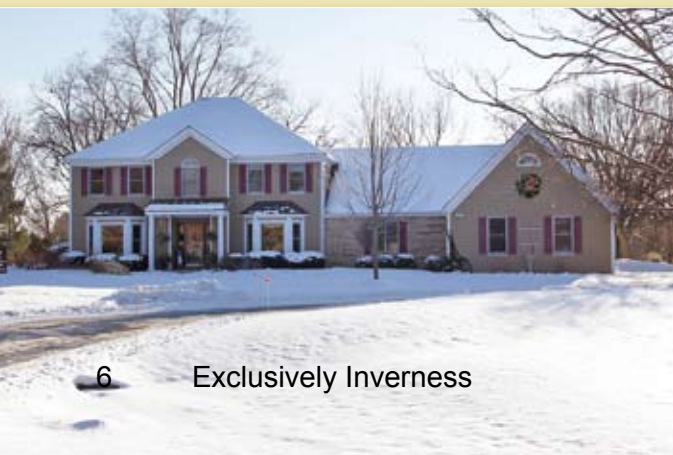
540 Saint Andrews

I N V E R N E S S



Offered at \$769,000

An exceptional Golf Meadows Colonial! This home has enormous rooms with great flow, a huge kitchen with cherry cabinets, stainless appliances and silestone counters, a banquet sized dining room, a private office, a living room and family room open to each other for great entertaining space, and a spectacular sunroom. There is also a 1st floor bedroom or craft room, a large master suite with fireplace,





a very spacious lower level with recreation room and workshop, and a spectacular 2 acre lot with patio and professional landscaping. This one has it all!!

www.540SaintAndrews.com

CONTACT INFORMATION

Chris Jacobs or Sharon Molnar

847.963.0400

Chris@InvernessForSale.com



698 Sterling Road

I N V E R N E S S

Here's a great opportunity to purchase a cute ranch on a magnificent parcel of land in Inverness! The home sits atop the lot as it rises from the street. While it is set back from the road, there is still a spacious and level backyard. There are 3 bedrooms and 3 baths. The kitchen is roomy and open to the family room area. Features include a generous size master bedroom with bath, fireplace, and generator. The siding, windows and roof have all been updated.

www.698Sterling.com

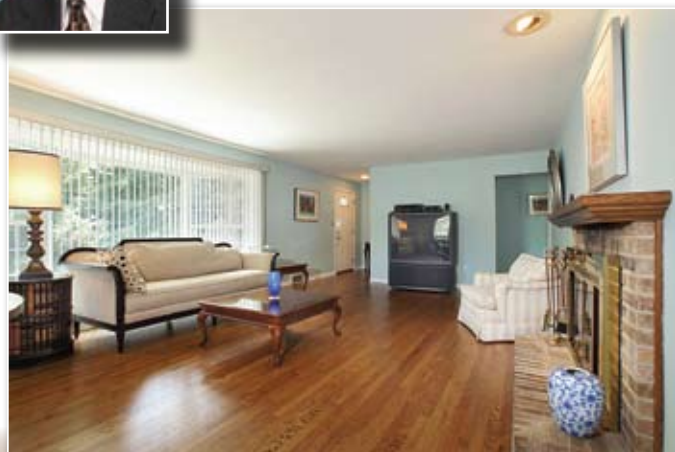


Offered at \$439,000
CONTACT INFORMATION

Chris Jacobs

847.963.0400

Chris@InvernessForSale.com



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701 Sterling Road

*S*tately all-brick 2-story with walkout lower level on a 2-acre parcel! This center entry colonial has a 2-story foyer flanked by the formal living room and dining room. 5-bedrooms up, master retreat with sitting room and fireplace and princess suite with full bath. Island kitchen with eating area, large family room with fireplace and built-ins, 1st floor den. Lower level has huge recreation area, office, full bath and tons of storage. Here's one to make home.



www.701Sterling.com

CONTACT INFORMATION

Chris Jacobs

847.963.0400

Chris@InvernessForSale.com



Offered at \$699,000



WINTER 2011

1855 W. Ashbury Lane

I N V E R N E S S



www.1855Ashbury.com

Great 1st floor ranch model unit with finished basement and garage access from within the unit! Private interior location and guest parking conveniently located. Spacious living room with gas-start wood-burning fireplace and slider to patio. Adjacent dining area. Fully applianced kitchen also with slider access to patio. Roomy master bedroom with walk-in closet. 2nd bedroom has double door entry and bay window, could be a great den. Also, finished basement with large recreation room & generous storage area.



Offered at \$239,000

CONTACT INFORMATION

Chris Jacobs
847.963.0400
Chris@InvernessForSale.com



www.ExclusivelyInverness.com

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HOME SALES INVERNESS

All of 2010

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

143 Aberdour Ln	\$335,500	03/19/2010	1723 Galloway Cir	\$637,500	03/12/2010
1455 Appleby Rd	\$587,000	08/20/2010	109 Halkirk Cir	\$701,000	09/10/2010
1550 Appleby Rd	\$2,350,000	12/06/2010	172 Halkirk Cir	\$747,000	11/30/2010
2502 Ardmore Ave	\$539,000	07/26/2010	45 S Haman Rd	\$195,000	11/18/2010
1904 Ashbury Ln	\$242,000	06/29/2010	359 S Haman Rd	\$430,000	06/03/2010
1140 Ashley Ln	\$550,000	08/31/2010	2218 Harrow Gate Dr	\$505,000	03/22/2010
1611 N Baldwin Rd	\$310,000	05/04/2010	2114 Huntly	\$537,000	05/24/2010
598 Balmoral Ln	\$1,090,000	08/19/2010	1124 Jonathan Dr	\$724,900	08/09/2010
612 N Balmoral Ln	\$625,000	04/22/2010	126 Kilchurn Ln	\$404,000	08/31/2010
1660 Balmoral Cir	\$2,000,000	07/19/2010	614 Kinnear Cove	\$710,000	01/28/2010
1577 Banbury Rd	\$500,000	01/13/2010	926 Kirkwood Dr	\$870,000	04/14/2010
1207 Barclay Cir	\$560,000	11/09/2010	125 Knockderry Ln	\$510,000	05/28/2010
1210 Barclay Cir	\$414,590	01/19/2010	129 Knockderry Ln	\$490,000	11/02/2010
1571 Bedlington Dr	\$725,000	06/25/2010	1570 Macalpin Cir	\$920,000	04/05/2010
2126 Berwick Dr	\$665,000	07/30/2010	1519 W Palatine Rd	\$300,000	09/07/2010
1208 Bibury Ln	\$630,000	07/22/2010	1670 Pheasant Trl	\$1,375,000	06/25/2010
310 Bishop Ct	\$875,000	04/09/2010	1745 Pheasant Trl	\$550,000	06/11/2010
183 Bradwell Rd	\$326,300	02/12/2010	1705 Pheasant Trail Rd	\$1,150,000	12/06/2010
207 Bradwell Rd	\$244,000	10/29/2010	803 Poplar Ct	\$575,000	09/16/2010
720 Bradwell Rd	\$420,000	09/23/2010	1833 N Prestwick Dr	\$450,000	10/18/2010
65 Brodick Ln	\$315,000	06/25/2010	35 Ravenscraig Ln	\$397,000	05/28/2010
143 Burleigh Ln	\$335,000	04/02/2010	39 Ravenscraig Ln	\$315,000	01/08/2010
34 Carlton Cir	\$525,000	06/28/2010	1004 Ridgeview Dr	\$569,900	02/18/2010
179 Cawdor Ln	\$415,000	06/28/2010	51065 Ridgeview Dr	\$600,000	09/27/2010
921 Clarion Ct	\$925,000	01/07/2010	345 Roberts Rd	\$422,500	10/21/2010
1765 Clover Dr	\$1,252,000	06/04/2010	1425 W Rue Paris Pl	\$415,000	07/29/2010
395 Country Oak Ln	\$527,000	06/10/2010	598 Scots Ct	\$325,500	05/17/2010
107 Craigie Ln	\$376,000	01/14/2010	1453 Shire Cir	\$307,500	06/30/2010
98 Dirlerton Ln	\$500,000	06/18/2010	1539 Shire Cir	\$319,000	10/21/2010
178 E Dundee Rd	\$633,000	09/03/2010	709 Skye Ln	\$550,000	12/15/2010
211 N Ela Rd	\$365,000	08/20/2010	577 St. Andrews Ln	\$675,000	05/03/2010
324 S Ela Rd	\$268,000	07/09/2010	715 Stone Canyon Cir	\$425,000	09/10/2010
709 Fieldstone Ct	\$535,000	06/28/2010	818 Stone Canyon Cir	\$510,000	12/10/2010
158 Fincharn Ln	\$400,000	08/25/2010	727 Tarbat Ct	\$570,000	04/29/2010
1720 Firth Rd	\$825,000	08/06/2010	1074 S Thyra Ln	\$780,000	08/20/2010
1766 Firth Rd	\$630,000	01/18/2010	1467 Turkey Trail Rd	\$630,000	03/15/2010
1715 Galloway Cir	\$670,000	07/30/2010	1080 Valley Lake Dr	\$425,000	09/09/2010
			251 Wood St	\$300,000	03/25/2010

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

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Heidi Doering



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Century 21

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& ESTATES®

ROBERTS & ANDREWS

220 S. Haman Road

I N V E R N E S S



Offered at \$539,000

CONTACT INFORMATION

Chris Jacobs

847.963.0400

Chris@InvernessForSale.com

Spacious contemporary home set atop its picturesque full acre parcel with a great, more private location! The open floorplan, volume ceilings and stone fireplace set the tone. Generous room sizes are found throughout including the spacious living room/dining room, cozy family room, great den, huge eat-in kitchen and wonderful master bedroom with luxury bath. The finished walkout lower level features an awesome full bar, fireplace, pool table area, entertainment area, storage/workshop, plus much more.



www.220Haman.com



WINTER 2011

33 Carleton Circle

I N V E R N E S S

Offered at \$554,000

CONTACT INFORMATION

Chris Jacobs

847.963.0400

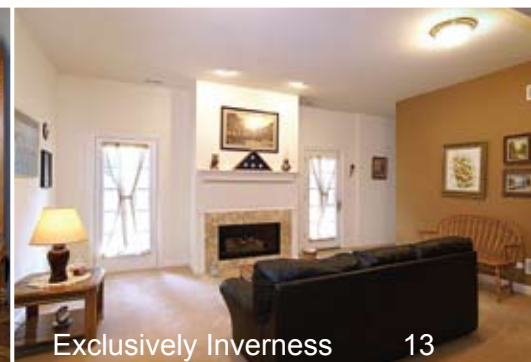
Chris@InvernessForSale.com

Beautiful ranch home with finished walkout lower level in gated, maintenance free community. Formal living room and dining room flank the entry. The generous island kitchen with large eating area is wonderful, cherry cabinets, granite counters and open to the spacious family room. Large master suite with luxury bath and walk-in closet. Tons of additional space and plenty of natural light in the full finished basement. Volume ceilings, hardwood floors, security system, 1st floor laundry, deck, patio.

www.33Carleton.com



www.ExclusivelyInverness.com



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CONTACT INFORMATION

Chris Jacobs or Sharon Molnar

847.963.0400

Chris@InvernessForSale.com



1724 Galloway Drive

I N V E R N E S S

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! This is an extraordinary home!



www.1724Galloway.com

Offered at \$949,000



1461 Shire Circle

I N V E R N E S S

The Shires, one of Invernesses premier townhome communities, has always been known for its mature landscaping and beautiful views yet maintains a small community feel. 1461 Shire Circle offers a great opportunity to own a pristine ranch-style property in the Shires!

Everything is bright and open in this charming updated home. The living room and dining room combination boast a beautiful stone fireplace and wet bar. The kitchen has a large eating area and abundant cabinet space. The large master suite has an updated bath. An additional bedroom and bath complete the main level of this home. The full finished lower level provides a large family room that is media ready, an office or bonus room, additional bath and tons of storage. New roof, carpet, paint and mechanicals have also been added to this fine home.

Call to schedule your showing today!

CONTACT INFORMATION

Chris Jacobs or Sharon Molnar

847.963.0400

Chris@InvernessForSale.com



www.1461Shire.com

Offered at \$315,000



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and are getting our clients to the closing
table in record time!*

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475 Regalia Drive,

Spectacular Werd built custom home in newer East Cheviot Hills!

Great curb appeal & meticulous care is immediately evident in this custom built home, constructed in 1997.

The inviting two-story entry greets you. A formal dining room and private study flank the entry. Beyond, you find the spacious great room with volume ceiling and gas fireplace. The island kitchen with generous eating area is warm and inviting. Access to the screened porch...For the rest of this text and more details visit www.475Regalia.com.



www.475Regalia.com

CONTACT INFORMATION

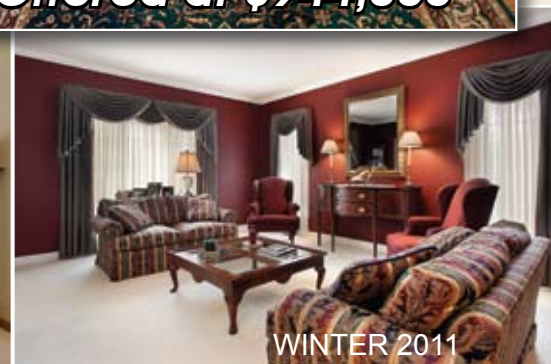
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847.963.0400

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Offered at \$944,000





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955 Livingston Lane

NEW FANTASTIC PRICE!!!

When looking for exceptional ranch homes, typically few options are available. That's what makes the property at 955 Livingston Lane so unique. With its great curb appeal, spectacular lot and interior location in Braymore Hills subdivision, this home has all the amenities you've been hoping for.

Step through the front door into the impressive entry area. The flow of the open floor plan becomes immediately...For the rest of this text and more details, visit www.955Livingston.com.



www.955Livingston.com
CONTACT INFORMATION

Chris Jacobs
847.963.0400
Chris@InvernessForSale.com



Offered at \$798,000

I N V E R N E S S



1568 Bedlington Drive

I N V E R N E S S

Offered at \$745,000



www.1568Bedlington.com

If living the dream of vacationing every day in your own waterfront property is what you were hoping to find, then look no further than 1568 Bedlington in Inverness! With its cul-de-sac location situated on a private lake, enjoying summers from your private dock or taking in beautiful views year around will be your burden.

This home offers five bedrooms and three full baths on the second floor. You will also discover an enormous unfinished attic area, great for storage or maybe something more ambitious.

The main level...For the rest of the text and more details visit www.1568Bedlington.com.



CONTACT INFORMATION

Chris Jacobs
847.963.0400
Chris@InvernessForSale.com

www.ExclusivelyInverness.com



Exclusively Inverness



Offered at \$1,195,000

18 Carnoustie Lane

PRICE NOW REDUCED 20% FROM ORIGINAL LIST PRICE!!!

Finding that perfect home is not always as easy as it sounds, but once you visit 18 Carnoustie in Heritage Farms you'll know you've discovered something special. It starts with the desirable cul-de-sac location, wonderful curb appeal and a spectacular lot.

Stepping through the front door you enter the two-story foyer. The open floorplan is immediately...For the rest of this text, and more details go to www.18Carnoustie.com.



www.18Carnoustie.com

CONTACT INFORMATION

Chris Jacobs
847.963.0400
Chris@InvernessForSale.com



ACCOUNTANTS

Don Cronin
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If you have a business owned or operated within the Inverness community & would like to be included in our directory, e-mail us at Directory@ExclusivelyInverness.com.

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