

ABOUT DAVIDSON HOMES ...

Whether it is the renovation of a historic property, or the construction of a new estate home, the focus of Davidson Homes is on the creation of an exceptional home which addresses the needs of today's family. We believe in the highest level of craftsmanship, internal quality, and design.

The Davidson team combines 40+ years of experience in the building industry with diverse educations and backgrounds in other disciplines. From careers in finance/accounting, education, psychology, interior design, and culinary arts, the Davidson team has a worldly, yet practical, vision of our clients' needs and expectations. Because we are individuals with a team focus, our combined synergy and common philosophy of excellence results in a difference that can be seen in every facet of our work.

A Davidson Home is built to be heirloom quality, and like the classic homes of a bygone era, can be passed down through the generations. We pay attention to the finer elements, just like the master builders of ages past, for these are the elements that give warmth, comfort, and distinction to a home. After all, it is the details in life that make a memorable difference.



ABOUT WHEATON ...

The city of Wheaton was planned by its Founding Fathers to be a charming small town when established in 1837, by Jesse and Warren Wheaton and Erastus Gary. That is how it still stands today, with much attention paid to keeping the quaint tree-lined avenues, Victorian architecture, paved streets, winding sidewalks, and old-town charm.

Comprising the heart of downtown Wheaton is a bustling business district with numerous restaurants, boutiques, and churches. The city also includes booming commercial areas to the north and south including Danada Square East and West, Wheaton Town Square, and Rice Lake Square shopping plazas. The nearest shopping mall, Stratford Square, is located 5 miles north of the downtown area, on Gary Avenue.



Wheaton has long been considered an ideal place to raise a family, and this reputation is upheld by the city's excellent public school system, which is ranked among the best on all levels in the state of Illinois. Its comprehensive, activity-driven park system and newly renovated and expanded, state-of-the-art public library offer something for residents of every age.

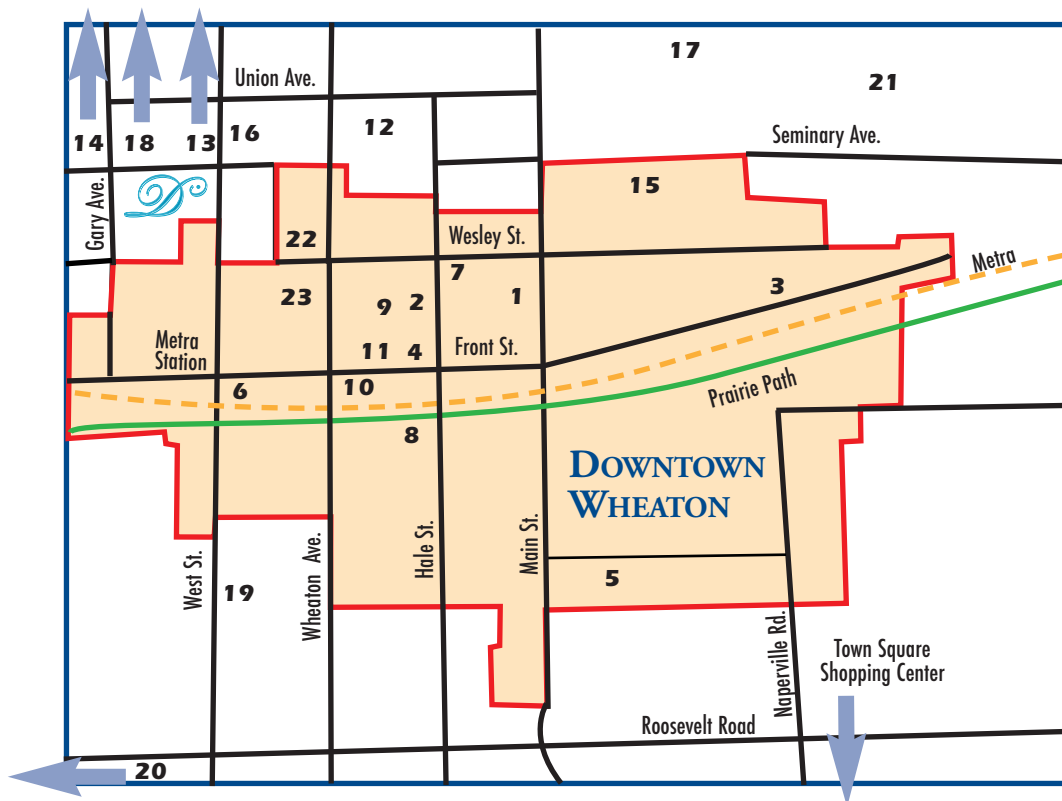
Located 30 miles west of Chicago, Wheaton is nestled amongst Illinois Routes 64 (North Avenue), 38 (Roosevelt Road), and 56 (Butterfield Road). Interstates 88 and 355 all run near the city, providing residents and businesses direct access to virtually any destination in the greater Chicagoland area. Midway and O'Hare Airports are both just 45 minutes away, while downtown Chicago (the Loop) is just 30 minutes away. Metra operates two commuter-rail stations in Wheaton, transporting more than 3,200 commuters every day on the Union Pacific West Line. Pace operates several bus routes through town.

MAP OF WHEATON

City Homes of North Wheaton are ideally located ...

- ❖ Two blocks from the heart of Downtown Wheaton featuring 23 restaurants and 32 fine shops
- ❖ Two blocks from Memorial Park, site of many civic events and summer evening orchestra performances

- ❖ Two blocks north of the Metra Train Station with service to Chicago and historic Geneva
- ❖ Across the street from Longfellow Elementary School, newly constructed in 2001



City Homes of North Wheaton

Shopping Areas

- 1 - J.B. Winterberry
- 2 - Gaedes Fine Clothier
- 3 - Toms Price Furniture
- 4 - Paper House Gifts
- 5 - Jewel Grocery Store

Restaurants

- 6 - Caribou Coffee
- 7 - Egglecct Cafe
- 8 - Egg Harbor
- 9 - Johnny D's
- 10- Emilio's Tapas
- 11-Suzette's Creperie

Recreation & Parks

- 12 - Memorial Park
- 13 - Northside Pool & Park
- 14 - Cosley Zoo
- 15 - Adams Park & Wheaton Public Library

Schools & Gov't Offices

- 16 - Longfellow Elementary School
- 17 - Franklin Middle School
- 18 - Wheaton North High School
- 19 - St. Michael Catholic School
- 20 - St. Francis High School
- 21 - Wheaton College
- 22 - Wheaton City Hall
- 23 - United States Post Office

CITY HOMES OF NORTH WHEATON

Site Plan

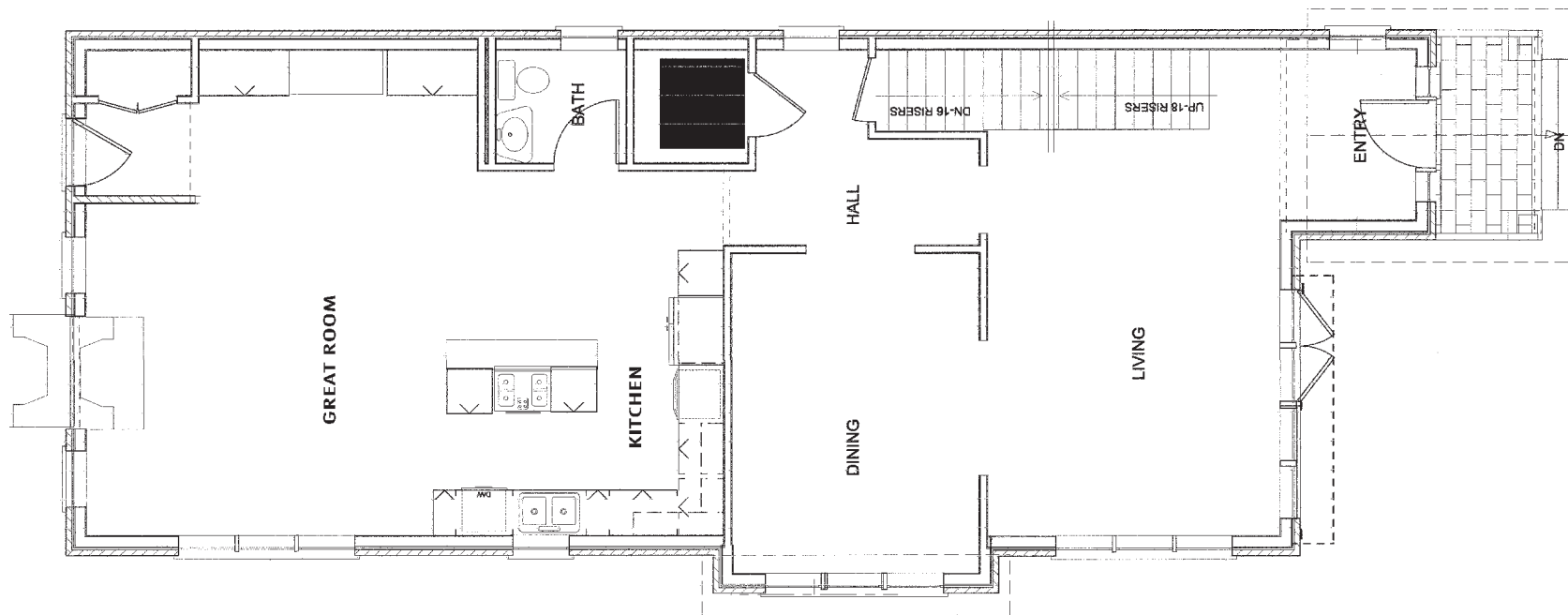
Models: S - Sonoma / OC - Old Carbondale / M - Mesquite



Davidson Homes LLC's policy of continuous attention to design and construction details requires that all specifications, dimensions, and prices be subject to change without notice. Plans are not to scale.

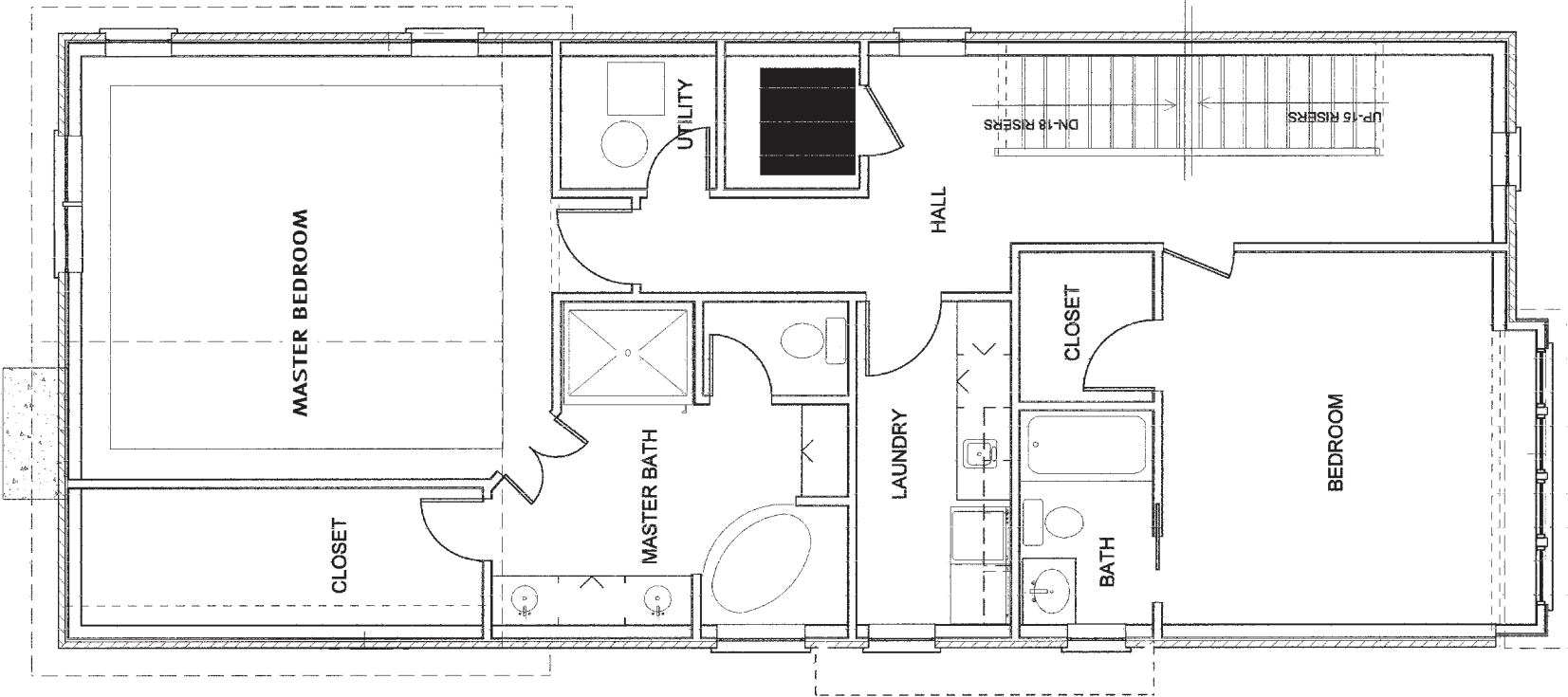
CITY HOMES OF NORTH WHEATON

First Floor



CITY HOMES OF NORTH WHEATON

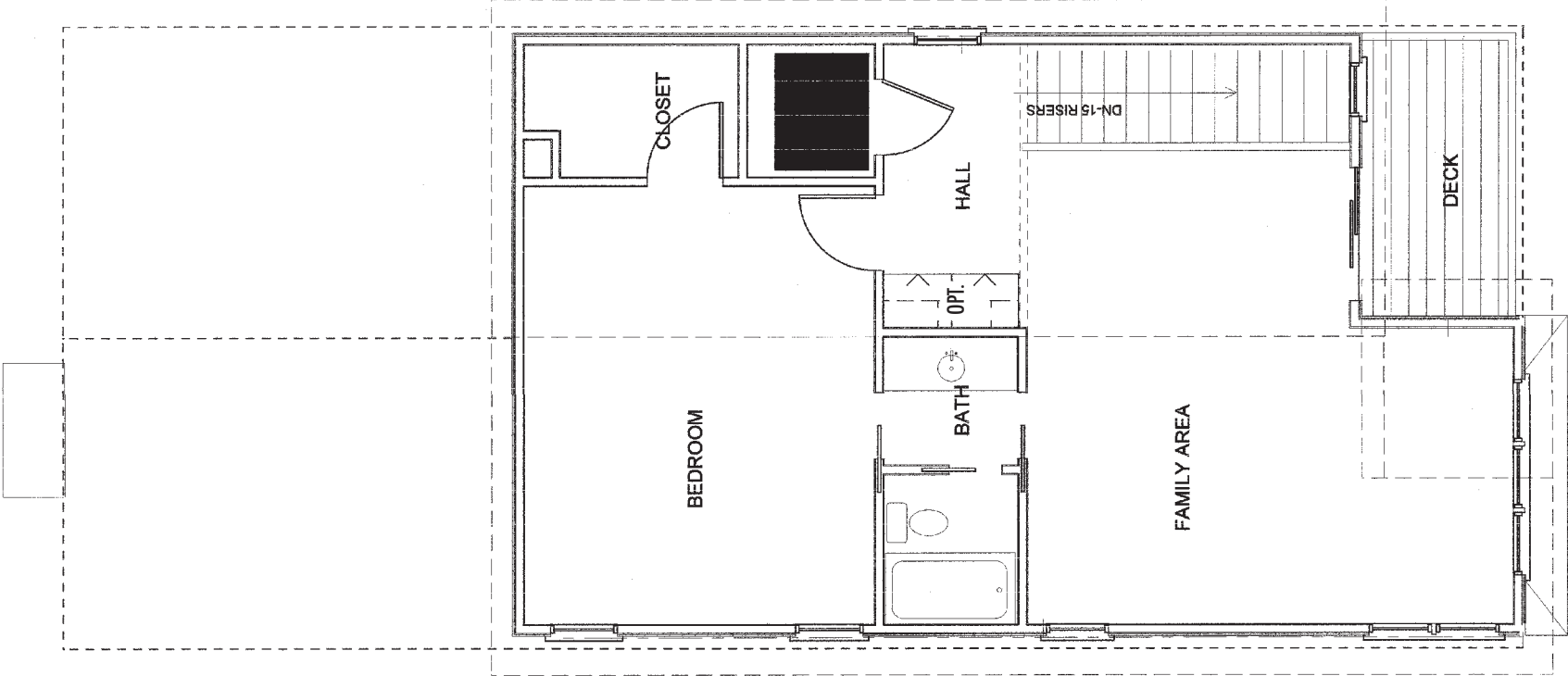
Second Floor



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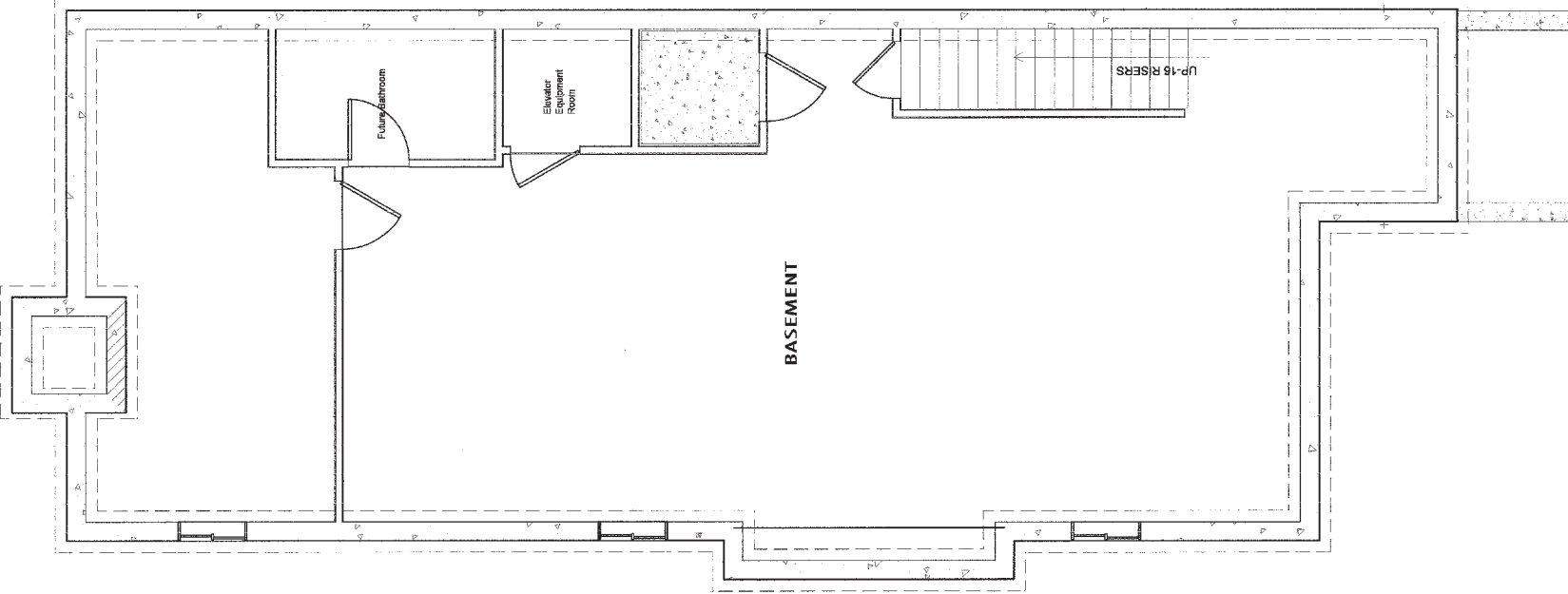
Third Floor



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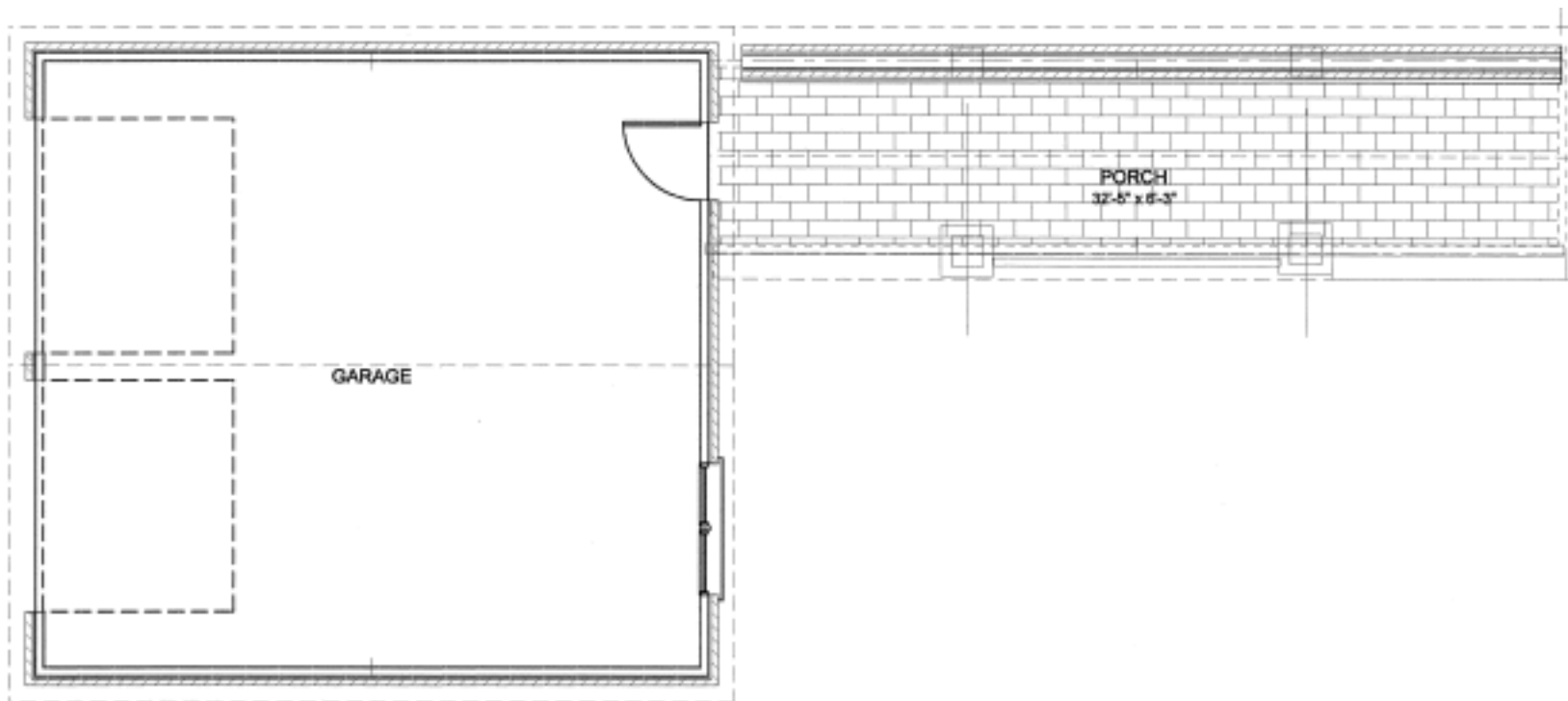
Basement



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CITY HOMES OF NORTH WHEATON

Garage



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DEVELOPMENT FEATURES

- ❖ Centrally located in the heart of downtown Wheaton shopping, Metra train station, parks, Longfellow Elementary School, and Wheaton Civic Centers
- ❖ 12 spaciously designed, luxury residences with dramatic front entryways and private rear yards
- ❖ Distinctively designed exterior facades with brick/masonry construction, maintenance-free shingle siding, iron detailing, natural stone accents, textured asphalt shingle and copper roofing, oversized aluminum gutters and downspouts
- ❖ Elegant site and exterior home lighting by Murray Feiss
- ❖ Professionally designed and landscaped site featuring brick pier signage, classical metal privacy fencing, sculpted grounds with plentiful mature trees and shrubs
- ❖ New underground utilities including phone, cable, gas, and electric
- ❖ Underground lawn and landscape irrigation system throughout property
- ❖ Homeowners association governing aesthetic maintenance of community

LUXURY HOME FEATURES

- ❖ Three fully finished levels totaling 3,400 sq. ft., with 10' ceiling height on main level, tray and cathedral ceilings on upper levels, 9' unfinished basement ceiling height
- ❖ Three bedrooms, optional 4th/5th, 3 1/2 baths, basement bathroom rough-in
- ❖ Personal elevator servicing all floors
- ❖ Poured concrete foundation wrapped with Delta-MS waterproofing membrane
- ❖ Energy-efficient, low E/Argon designer windows
- ❖ Security system with 24 hour monitoring service
- ❖ State-of-the-art audio/visual system with additional pre-wiring throughout home for potential customization
- ❖ Custom wood front door entry system
- ❖ Recessed can lighting throughout home with generous allowance for customer selected fixtures
- ❖ High efficiency systems include 75-gallon hot water heater and 90%+ HVAC system with zoned heating and cooling
- ❖ Spacious great room includes full masonry fireplace with firebox in herringbone design and gas starter
- ❖ R-19 wall insulation and R-38 roof insulation package, 5/8" drywall finished in buyer-selected interior paint colors
- ❖ Private, oversized 2 car garage includes automatic door openers and maintenance-free garage doors
- ❖ Covered private walkway connecting home to garage

LUXURY HOME FEATURES (CONT.)

- ❖ Private 3rd floor balcony accessible from 3rd level family room/library
- ❖ Outdoor full masonry fireplace with firebox in herringbone design and gas starter
- ❖ Landscape allowance for customization of private rear yard patio and plantings

MILLWORK

- ❖ Custom-milled oak staircase including painted premium balusters, risers and stringers, and stained treads and newel posts
- ❖ Millwork package includes 7" baseboards, 3 1/2" casing, and 5 1/4" crown moldings in a painted finish. Custom stain grade wood trim upgrade package available
- ❖ Solid core 1 3/4" painted doors. Custom wood door package available
- ❖ Emtek premium door hardware in buyer selected finish and style
- ❖ Closest systems included for all bedrooms and mudroom coat closet

KITCHEN

- ❖ Professional gourmet kitchen featuring custom cabinetry by Joliet Cabinet Company, stainless steel appliances, and Kohler plumbing fixtures

- ❖ Custom wood cabinets in buyer-selected stain finish featuring full overlay doors, undermount glides, crown molding, and buyer-selected hardware. Custom cabinet design features, wood species, and multiple premium finishes available
- ❖ Granite countertops and backsplashes in customer-selected finishes. Custom stone tile backsplashes available
- ❖ Stainless steel undermount, double-basin kitchen sink by Kohler
- ❖ 1/2 hp garbage disposal

BATHS/LAUNDRY

- ❖ Kohler plumbing fixtures in buyer-selected finishes
- ❖ Kohler sinks and commodes. Kohler tubs with oversized soaker tub for master bath. Whirlpool option available
- ❖ Tub and shower enclosures include buyer's choice of tile
- ❖ Frameless glass shower door in master bath

FLOORING

- ❖ Select grade oak hardwood flooring throughout entire main level, upper hallways, and 3rd floor family room/library in buyer-selected stain color. Optional wood species and floor patterns available
- ❖ Ample allowance for buyer-selected tile flooring in laundry room, mudroom, and baths
- ❖ Premium grade carpet in buyer-selected color and style for all bedroom