

PORTFOLIO PROPERTIES

STERLING RIDGE OF ORLAND PARK

16800 SOUTH 108TH AVE, ORLAND PARK, ILLINOIS P: 708.645.7612

QUALITY EXTERIOR FEATURES

Fully improved executive home site with paved streets  
 All underground utilities, separate storm and sanitary lines  
 Underground sprinkler systems  
 Fully landscaped yard  
 Choice of concrete patio or wood deck with brick and stone pillars  
 Concrete driveway/decorative pavers  
 Oversized brick with mortar  
 Pro 30® Owens Corning Oakridge 30 years or better deep shadow extra weathering architectural grade shingle roof  
 Tyvek® housewrap  
 Fiberglass dampproofing  
 EnergyStar® premium Jeld-Wen® windows Low-E glass with grills  
 Decorative raised panel door, three-car garage with remote controls and exterior keypad  
 Drain tile and sump pump  
 GFI outdoor outlets

QUALITY INTERIOR FEATURES

Custom oak staircase with brushed nickel iron balusters  
 Premium oak wood floors  
 Hand built stone fireplace(s)  
 Ceramic tile in bathrooms and laundry room  
 Plush wall to wall carpeting with deluxe pad in select bedrooms and den  
 Full basement with nine-foot ceiling  
 Rough plumbing for basement bath  
 Finished brick fireplace in basement  
 Furniture quality cabinets, wet bar and built-ins  
 Wine captain  
 Nine foot, ten foot and higher ceiling on first floor  
 Custom moldings, casings and pediments  
 Choose from our variety of wood species  
 Solid oak doors

## DESIGN SPECIFICATIONS CONTINUED

### KITCHEN FEATURES

Custom 42" raised panel upgraded furniture grade cabinets  
Granite countertops with decorative edging  
Superior appliance package including Sub-Zero® flush mount refrigerator freezer,  
Wolf® range, double oven and other commercial grade appliances  
Kitchen island with vegetable sink

### BATH & LAUNDRY FEATURES

Master bath suite with multi-jet whirlpool tub and multi-jet rain-shower  
Main floor bath with custom shower  
Upper floor bath with soaker tub  
Upgraded fixtures, elongated bowl toilets and Moen faucets in all baths  
Kohler lavatory bowls  
Custom mirroring and decorative hardwood cabinetry in all baths  
First floor laundry includes granite countertops, custom countertop height cabinetry and  
integrated washer and dryer

### UTILITY SERVICE FEATURES

300 Amp, 80 circuit electrical service or better  
Numerous recessed and indirect lighting fixtures  
EnergyStar® rated HVAC mechanicals, dual or multizoned higher efficiency direct vent  
furnaces and professionally balanced air conditioning units  
State of the art security system with exterior door sensors, motion detectors,  
and keypads  
High efficiency direct vent hot water heater(s)  
Home audio intercom (optional)

### CONSTRUCTION FEATURES

2 x 6 exterior wall construction with R-21 insulation  
R-19 batt insulation with blown in R-40 insulation factor in all flat ceilings  
Fully finished garage including insulation  
¾" tongue and groove flooring installed with nails, glue and screws  
Interior insulation for soundproofing



Portfolio Properties takes great pride in using the latest materials and building practices to achieve the highest level of energy efficiency for your new home. Note that our desire to continually improve design techniques and construction features requires that specifications, equipment, illustrations, dimensions, and prices be subject to change without notice. Please refer to the plans and specifications provided in our Sales Office for current details.