

**15633 JULIES WAY  
ORLAND PARK, IL  
COLETTE  
HIGHLANDS  
By Marth  
Construction  
(708) 873-9700**

# ***THE CONNOR JAMES***

***ORLAND PARK, IL***

**AVAILABLE FOR  
OCCUPANCY  
NOVEMBER 2017!**



## **EXTERIOR FEATURES**

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- Fully Improved Lot
- Covered Front Porch
- Three Car Garage
- 16'x16' Concrete Patio
- Fiberglass Craftsman Style Front Door
- Clad Thermopane Low E Windows with Grilles on Front Elevation
- Aluminum Fascia and Soffits
- LP Siding
- Architectural Style Asphalt Roof with 30 Year Warranty

## **INTERIOR FEATURES**

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- 3,306 Square Feet
- 9 Ft. First Floor Walls
- Full Basement
- Four Bedrooms and 2 ½ Baths
- Master Suite with Large Walk-In Closet
- Tray Ceiling in Master Bedroom
- Walk-In Closets in Bedrooms 2 & 3
- Direct Vent Fireplace with Painted Wood Surround in Family Room
- Dining Room with Wainscoting and Crown Molding
- Study on First Floor
- Bench in Mud Room with Oak Top and Coat Hooks
- Second Floor Laundry Room
- Wood Floors in Foyer, Kitchen, Dining Room and Powder Room
- Staircase with Oak Railings, Oak Box Newel Posts and White Balusters
- Painted Trim Package with 5 1/4" Base and 3 1/5" Casing
- Colonist Painted Interior Doors
- Brushed Nickel Lever Locksets

## **KITCHEN FEATURES**

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- Custom Maple White Painted Cabinets with Stained Island, Angled Upper and Crown Molding
- Granite Countertops
- Whirlpool Refrigerator, Dishwasher, Slide-In Range, Microwave and Stainless Steel Hood
- Tile Backsplash
- Ice Maker Line

## **BATH FEATURES**

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### **MASTER BATH**

- Freestanding Soaking Tub
- Fiberglass Shower Base with Shower Door
- Cathedral Ceiling with Plant Shelf
- Dual Sinks
- Custom Maple Vanity with Quartz Countertop
- Separate Toilet Room with Niche
- Moen Faucets
- Linen Closet

### **HALL BATH**

- Fiberglass Tub Surround
- Custom Maple Cabinet with Granite Countertop
- Moen Faucets

### **POWDER ROOM**

- Pedestal Sink
- Moen Faucet
- Decorative Mirror

## **ENERGY SAVING FEATURES**

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- 90% Efficiency Furnace
- Air Conditioning
- Programmable Thermostat
- 200 AMP Service
- Steel Insulated Carriage Style Garage Doors with Windows

**PRICE: \$596,900.00**

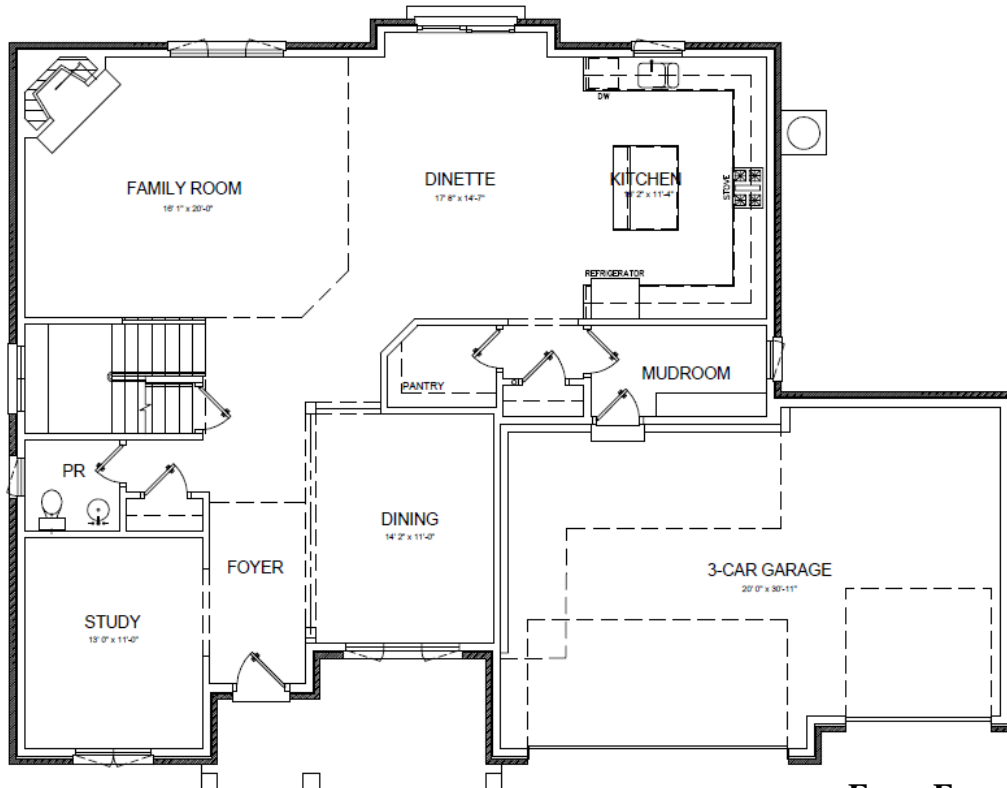


Modified: October 26, 2017

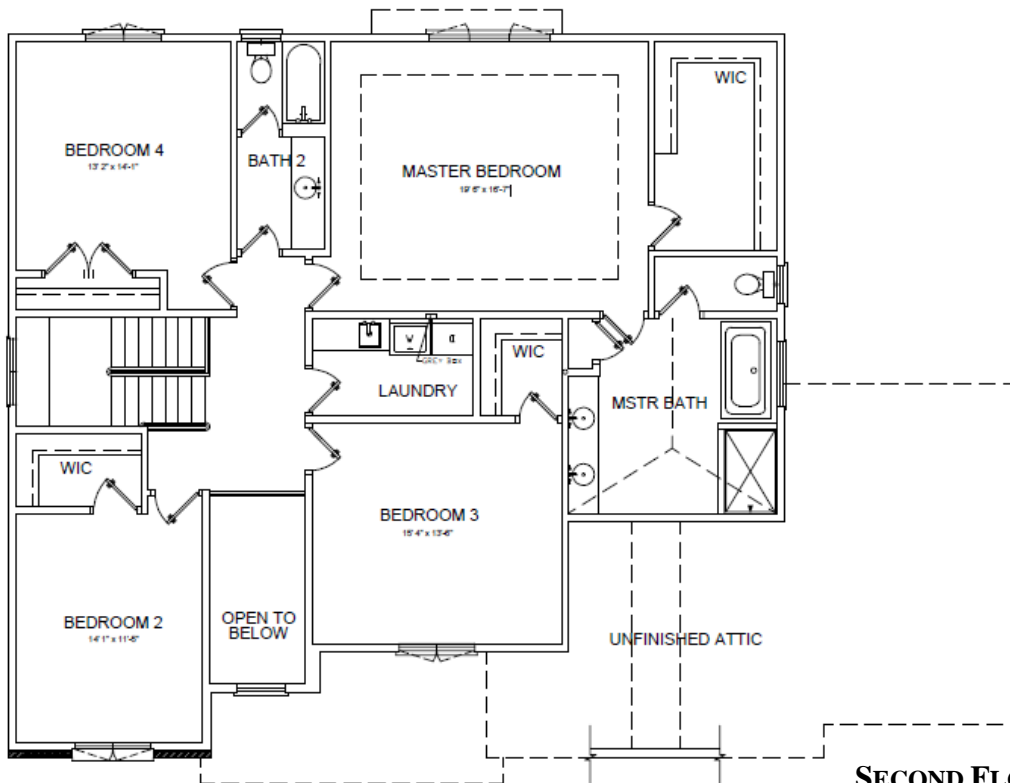
*Note: Additional options are available upon request. Prices and specifications are subject to change without notice. Specifications and dimensions are approximate. Square footage is approximate and is based off architect's calculations.*

# THE CONNOR JAMES

By: Marth Construction



FIRST FLOOR



SECOND FLOOR

Specifications and dimensions are approximate. Square footage is approximate and based off architect's calculations.

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

