

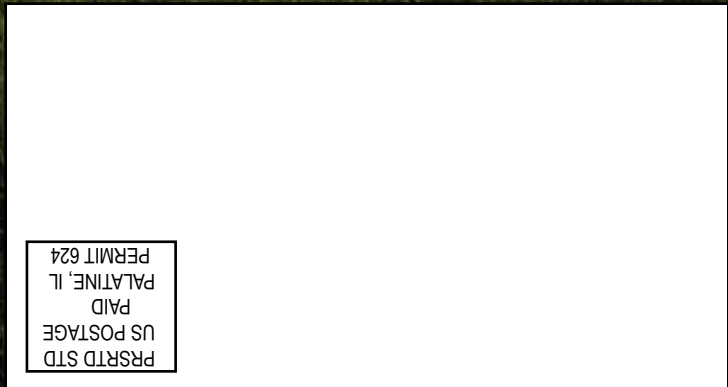
Exclusively **Inverness** Magazine

Inside This Issue...

**HOMES SALES
3rd Quarter Of 2011**

**13 INVERNESS HOMES
FOR SALE**

**INVERNESS
BUSINESS DIRECTORY**



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**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
I N V E R N E S S



164 N. Highland Road

www.164Highland.com



1520 Macalpin Circle

www.1520Macalpin.com

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448 Regalia Drive

www.C21TPG.com



701 Sterling Road

www.701Sterling.com

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540 Saint Andrews

www.540SaintAndrews.com



9 Torrin Rocks Cove

www.9TorrinRocks.com

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696 Bradwell Road

www.696Bradwell.com



509 Haddington Court

www.C21TPG.com

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I N V E R N E S S

letter

from the

REALTOR



Welcome to our fall 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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contents

FALL 2011

- 2 568 Glen Eagles Court
INVERNESS
- 4 871 Braeburn Road
INVERNESS
- 6 677 Tyne Court
INVERNESS
- 8 1321 Carlisle Drive
INVERNESS
- 9 398 Whispering Pines Ct.
INVERNESS
- 10 3rd Quarter Of 2011
HOME SALES
- 11 Doing Real Estate Right
THE PINNACLE GROUP
- 12 1724 Galloway Drive
INVERNESS
- 13 18 Carnoustie Lane
INVERNESS
- 14 698 Sterling Road
INVERNESS
- 15 1169 Heather Lane
INVERNESS
- 16 864 Cortbridge Road
INVERNESS
- 17 2191 Inverray Road
INVERNESS
- 18 220 S. Haman Road
INVERNESS
- 20 1461 Shire Circle
INVERNESS
- 21 Business Directory
INVERNESS



COVER HOME: Page 4

Exclusively Inverness

568 Glen Eagles Court

I N V E R N E S S



Offered at \$649,900

Fantastic, private, cul-de-sac location on a picturesque, professionally landscaped 1.5 acre lot and just wait until you see what's inside! The kitchen has been expanded and completely redesigned, and it's stunning! It opens to the generous family room with fireplace and wet bar. It's also open to the wonderful 3-season room.





The master suite has a beautiful luxury bath and walk-in closets. Updates include windows, furnaces, cedar siding and more!

www.568GlenEagles.com



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Offered at \$598,000



871 Braeburn Road

A truly inspiring Frank Llyod Wright style mid-century contemporary designed by Don Erickson, a student of Mr. Wright. You no longer need to admire art, Mr. Erickson elevated architecture to an art form you can live in! The stylings of modernism are captured both inside and



out. The open floor concept is captured in the dramatic details at every turn. The design also incorporates the picturesque property into the overall enjoyment.



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677 Tyne Court



I N V E R N E S S

Unbeatable curb appeal and a spectacular cul-de-sac location is just the start! This wonderful all-brick colonial backs to acres and acres of open conservancy, allowing for the ultimate in privacy while being a part of a great neighborhood like Cheviot Hills. This center entry home provides features



6 Exclusively Inverness



FALL 2011

Offered at \$828,500

such as a 1st floor study, 3-season sunroom, full finished basement, hardwood floors, zoned hvac, security system, central vac and much more.

www.677Tyne.com



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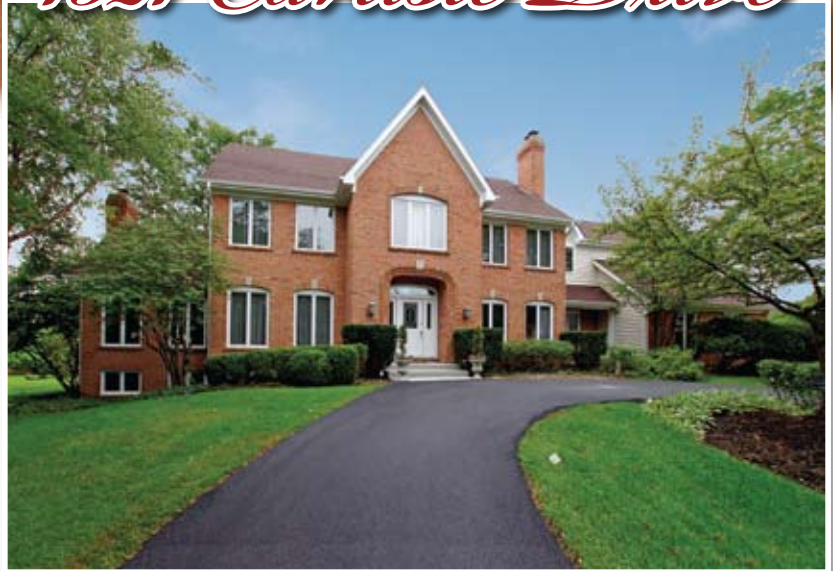
UNDER CONTRACT

I N V E R N E S S



Offered at \$750,000
www.1321Carlisle.com

1321 Carlisle Drive



An absolutely incredible home with beautiful lake views, stunning both inside and out! This center entry colonial features a 2 story entry, 9' 1st floor ceilings, huge new island kitchen with bay eating area open to family room with vaulted ceiling and fireplace. 1st floor study, spacious master retreat with sitting room, grand luxury bath and generous walk-in closet. Huge finished English basement with bath, cedar closet and storage. New roof, kitchen, all baths, hardwood floors, hvac and much more!

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398 Whispering Pines Court



Offered at \$669,900



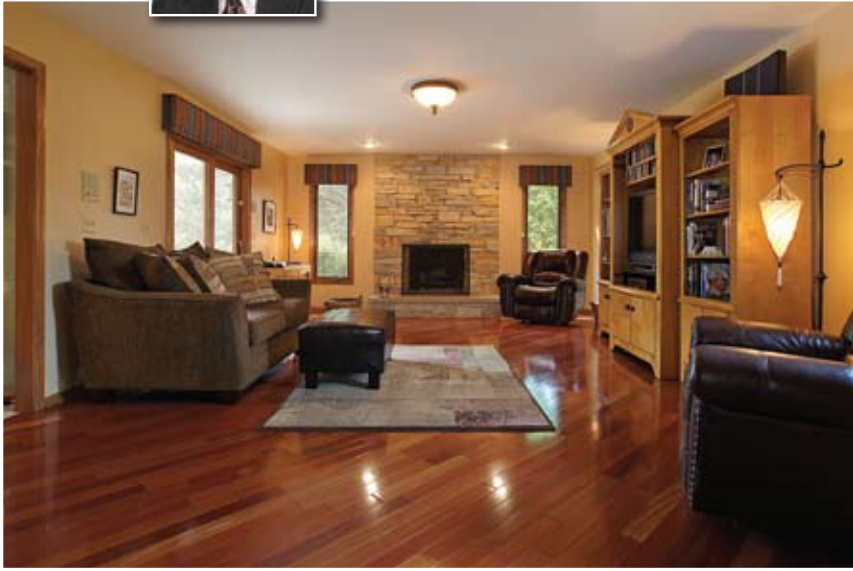
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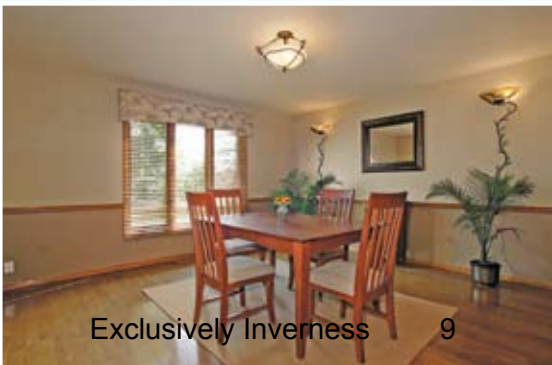
I N V E R N E S S

Spectacular all-brick 2-story with great curb appeal and cul-de-dac location! Exceptional grounds with in-ground pool, hot tub, gazebo and extensive landscaping creates your own private paradise! Step inside and see the pride of ownership reflected throughout this center-entry colonial. Island kitchen with eating area, granite and stainless appliances open to family room. 2 fireplaces, 1st floor den with adjacent full bath, hardwood floors and so much more. A must see!

www.398WhisperingPines.com



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Exclusively Inverness 9

HOME SALES

INVERNESS

3rd Quarter 2011

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

1908 Ashbury Ln	\$250,000	09/01/2011
1139 Ashley Ln	\$758,000	07/20/2011
1141 Ashley Ln	\$490,000	08/31/2011
187 Betty Dr	\$275,000	08/26/2011
247 Bradwell Rd	\$265,000	08/05/2011
696 Bradwell Rd	\$555,000	08/25/2011
873 Chimney Rock St	\$360,000	08/12/2011
220 S Ela Rd	\$659,000	07/27/2011
244 Florence Rd	\$437,000	07/01/2011
192 Glamis Ln	\$490,000	08/30/2011
509 Haddington Cir	\$750,000	08/29/2011
164 N Highland Rd	\$1,026,000	08/02/2011
113 Hillshire Dr	\$870,000	09/15/2011
955 Livingston Ln	\$630,000	08/30/2011
81 Lochleven Ln	\$325,000	09/30/2011
1520 Macalpin Cir	\$1,150,000	08/29/2011
1035 Moray Dr	\$432,999	08/08/2011
1420 Newcastle Ct	\$1,200,000	07/11/2011
49 Ravenscraig Ln	\$320,000	09/12/2011
448 Regalia Dr	\$810,000	09/09/2011
1062 Ridgeview Dr	\$600,000	09/30/2011
1415 Rue Paris Ave	\$461,000	07/28/2011
1375 Shire Cir	\$325,000	08/16/2011
701 Sterling Rd	\$606,000	08/03/2011
9 Torrin Rocks Cove	\$650,000	08/01/2011

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

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Inverness listings over the
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With over a **QUARTER BILLION** in sales since 1999, my group has the knowledge, experience and expertise you should expect when selecting your REALTOR. We are full-time real estate professionals with the tools and resources to provide the level of service you deserve.



The Pinnacle Group

"Doing Real Estate Right!"

Call Chris direct:

847-401-4859

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Heidi Doering



Kathy Jacobs



Sharon Molnar



Century 21

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1724 Galloway Drive

I N V E R N E S S



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Chris@InvernessForSale.com

www.1724Galloway.com

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! AN EXTRAORDINARY HOME!

Offered at \$869,900



18 Carnoustie Lane

I N V E R N E S S

PRICED TO SELL!

Offered at \$995,000

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 evident while still allowing for defined spaces. Features such as the American cherry floors, ten-foot ceilings and extensive moldings all help create the feel of luxury.

The centerpiece of this home is the large great room. An abundance of details includes the coffer ceiling, gas log fireplace with cherry mantle and the double French doors that lead out to the more than generous paver brick terrace. Also wired for surround sound, this space was created as much for function as form.

Adjacent to the great room you will find an...For the rest of this article more pictures and details visit



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Chris@InvernessForSale.com



www.18Carnoustie.com

698 Sterling Road



I N V E R N E S S

Here's a great opportunity to purchase this 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, beautiful hardwood floors, fireplace, generator. Updated siding, windows and roof.



Offered at \$397,000
CONTACT INFORMATION

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Chris@InvernessForSale.com

www.698Sterling.com



1169 Heather Lane

I N V E R N E S S

Great opportunity to own a 4 bedroom home on over 2 acres of wooded land located at the end of Heather Lane! This tri-level offers a generous living room, dining room and eat-in kitchen. Hardwood floors underneath several carpeted areas. 2 car attached garage, large unfinished sub-basement, screened porch and lower level family room. The home is still occupied by the owner who still enjoys it very much, it is however being sold "as-is".



UNDER CONTRACT



Offered at \$274,900

CONTACT INFORMATION

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www.1169Heather.com

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Offered at \$699,000



www.864Cortbridge.com

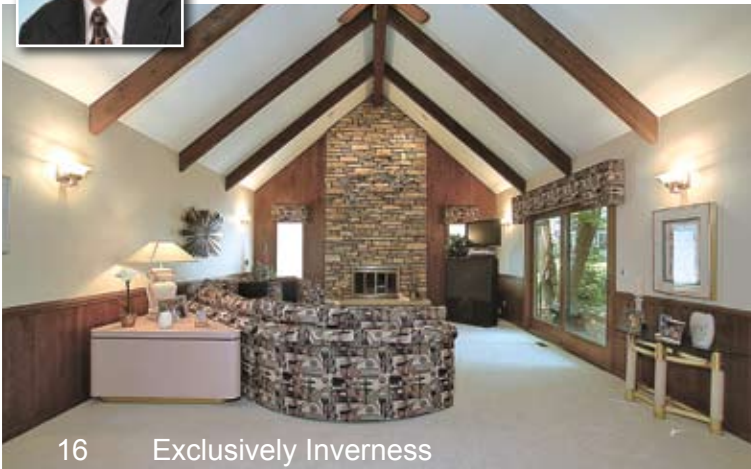
864 Cortbridge Road

Great curb appeal, loads of landscaping and a great interior location in desirable "Muirfield". Large family room with vaulted ceilings and stone fireplace. Completely remodeled kitchen with glazed cabinets, quartz counters, built-in appliances and ceramic floor. Beautiful 3-season sun room with vaulted ceilings. Large paver patio season sun room with vaulted ceilings. Large paver patio accessible from sun room, kitchen and family room. 1st floor den with adjacent full bath. 1st floor laundry, home theater.



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16 Exclusively Inverness



FALL 2011

2191 Inverray Road

Offered at \$675,000



I N V E R N E S S

www.2191Inverray.com

Secluded 2-story brick home with a cul-de-sac location and picturesque setting. This property offers the setting most envision Inverness to be, sitting on your deck overlooking the manicured grounds and natural tree-line for complete privacy. This spacious 4 bedroom home offers an enormous master suite with vaulted ceiling, large island kitchen with bay eating area and access to deck, generous family room with fireplace, 1st floor den, huge finished basement.



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Chris@InvernessForSale.com



www.ExclusivelyInverness.com



Exclusively Inverness 17

220 S. Haman Road

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Offered at \$469,000
CONTACT INFORMATION

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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



18 Exclusively Inverness



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1461 Shire Circle

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.

www.1461Shire.com

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20 Exclusively Inverness



Offered at \$269,000



FALL 2011

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