

# Exclusively **Inverness** Magazine

Inside This Issue...

**HOMES SALES  
JULY ~ SEPTEMBER 2012**

**17** INVERNESS PROPERTIES  
FOR SALE

**INVERNESS  
BUSINESS DIRECTORY**



**PRESENTED BY**  
**Chris Jacobs**  
**The Pinnacle Group**  
at CENTURY 21 Roberts & Andrews

PPSRSTD STD  
US POSTAGE  
PAID  
PALATINE, IL  
PERMIT 624





# OUR RECENT INVERNESS SALES

PH: 847.963.0400 ~ [Chris@InvernessForSale.com](mailto:Chris@InvernessForSale.com)

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# letter from the REALTOR



Welcome to our fall issue of Exclusively Inverness magazine.

There have been several reports this year that claim the Chicagoland housing market has bottomed. Some have claimed that the bottom happened in the spring of this year.

So how does all this compare to my personal experience in today's market? I would say that the market seems to be stabilizing. However, housing prices are historically tied to wages and our local economy is still struggling. The real estate market is not out of the woods yet, but a little good news in what has been a depressed real estate market is worth sharing.

All real estate is local, and Inverness is a unique community. Now that fall is upon us, clear goals and decisive decision making will be key to making things happen in this housing market. 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.

We pride ourselves on having the most comprehensive marketing program and highest level of customer service available. We spend countless hours and more money than any other real estate group promoting Inverness real estate and more specifically our clients' 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 6 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 me at 847-401-4859 or email [chris@InvernessForSale.com](mailto:chris@InvernessForSale.com). I am always happy to be of service.

Sincerely,

Chris Jacobs  
Broker Associate

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

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# 670 Milton Road

I N V E R N E S S



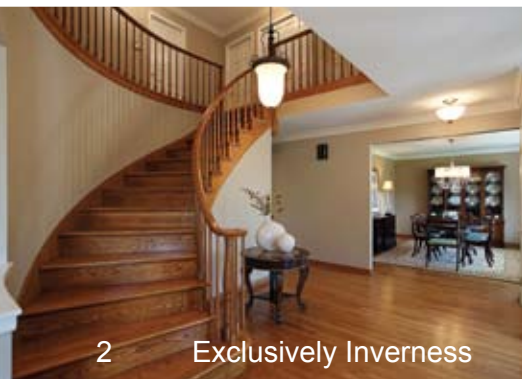
## CONTACT INFORMATION

Chris Jacobs or Heidi Doering  
847.963.0400  
Chris@InvernessForSale.com

WOW! Owner has put in over \$80,000 in upgrades this year. A beautiful colonial in the Meadows of McIntosh. New high end kitchen with stainless steel appliances, hardwood floors throughout out first floor, updated baths, white trim and doors, pottery barn painted rooms, fantastic laundry room with a doggy shower! Hot tub on the expansive patio looking out to the private back yard plus a finished recreation room in the basement.

[www.670Milton.com](http://www.670Milton.com)

Offered at \$760,000



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Exclusively Inverness



FALL 2012



# 1480 Thor Drive

I N V E R N E S S



## CONTACT INFORMATION

Chris Jacobs  
847.963.0400  
Chris@InvernessForSale.com



REDUCED \$400,000!!! Quite a remarkable contemporary loaded with features. Volume ceilings, open floorplan, 1st floor master suite with luxury bath, 1st floor den, fabulous family room, large island kitchen with eating area, in-law suite with kitchenette and bath. finished lower level with 2nd kitchen/bar, recreation area, exercise room, steam room, wine room, sun room with hot tub, heated floors and storage. 3 fireplaces, large tiered deck with gas fire pit, private backyard, zoned hvac, generator.

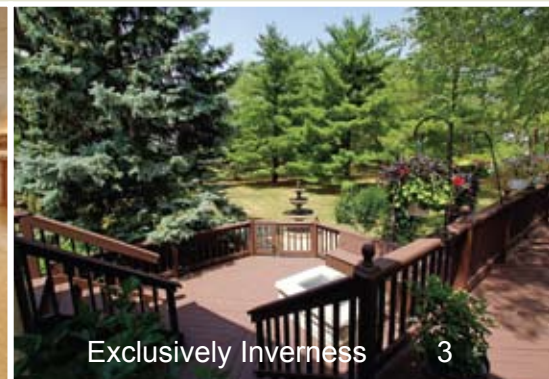
[www.1480Thor.com](http://www.1480Thor.com)



*Offered at \$793,000*



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



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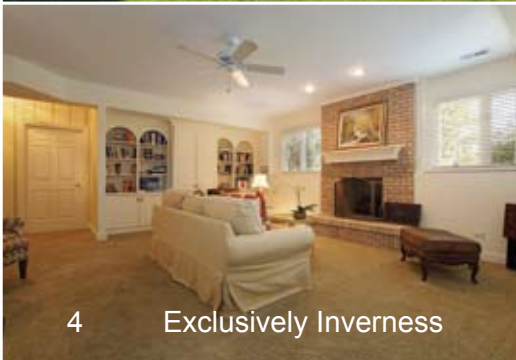


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847.963.0400  
Chris@InvernessForSale.com

*13 Torrin Rocks Cove*  
[www.13TorrinRocks.com](http://www.13TorrinRocks.com)

Simple elegance..describes this classic hillside ranch located on a prime waterfront lot. Breathtaking views out every window! Spacious rooms, vaulted ceilings, plantation shutters and hardwood floors throughout. Spectacular master suite on main level with beautiful master bath. Kitchen has white cabinets and granite. Lovely built-in cabinetry throughout. Huge lower level recreation room and bedrooms are bright and cheerful. Beautiful finishes throughout!



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FALL 2012





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*1989 Abbottsford Dr.*  
[www.1989Abbottsford.com](http://www.1989Abbottsford.com)

Life on the water! Offered is a beautiful brick ranch with fantastic water views across the entire back of the house! This home takes advantage of the picturesque location from the family room, kitchen, living room, sun room and master bedroom. Great layout with the island kit open to the family room with vaulted ceiling and fireplace. Four bedrooms on main level plus a first floor den. Beautiful hardwood floors, remodeled kitchen with cherry and granite, finished basement, zoned hvac, security system.



*Offered at \$739,000*





# 1866 Tweed Road



**Offered at \$599,000**  
**[www.1866Tweed.com](http://www.1866Tweed.com)**

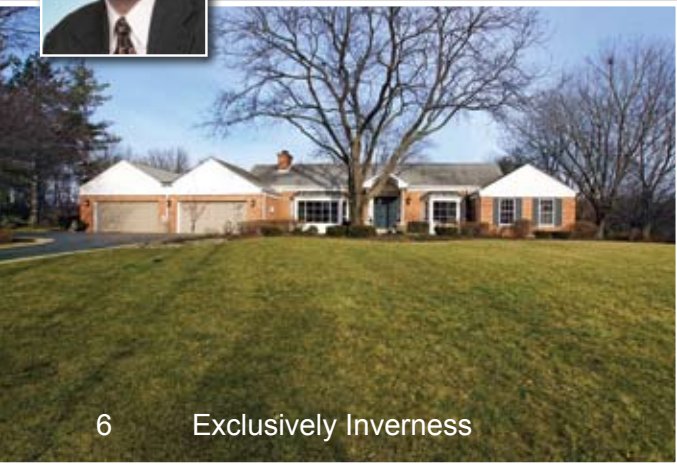
I N V E R N E S S

Here's your opportunity to own a beautiful over 4,000 sf. rambling ranch with a 4 car garage set on over 2 acres! This home features a wonderful addition including a grand great room with vaulted ceiling and luxurious master retreat. The original master bedroom remains, allowing for 2 masters! The island kitchen features granite, stainless steel appliances and is open to the great room. Also, a colossal backyard with paver patio, gazebo, and a water feature.



### CONTACT INFORMATION

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**847.963.0400**  
**[Chris@InvernessForSale.com](mailto:Chris@InvernessForSale.com)**







*2228 Harrowgate Drive*

**Offered at \$692,500**

A beautiful brick home with great curb appeal situated on a spectacular one acre, tree-lined lot within Harrowgate subdivision. As you enter, you're immediately impressed by the 2-story foyer with bridal staircase. A generous size island, eat-in kitchen provides access to the wonderful 3-season room. There is a large family room with fireplace, 1st floor den, 1st floor master suite with his and her baths, fantastic finished basement with fireplace, plus much more!



[www.2228Harrowgate.com](http://www.2228Harrowgate.com)



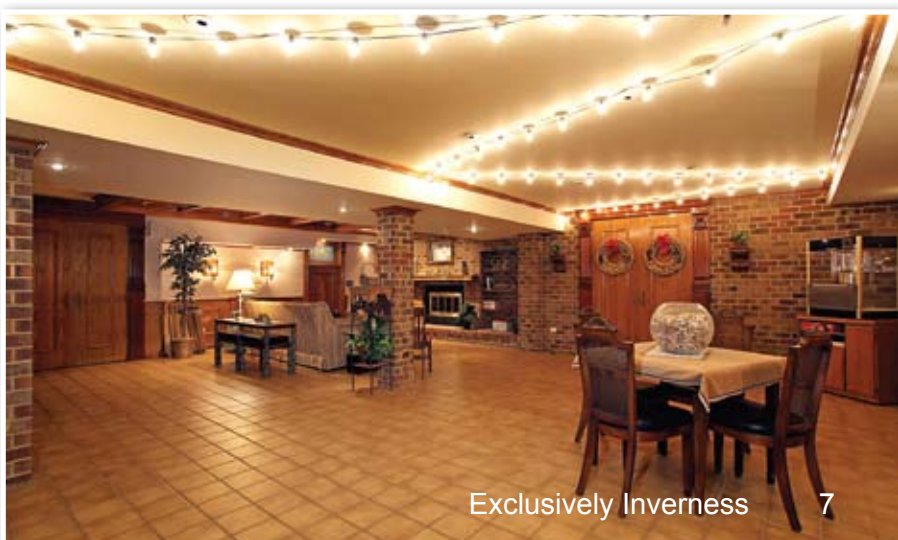
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**UNDER CONTRACT**



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Chris@InvernessForSale.com



*305 Macalpin Court*  
I N V E R N E S S

**SHORT-SALE!** Spectacular property with a great interior location situated on a pond in desirable Braymore Hills! Beautiful stone/brick exterior with luxury both inside and out. Features include a grand 2-story entry with bridal staircase and domed ceiling, 2-story great room with pond view, 6 bedrooms each with a full bath (2 on 1st floor, 4 on 2nd floor), 6 fireplaces, fabulous 40x20 indoor pool & hot tub, exercise room, sauna, steam shower, 2 fabulous kitchens, finished walkout lower level, theater. Too much to list! A must see.

[www.305Macalpin.com](http://www.305Macalpin.com)



**Offered at \$1,950,000**





# 1955 Braymore Drive

I N V E R N E S S



Ranch in Braymore Hills... Open floor plan, huge kitchen open to big family room. Hardwood floors, trim, 6 panel doors. Fabulous finished basement with dance floor, office, exercise room, 5th bedroom with whirlpool, shower and sauna. Luxury master suite with sitting room. City Water and Sewer. This is a must see home.



**Offered at \$599,000**

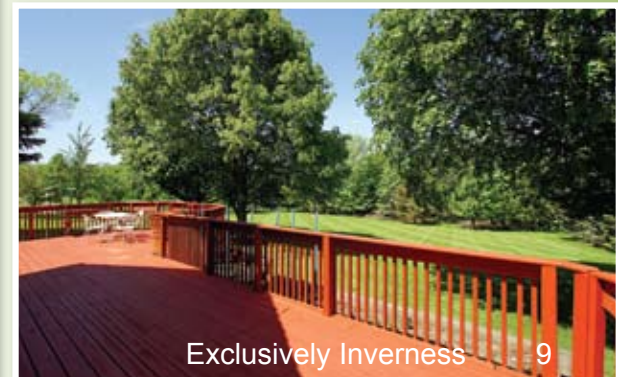
## CONTACT INFORMATION

Chris Jacobs or Ronald Hardesty  
847.963.0400  
Chris@InvernessForSale.com



[www.1955Braymore.com](http://www.1955Braymore.com)

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



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# INVERNESS

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

411 N Ayrshire Ln	\$500,000	08/29/2012
741 Braeburn Rd	\$390,000	07/13/2012
1775 S Braymore Dr	\$1,365,000	08/10/2012
1875 N Braymore Dr	\$620,000	08/02/2012
53 Brodick Ln	\$265,000	07/10/2012
1566 Clover Dr	\$715,000	07/02/2012
390 Country Oak Ln	\$627,625	07/30/2012
117 Craigie Ln	\$260,000	07/10/2012
274 Dover Cir	\$615,000	07/26/2012
745 Edinburgh Ct	\$525,000	07/29/2012
223 Florence Ave	\$399,000	07/27/2012
1617 Galloway Dr	\$655,000	07/10/2012
1723 Galloway Cir	\$640,000	08/22/2012
107 N Haman Rd	\$512,500	07/16/2012
132 Hillshire Ct	\$912,000	08/01/2012
2295 Inverray Rd	\$378,500	09/20/2012
832 Kilrenny Ln	\$512,500	08/10/2012
1060 Lanark Ln	\$599,000	09/07/2012
2117 Mulguy Ct	\$575,000	08/02/2012
1900 Pheasant Trl	\$366,000	07/13/2012
1855 Prestwick Dr	\$675,000	07/13/2012
767 Quail Run	\$1,125,000	08/15/2012
200 Roselle Rd	\$410,000	07/06/2012
1403 Rue Paris Ave	\$460,000	08/02/2012
1463 Shire Cir	\$255,000	07/20/2012
1519 Shire Cir	\$350,000	07/25/2012
512 Stone Canyon Cir	\$400,000	08/09/2012
1044 Thyra Ln	\$535,000	08/10/2012
134 Warkworth Ln	\$277,500	09/28/2012

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



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to know **INVERNESS!**



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### Call Chris direct:

# 847-401-4859

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

[Chris@InvernessForSale.com](mailto:Chris@InvernessForSale.com)



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Kathy Jacobs



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If your home is currently listed with another real estate Broker, please disregard this message.

\*Based on total number of detached and attached home listings sold in Inverness for 2006-2011, source MRED LLC.





# 871 Braeburn Road

[www.871Braeburn.com](http://www.871Braeburn.com)

A truly inspiring Frank Lloyd 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, including the stunning new kitchen. The design also incorporates the picturesque 1.6 acres parcel into the overall enjoyment. A quiet location and the mature landscaping is impressive.

*Offered at \$645,000*

## CONTACT INFORMATION

Chris Jacobs  
847.963.0400  
Chris@InvernessForSale.com







# 677 Tyne Court

[www.677Tyne.com](http://www.677Tyne.com)

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



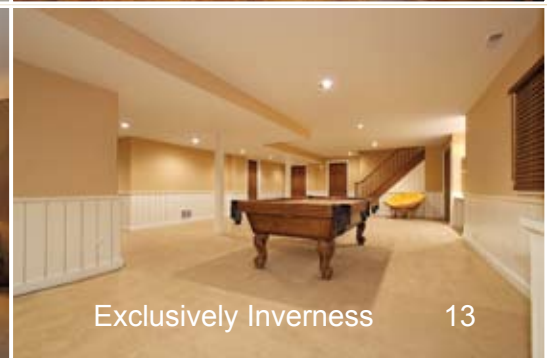
**Offered at \$739,000**

## CONTACT INFORMATION

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[Chris@InvernessForSale.com](mailto:Chris@InvernessForSale.com)



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



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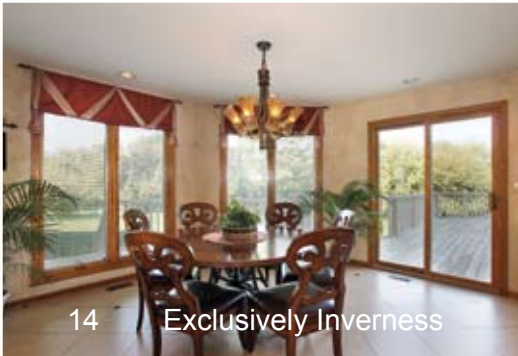


Offered at \$769,000  
**CONTACT INFORMATION**  
Chris Jacobs or Sharon Molnar  
847.963.0400  
Chris@InvernessForSale.com

# 1724 Galloway Drive

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!

[www.1724Galloway.com](http://www.1724Galloway.com)





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*210 Roberts Road*

I N V E R N E S S

**SHORT SALE!!!**

**Offered at \$339,900**

[www.210Roberts.com](http://www.210Roberts.com)

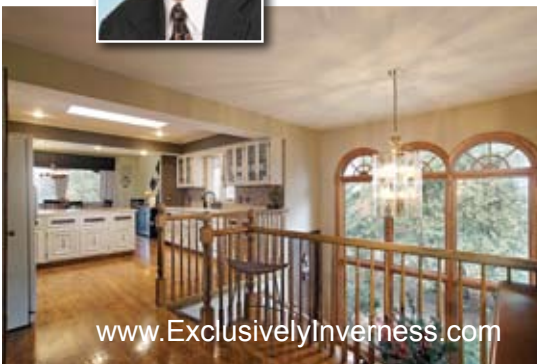


## CONTACT INFORMATION

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**UNDER CONTRACT**



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# 1112 Jonathan Drive

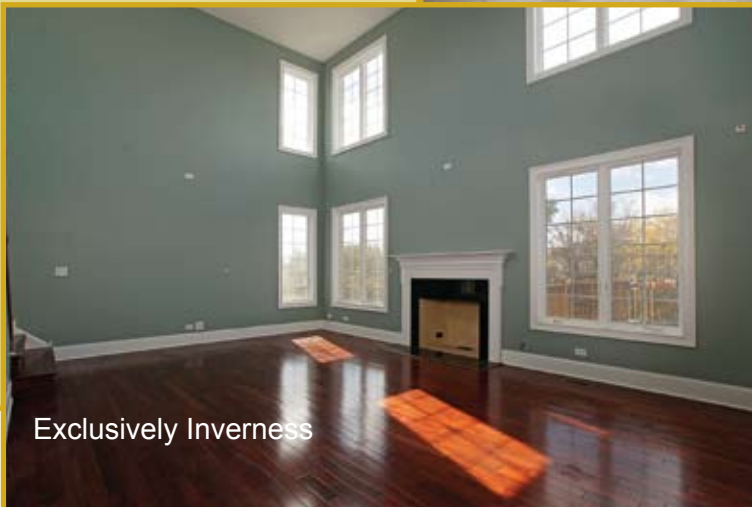
I N V E R N E S S

SHORT-SALE. Middleton model with wonderful curb appeal, walkout lower level and premium lot location! Upgrades included rosewood floors, security system, central vac, in-ground sprinkler, gourmet island kitchen with eating area open to 2 story family room and deck access. 2 story entry, 1st floor study, 3-car garage, expanded master suite with his and her closets and bonus room. Sold as-is.

[www.1112Jonathan.com](http://www.1112Jonathan.com)  
Offered at \$729,900

## CONTACT INFORMATION

Chris Jacobs  
847.963.0400  
Chris@InvernessForSale.com





# Lot 20 Valley Lake Dr.

## I N V E R N E S S

Spectacular water views from this almost 2 acre parcel in Inverness. Interior location within neighborhood and potential for look-out lower level. This is one of the only prime lots left undeveloped in Inverness! Also features Fremd High School and very convenient to express-way.

***www.C21TPG.com***  
***Offered at \$599,000***



### **CONTACT INFORMATION**

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Chris@InvernessForSale.com





**UNDER CONTRACT**

## *1773 Pheasant Trail*

Short-Sale...A great location in the heart of MacIntosh! This center entry colonial is situated on a superb 1.5 acre parcel. The circular driveway guides you to the inviting front porch. The formal dining room and large living room flank the foyer. The eat-in kitchen flows to the family room with fireplace and slider to the large patio overlooking the large backyard. There are 5 bedrooms up, hardwood floors, full basement and more.

### **CONTACT INFORMATION**

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Chris@InvernessForSale.com



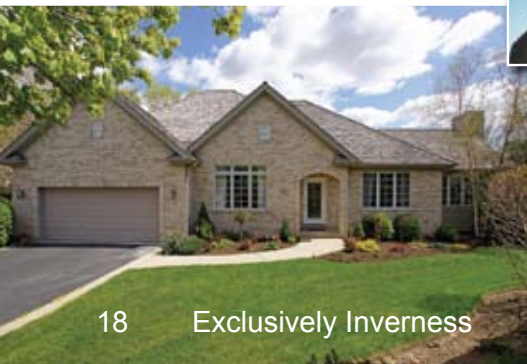
**UNDER CONTRACT**

## *5 Carlton Court*

Desirable tree-lined cul-de-sac location with water views within this private gated community! Beautifully cared for home with volume ceiling entry flanked by the living room and dining room. Island kitchen with cherry cabinets and granite. Eating area with access to deck. Family room with vaulted ceiling, fireplace and built-ins. 1st floor master suite offers tray ceiling, newly remodeled luxury bath and walk-in closets. Brick and cedar exterior, 1st floor laundry and huge basement.

### **CONTACT INFORMATION**

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Chris@InvernessForSale.com







# The Law Offices Of **John A. Tautoles** and **Associates**

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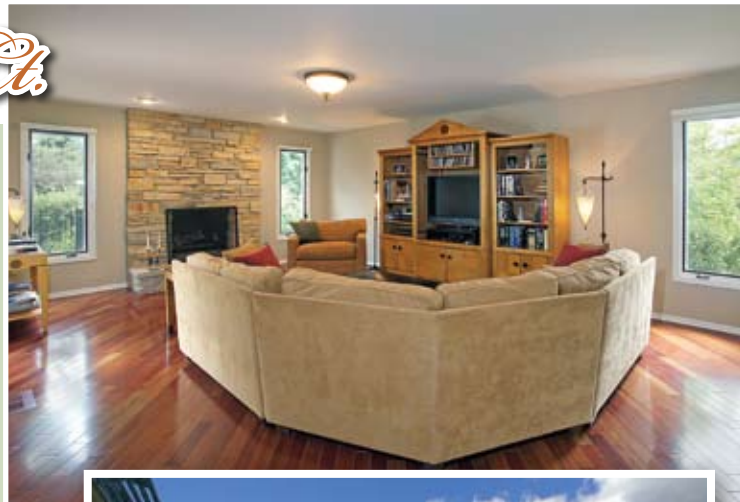


**UNDER CONTRACT**

# 398 Whispering Pines Ct.

PRICED TO SELL!!! 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 beautifully remodeled center-entry colonial. Island kitchen with eating area, granite and stainless appliances open to family room. 1st floor den with adjacent full bath, gorgeous both inside and out!

*Offered at \$650,000*  
[www.398WhisperingPines.com](http://www.398WhisperingPines.com)



**CONTACT INFORMATION**  
Chris Jacobs - 847.963.0400  
Chris@InvernessForSale.com



I N V E R N E S S





## ACCOUNTANTS

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**Regine Sladcik**  
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