

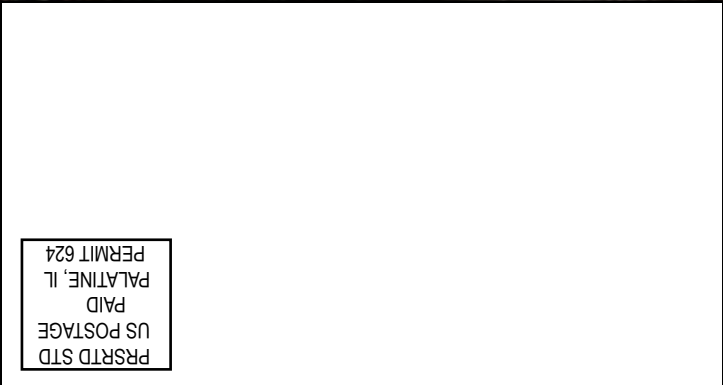
Exclusively **Inverness** Magazine

Inside This Issue...

**HOMES SALES
1st QUARTER OF 2014**

**12 INVERNESS PROPERTIES
FOR SALE**

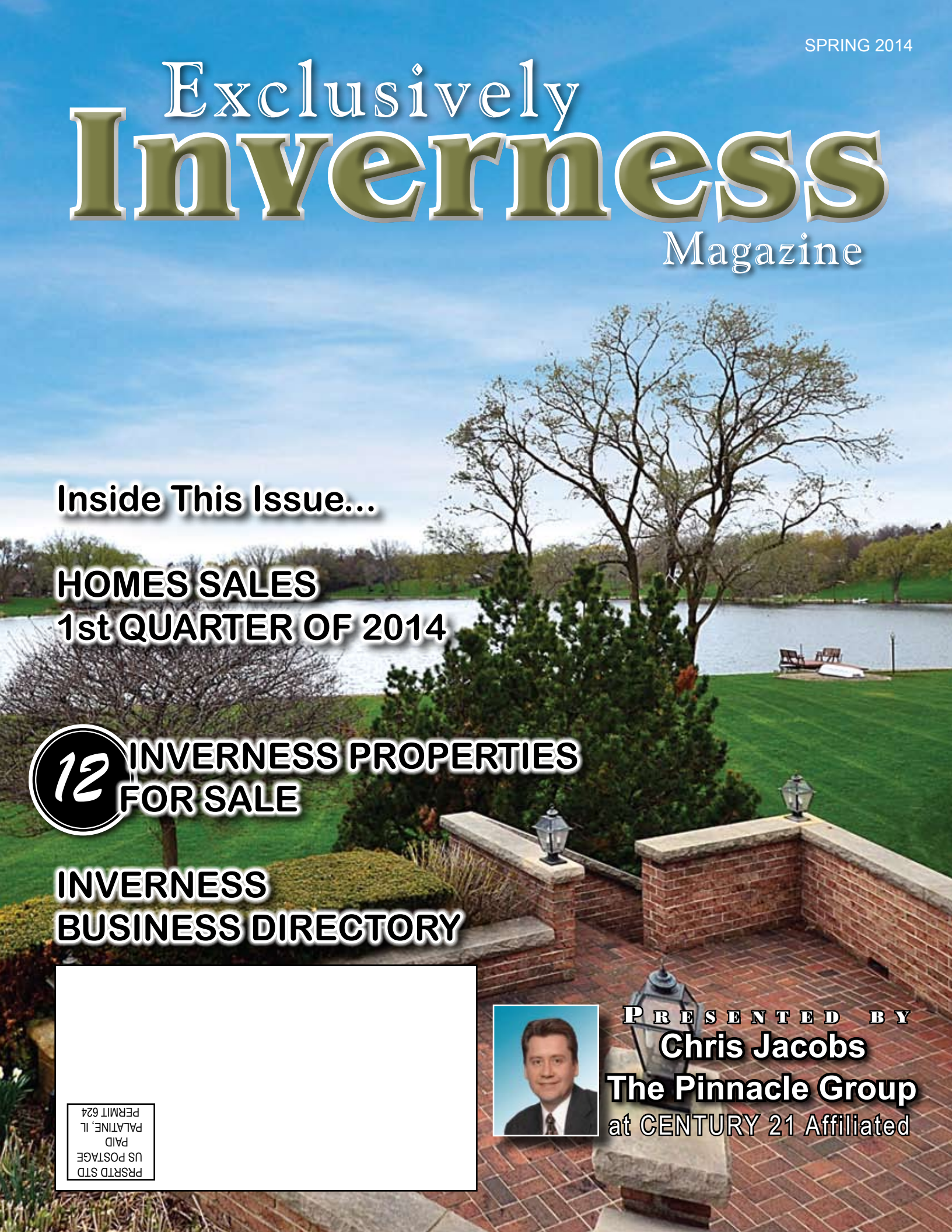
**INVERNESS
BUSINESS DIRECTORY**



PPSRSTD STD
US POSTAGE
PAID
PALATINE, IL
PERMIT 624



**PRESENTED BY
Chris Jacobs
The Pinnacle Group
at CENTURY 21 Affiliated**



OUR RECENT INVERNESS SALES

PH: 847.963.0400 ~ Chris@InvernessForSale.com

JUST SOLD
I N V E R N E S S



JUST SOLD
I N V E R N E S S



JUST SOLD
I N V E R N E S S



JUST SOLD
I N V E R N E S S



CHRIS JACOBS
DIRECT: 847.401.4859
Chris@InvernessForSale.com



The Pinnacle Group
"Doing Real Estate Right!"

letter from the REALTOR®



Welcome to our spring issue of Exclusively Inverness magazine.

The real estate market has certainly stabilized over the past 12 months. Inventory is down, rates are still at historically low levels, and buyers are out now looking to make that big move.

We have active buyers who are struggling to find the right property in Inverness. If you've been on the sidelines, it may be time to get into the game. As always, I welcome you to contact me and discuss your specific goals.

Marketing your home to qualified buyers begins with comprehensive market knowledge and a high-octane 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 the utmost importance and is your real estate agent's responsibility. These are qualities we believe are essential and we are uncompromising.

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 agent or 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 8 years than any other real estate 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

Information contained throughout this magazine deemed reliable but not guaranteed. Copyright © 2014. All rights reserved. Exclusively Inverness is a trademark of Exclusive Publications. Each CENTURY 21 office independently owned and operated. Equal Housing Opportunity. CENTURY 21® is a registered trademark licensed to CENTURY 21 Real Estate LLC.

www.ExclusivelyInverness.com

contents SPRING 2014

2 1679 W. Dublin Court
INVERNESS

4 1898 Prestwick Drive
INVERNESS

5 99 Poteet Avenue
INVERNESS

6 686 Skye Lane
INVERNESS

8 1227 Barclay Circle
INVERNESS

10 1st Quarter 2014
HOME SALES

11 Doing Real Estate Right
THE PINNACLE GROUP

12 800 Sterling Road
INVERNESS

14 251 Bradwell Road
INVERNESS

15 143 Aberdour Lane
INVERNESS

16 Lot 20 Valley lake Drive
INVERNESS

18 1715 Galloway Circle
INVERNESS

19 160 Braymore Court
INVERNESS

20 1566 Clover Drive
INVERNESS

21 Business Directory
INVERNESS

Cover: 1679 W. Dublin Court ~ page 2.

1679 W. Dublin Court

Offered at \$1,975,000



Absolutely the most impressive property on Lake Inverness! It's location within the heart of McIntosh is spectacular! Over 7 acres of panoramic views and tranquil settings on this exceptional peninsula parcel. Literally hundreds of feet of shoreline, a private dock, tennis court and unrivaled privacy. This brick and stone masterpiece offers over 7,000 square feet of living space, with character and old world charm reflected throughout.

www.1679Dublin.com



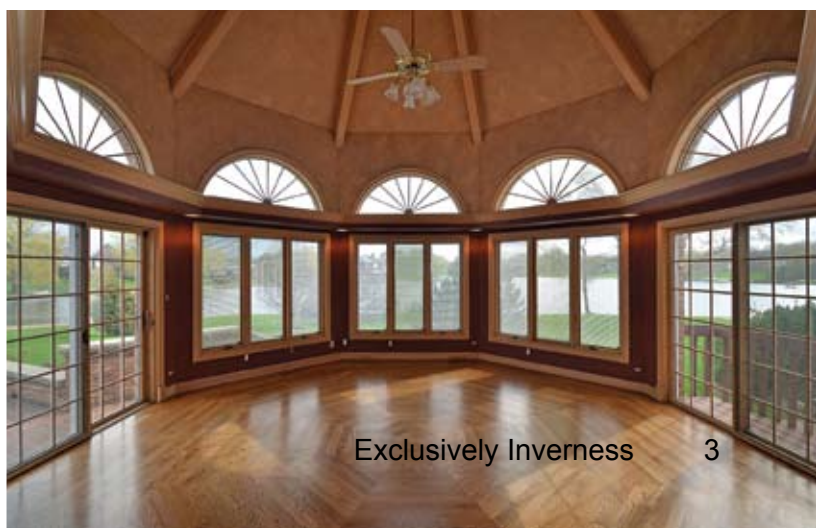
CONTACT INFORMATION

Chris Jacobs
847.963.0400
Chris@InvernessForSale.com





I N V E R N E S S



1898 Prestwick Drive

Offered at \$629,000

www.1898Prestwick.com

Bedrooms: 4

Baths: 2full/1half

Basement: Patial Unfinished

Subdivision: McIntosh

High School: Dist 211 - Fremd



I N V E R N E S S

Here's an opportunity to buy in McIntosh at a very affordable price point. This home is very charming from the street and offers many desirable features. It occupies an impressive, almost two-acre, parcel with a wonderful backyard. There are 4 bedrooms up, along with 2 full baths. The main level has generous room sizes and some charming amenities. Location, location, location!



CONTACT INFORMATION

Chris Jacobs

847.963.0400

Chris@InvernessForSale.com



99 Potteet Avenue

Offered at \$278,000

Here's your opportunity to purchase a home in Inverness at an incredible price! This hillside ranch offers 3 bedrooms and 2 baths on the main level. The large kitchen/dining room/living room area could be incredible with great views of the yard. The full walkout lower level is unfinished. The existing 2 car garage door could be a 2 car or 4 car tandem garage with ample space left over for added living area. House is being Sold "As-Is".



CONTACT INFORMATION

Chris Jacobs
847.963.0400
Chris@InvernessForSale.com

www.99Potteet.com



www.ExclusivelyInverness.com



UNDER CONTRACT

686 Skye Lane

Offered at \$939,900



I N V E R N E S S

A spectacular location, fabulous views & great curb appeal is just the start! This impressive center entry brick colonial has been expanded & remodeled w/updates galore. 2-sty entry, gorgeous remod island kitchen, grand 1st flr study w/adj full bath, Lg master retreat w/remod lux bath, all-season sunroom & paver brick patios. Generator, sec system, zoned hvac, central vac, hardwood flrs, huge fin bsmt & so much more!

www.686Skye.com





CONTACT INFORMATION

Chris Jacobs

847.963.0400

Chris@InvernessForSale.com



1227 Barclay Circle

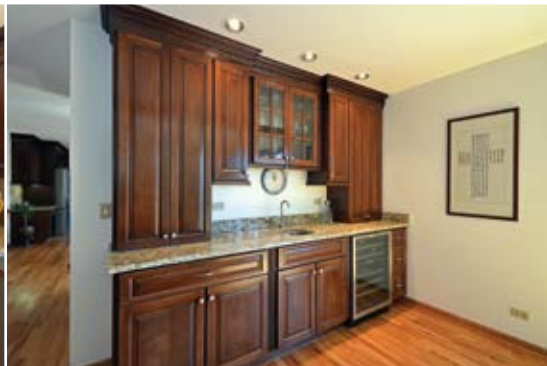
I N V E R N E S S



Offered at \$669,000

Great curb appeal is offered with this brick center-entry Colonial in Inverness Shores. This home's features include a 2-story entry to greet you, a generous beautifully remodeled island kitchen with stainless steel appliances and granite counter tops. There is also a 1st floor study, a large master retreat, a princess suite, a full basement, hardwood





floors, a 3 car sideload garage, and a security system. Updates include the roof, windows, kitchen, many mechanicals, and more.

www.1227Barclay.com



CONTACT INFORMATION

Chris Jacobs

847.963.0400

Chris@InvernessForSale.com



HOMES SALES

1ST QUARTER 2014

INVERNESS

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

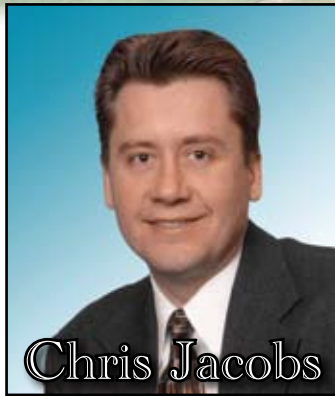
1992 Abbotsford Dr	\$767,500	03/27/2014
1507 Appleby Rd	\$790,000	01/15/2014
1636 Balmoral Cir	\$895,000	01/02/2014
1577 Banbury Rd	\$376,000	02/14/2014
238 Bradwell Rd	\$345,000	03/24/2014
155 S Braymore Ct	\$741,000	03/28/2014
541 Bridgestone Ct	\$500,000	03/28/2014
55 Brodick Ln	\$453,000	02/25/2014
61 Brodick Ln	\$415,000	03/14/2014
1181 Carberry Cir	\$588,000	02/19/2014
1338 E Carlisle Dr	\$500,000	01/31/2014
1985 Clover Dr	\$760,000	01/08/2014
144 Crichton Ln	\$485,000	01/15/2014
288 Dover Cir	\$565,000	03/20/2014
1408 Drummond Cir	\$895,000	03/19/2014
1649 Dublin Ct	\$1,025,000	02/18/2014
688 Milton Rd	\$346,500	03/28/2014
139 S Poteet Rd	\$612,500	01/31/2014
1007 Ridgeview Dr	\$780,000	02/20/2014
1417 W Rue Paris Pl	\$499,000	02/06/2014
1440 Shire Cir	\$275,000	01/24/2014
612 Stone Canyon Cir	\$339,900	02/12/2014
1468 Thor Dr	\$411,000	03/05/2014
238 Willow St	\$280,000	01/24/2014

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

SOLD



#1 AGAIN IN 2013
#1 in 2012, #1 in 2011,
#1 in 2010, #1 in 2009,
#1 in 2008, #1 in 2007, #1 in 2006



Chris Jacobs

SELLING more INVERNESS
Listings over the Last
8 YEARS than ANYONE!

Having your home showcased to thousands of potential buyers through *Exclusively Inverness* magazine is just one of the ways Chris Jacobs does real estate better. Professional marketing to the right clientele is how we set ourselves apart from the rest.

*"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

www.InvernessForSale.com
Chris@InvernessForSale.com



Heidi Doering



Kathy Jacobs



Sharon Molnar



Ronald Hardesty



Century 21
FINE HOMES
& ESTATES®

AFFILIATED

168 S. Northwest Hwy., Barrington, IL 60010 Each office independently owned and operated. An Equal Housing Opportunity.
 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 2006-2013, source MRED LLC.

800 Sterling Road

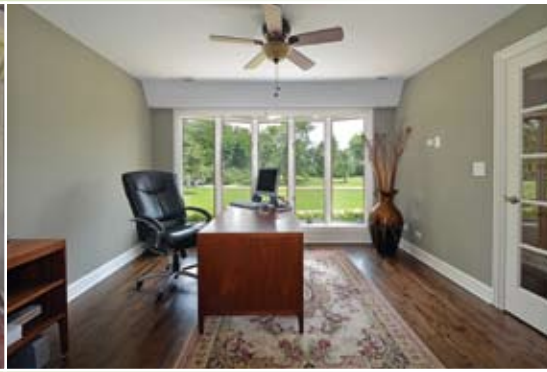
I N V E R N E S S



Offered at \$699,900

This beautifully renovated and spacious home is simply stunning! The open floorplan is both inviting & functional. Features include 4 bedrooms with 3 full baths and laundry room up, a luxury master suite with sitting room and luxury bath, 1st floor bedroom with full bath also can be a den, island kitchen with cherry cabinets, granite counter tops, stainless steel appliances





and access to the sunroom, large family room with fire-place, bar and slider to the patio, large mud room from the garage, finished recreation room in the basement. Truly a must see!

www.800Sterling.com



CONTACT INFORMATION

Chris Jacobs

847.963.0400

Chris@InvernessForSale.com

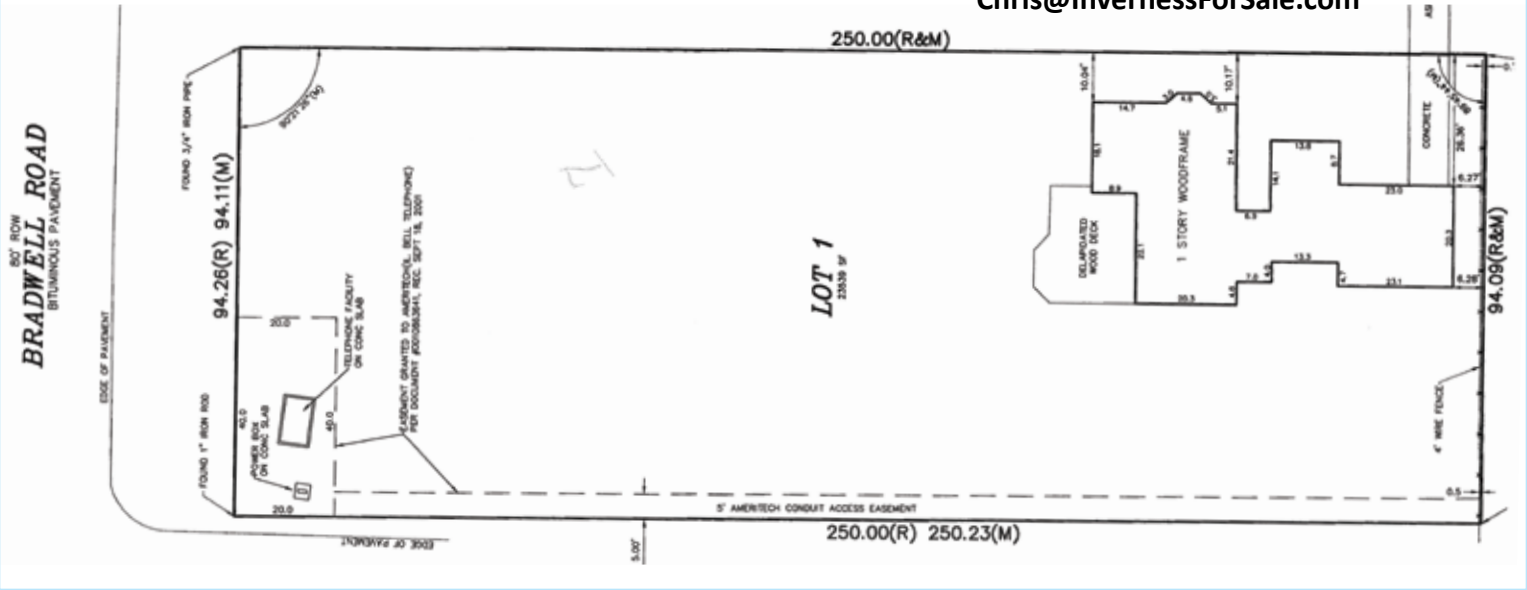


251 Bradwell Road, Inverness

250 X 94 PICTURESQUE LOT IN DESIRABLE INVERNESS! SOLD "AS-IS", EASY TEAR DOWN. PLANS INCLUDED. PRELIMINARY BUILDING PLAN IS APPROX 5300 SQ FT. OR BRING YOUR OWN BUILDER/ARCHITECT.

Offered at \$250,000
www.C21Tpg.com

CONTACT INFORMATION
 Chris Jacobs or Ronald Hardesty
 847.963.0400
Chris@InvernessForSale.com



Expert Mortgage Associates



Liz LaGasse
 President



Marc LaGasse
 Vice President

“Discover The Difference An EXPERT Makes!”

COMPLIMENTARY PRE APPROVAL!
 Buying a home in the months ahead? It is important to contact us now so we can have you pre approved for a mortgage. Being pre approved by Expert Mortgage will give you an advantage over other buyers when making an offer to purchase. The more prepared you are in this competitive market, the stronger your offer will be in the eyes of the seller.

Expert Mortgage continues to be the leader in local lending & we understand our unique luxury market best. Being the local EXPERT, we have great success with appraisals/values coming in correctly. Expert Mortgage has access to over 85 lenders for best rates/programs available. Let us guide you to the closing table with our many years of knowledge & expertise!

Contact Liz LaGasse today for your pre approval.

www.ExpertMortgageAssoc.com

847-705-7500



AN ILLINOIS RESIDENTIAL MORTGAGE LICENSEE

NMLS #217921

143 Aberdour Lane

I N V E R N E S S



Offered at \$359,900

www.143Aberdour.com

Inverness On The Pond

Great opportunity to buy a wonderful ranch-style home at a fantastic price in desirable "Inverness On The Pond"! All 1st floor living including formal living room with fireplace, separate dining room with bay, generous family room with slider to patio, huge fully appointed eatin kitchen with slider to deck, luxury master suite with two walk-in closets and grand bath. Volume ceilings in most every room, 2-car garage, 1st floor laundry and more!

CONTACT INFORMATION

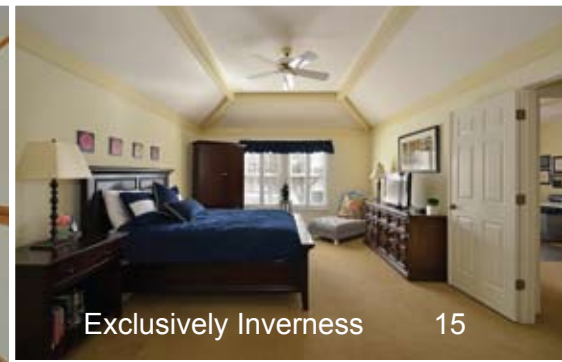
Chris Jacobs

847.963.0400

Chris@InvernessForSale.com



www.ExclusivelyInverness.com



Exclusively Inverness

15

Lot 20 Valley Lake Drive



WATERFRONT LAND

I N V E R N E S S

CONTACT INFORMATION

Chris Jacobs

847.963.0400

Chris@InvernessForSale.com



Offered at \$499,000
www.C21TPG.com

Larger and more spectacular than before, with waterfront location, awesome island with foot bridge access, and beautiful water views from this over 2 acre parcel in Inverness. Interior location within neighborhood and perfect for look-out or walk-out lower level. This is one of the only prime lots left undeveloped in Inverness! Also features Fremd high school and very convenient to expressway.





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

A General Full-Service Practice Law Firm, dedicated to providing legal services to our clients in a personal, effective and timely manner.

SUBSTANTIVE AREAS of LAW:



- GENERAL CIVIL TRIAL PRACTICE
- REAL ESTATE
- CORPORATIONS and PARTNERSHIPS
- ESTATE PLANNING
- PROBATE ADMINISTRATION
- WILLS and TRUSTS
- FAMILY LAW/DIVORCE
- PERSONAL INJURY
- BUSINESS and TRANSACTIONAL LAW

Offices Located at
WILLIAMSBURG VILLAGE, INVERNESS

1601 Colonial Parkway
Inverness, Illinois 60067
(847) 202-0300

I
N
V
E
R
N
E
S
S

1715 Galloway Circle

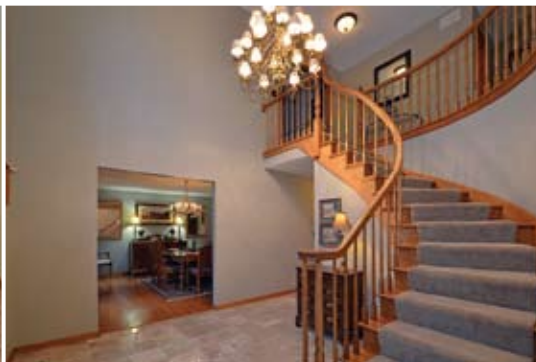


Offered at \$719,000
CONTACT INFORMATION

Chris Jacobs
847.963.0400
Chris@InvernessForSale.com

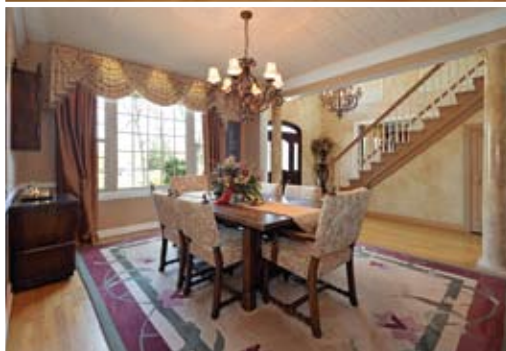
Desirable interior location in Inverness Hills! Features over \$50k+ in recent upgrades plus 2 story entry, hardwood floors, island kitchen with granite, stainless appliances and bay eating area, 1st floor den, wonderful 3 season room, great large backyard, master suite with sitting area, luxury bath and large walk-in closet, princess suite too. New roof in 2013, new driveway, appliances/mechanicals, new marble/granite in kitchen, baths and foyer. Come see!

www.1715Galloway.com



160 Braymore Court

Offered at \$979,000



I N V E R N E S S

Great curb appeal is just the start for this Braymore beauty! A grand 2 story entry flanked by the living room and dining room greets you. The generous 2 story family room with fireplace is open to the large island kitchen with access to the deck and backyard. There is a 1st floor bedroom with adjacent full bath, a 1st floor theater, a den, and huge master suite with luxury bath and 2 walk-in closets. The full finished basement is complete with fireplace. Hardwd floors, tray ceilings in all upstairs bedrooms, security system, intercom, professional landscaping, complete this Braymore home.



CONTACT INFORMATION

Chris Jacobs
847.963.0400
Chris@InvernessForSale.com



www.160Braymore.com

Exclusively Inverness

UNDER CONTRACT

I N V E R N E S S



1566 Clover Drive

www.1566Clover.com

A beautiful center entry colonial with a cul-de-sac location in desirable McIntosh! This home has been expanded and remodeled throughout. The charm begins with it's curb appeal and continues inside. An impressive modern island kitchen includes Wolf and SubZero, huge family room with fireplace, heated sunroom, great finished basement with loads of storage, master suite with sitting area, remodeled baths, newer security system, huge backyard, and more.

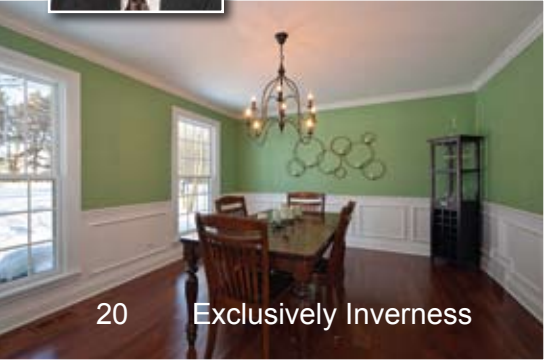
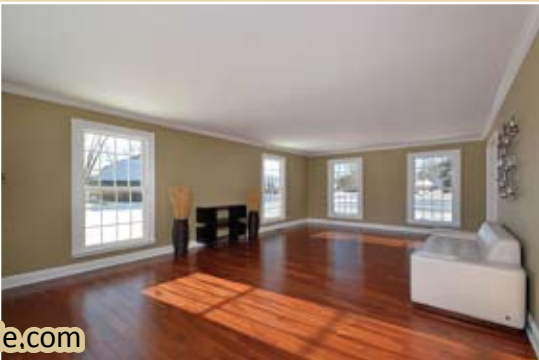


Offered at \$749,900



CONTACT INFORMATION

Chris Jacobs
847.963.0400
Chris@InvernessForSale.com



ACCOUNTANTS

Don Cronin & Regine Sladcik
Cronin & Associates
Certified Public Accountants
847-991-5200
www.cronin-cpa.com

BUILDERS SERVICES

Chris Noon
Chestnut Hill Development, Inc.
847-895-0400
www.chestnuthilldevelopment.com

Warren Johnson
Warren Johnson Architects Inc.
Full Service Architects
847 359 9616
wjohnson@wjarch.com

FINANCIAL SERVICES

Christopher Channer
Channer Investment Management
Fee based investment management
847-934-3800
www.channerinvestment.com

Craig Bolanos, Jr.
Wealth Management Group, LLC
Investment, Taxes & Estate Planning
847-907-9600
www.investwithmwg.com

Dan Anderson
Morgan Stanley
Full Service Investment Management
847-382-3763
Daniel.W.Anderson@MorganStanley.com

Kevin P. Fanning
Investment Consultant, rjfs
Fanning Investment Partners, Inc
847-605-1700
www.fanninginvestments.com

HOME SERVICES

Carl J. Colletti
Northwest Home Inspection, Inc.
Complete home inspections
certified & insured inspector
847-934-0293

Chuck Willes
Maid Brigade
Nationally recognized cleaning service
847-253-2270
www.maidbrigade.com

John P. Goldenne
Digital Home Technologies
847.776.5063
www.adigitalhome.com

Kelly Guinaugh
Interior Enhancement Group, Inc.
Design Consultants
847.705.9569
www.interiorenhancementgroup.com

Kevin Mitchell
Blinding Eclipse Investments, LLC.
Home Inspection Services
847.347.1648
www.blindingeclipse.com

Mike McGinn
Comfort Keepers - Affordable
in-home, non-medical care to seniors
847.221.5300
www.comfortkeepers.com

Steve & Valerie Abruzzo
Abruzzo Kitchens
Design & Remodeling
847-885-0500
www.abruzzokitchens.com
see ad on back cover.

INSURANCE

John James
State Farm Insurance
Auto, Home & Life Insurance
847-358-1394
www.johnjamesinsurance.com

LAWYERS

John A. Tatoes
John A. Tatoes & Associates
General practice of Law
847-202-0300
see ad on page 17.

Robert J. Ross
Law Offices of Robert J. Ross
Wills, Trusts, Business Law,
Commercial Real Estate & Probate
847-358-5757
www.robertjross.com

MEDICAL SERVICES

Dr. Elizabeth E. Engel
Active Life Chiropractic & Wellness
Center - Chiropractic, Physical Thera-
py, Acupuncture & Nutritional Services
847-202-8400
www.activelifechiroandwellness.com

Frank J. Bernero, D.D.S.
Plum Grove Dental Associates
847-359-4700
www.plumgrovedental.com

Joseph V. Baldassano, D.D.S., M.S.D., L.L.C.
Diplomate of the American Board
of Endodontics
Practice Limited to Endodontics
847-359-6979
baldassano-endo@att.net

Dr. Kathy French
Hamilton Lakes Dentistry
Cosmetic & Restorative Dentistry
630-773-6966
www.hamiltonlakesdentistry.com

Dr. Roman Dziubyk
Suburban Family Dental
Family & Cosmetic Dentistry
847-640-0778
www.suburbanfamilydental.net

MORTGAGES

Liz & Marc LaGasse
Expert Mortgage Associates, Inc.
Residential Mortgage Brokerage
847-705-7500
www.expertmortgageassoc.com
see ad on page 14.

REAL ESTATE

Chris Jacobs
The Pinnacle Group
CENTURY 21 Affiliated
Residential Real Estate Brokerage
847-401-4859
www.invernessforsale.com
see ad on page 11.

Jack Monco
New London Associates
Commercial Real Estate Brokerage
847-359-5557
www.newlondonassoc.com

SCHOOLS

Heidi Rooney
Holy Family Academy
Faith based education,
preschool-8th
847-907-3452
www.holyfamilycatholicacademy.net

OTHER

John P. Goldenne
Protege Confidential, LLC
Private investigations &
security consultants
800.774.1620
www.protegeconfidential.com

If you have a business owned or operated within the Inverness community & would like to be included in our directory, e-mail us at Directory@ExclusivelyInverness.com



ABRUZZO

Kitchen & Bath

Wood·Mode
FINE CUSTOM CABINETRY

abruzzokitchenandbath.com | Schaumburg | 847.885.0500