

# Exclusively **Inverness** Magazine

**Inside This Issue...**

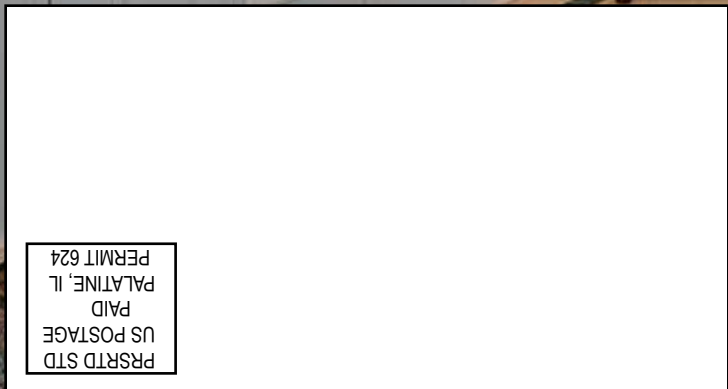
**HOMES SALES  
ALL OF 2014**

**LETTING GO WHILE SELLING**

**INVERNESS  
BUSINESS DIRECTORY**



**INVERNESS PROPERTIES  
FOR SALE**



PPSRD STD  
US POSTAGE  
PAID  
PALATINE, IL  
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**PRESENTED BY  
Chris Jacobs  
The Pinnacle Group  
at CENTURY 21 Affiliated**

# OUR RECENT INVERNESS SALES

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

**JUST SOLD**

I N V E R N E S S



*1208 Barclay Circle*



**JUST SOLD**

I N V E R N E S S



*675 Milton Road*



*800 Sterling Road*

**UNDER CONTRACT**

I N V E R N E S S

**UNDER CONTRACT**

I N V E R N E S S



*1898 Prestwick Drive*



*133 Knockderry Lane*

**JUST SOLD**

I N V E R N E S S



**CHRIS JACOBS**  
**DIRECT: 847.401.4859**  
[Chris@InvernessForSale.com](mailto:Chris@InvernessForSale.com)



**The Pinnacle Group**  
*"Doing Real Estate Right!"*

# Letter from the REALTOR<sup>®</sup>



Welcome to our spring 2015 issue of Exclusively Inverness magazine. As we put together this edition, I'm unsure as to what the weather will be when you receive this. One day it's snowing, the next it's approaching seventy degrees. Either way, I can honestly say the spring market has come to Inverness!

Buyers are out, interest rates remain at historically low levels, and pricing is still attractive. Now might be just the right time to make that move. 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 10 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

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**Cover:** 720 Bordeaux Ct. ~ page 2.

*Everything for which you could ask!*



**720** Bordeaux Court, Inverness

**\$1,499,000**

Bedrooms: 5

Baths: 6.1

Garage: Attached, 4.5 Car

Sq. Ft.: 7,070





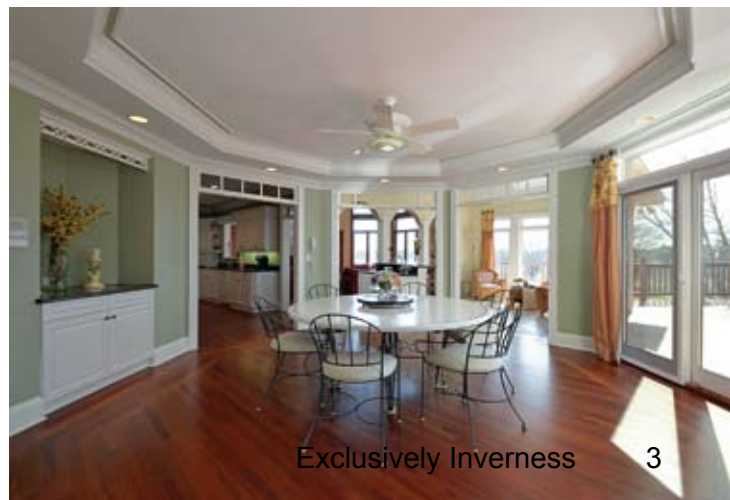
Spectacular 7,000 sf. Glencrest estate with private cul-de-sac location, backing to expansive nature conservancy. Style, elegance & craftsmanship is reflected throughout. Grand 2-story great room, 1st floor master retreat, gourmet island kitchen with large eating area open to all-season sun room. Incredible walkout lower level with 2nd kitchen, recreation room, exercise room, theater, game room & sauna, all open to the in-ground pool & outdoor entertainment areas.

[www.720Bordeaux.com](http://www.720Bordeaux.com)



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350 Plymouth Drive, Inverness

\$1,379,000

Wonderful curb appeal and the pride of ownership is reflected both inside and out of this spectacular McIntosh center entry colonial in a desirable interior cul-de-sac location! In all, there are 5 bedrooms, 5 full baths, 4 fireplaces, and a 3-car garage. The island kitchen is spacious and open to the large family room with vaulted ceiling. There is even an in-law suite with private access. The lower level is beautifully finished with a theater area, bar, billiard room and gym. It's all on a picturesque lot with a beautiful backyard. For more details and pictures visit [www.350Plymouth.com](http://www.350Plymouth.com). Call us at 847-963-0400 if you would like to make an appointment, or for any of your real estate needs.







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[www.1728Galloway.com](http://www.1728Galloway.com)

This beautiful 2-story center entry colonial with a picture perfect location in desirable Inverness Hills has recently been listed for sale! It has great curb appeal and a spectacular backyard with a large open area and is tree-line beyond. The bright and airy eat-in kitchen opens to the family room with a slider to the paver patio. There is also a master suite with luxury bath and a walk-in closet. The full basement with a recreation area has plenty of storage. The care of this property is reflected throughout.





# 176 Blair Lane, Inverness

Charming & spacious home in Inverness On The Ponds! Plenty of features including 2 story entry open to great room, 1st floor master suite with walk-in closet, spacious eat-in island kitchen with patio access, formal dining room with tray ceiling, cozy family room with fireplace and access to deck. Huge lookout basement with large recreation room and 27x24 storage area. Bring your decorating ideas and make this great property, cared for by the original owner, your own.



[www.176Blair.com](http://www.176Blair.com)



\$459,900



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Exclusively Inverness

1580 Durham Drive, Inverness



**Bedrms: 5   Baths: 5.1   Garage: Attached, 4 Car**  
**Sq. Ft.: 7,144 + Walkout Basement Sq. Ft.: 3,000**  
**Acres: 1.184   Fireplaces: 3   SUB: McIntosh**

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Chris Jacobs or Sharon Molnar  
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Chris@InvernessForSale.com

\$1,345,000

[www.1580Durham.com](http://www.1580Durham.com)



# INVERNESS

## HOME SALES - ALL of 2014\*

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

145 Aberdour Ln	\$320,000	05/12/2014	1949 Durham Dr	\$1,110,000	11/05/2014
143 Aberdour Ln	\$330,000	06/30/2014	740 Edinburgh Ct	\$575,000	06/30/2014
1992 Abbotsford Dr	\$767,500	03/27/2014	164 N Ela Rd	\$787,000	12/29/2014
1444 Appleby Rd	\$390,000	04/18/2014	168 Ela Rd	\$610,000	08/29/2014
1507 Appleby Rd	\$790,000	01/15/2014	711 Fieldstone Ct	\$451,000	04/29/2014
1833 W Ashbury Ct	\$222,000	09/04/2014	709 Fieldstone Ct	\$529,900	05/13/2014
1845 W Ashbury Ct	\$230,000	08/14/2014	210 Firth Rd	\$660,000	07/14/2014
2140 Baldwin Rd	\$440,000	08/15/2014	222 Firth Rd	\$700,000	06/18/2014
1636 Balmoral Cir	\$895,000	01/02/2014	2201 Freeman Ct	\$463,750	08/01/2014
1650 Balmoral Cir	\$1,800,000	09/23/2014	95 Gaelic Ct	\$717,500	08/19/2014
1577 Banbury Rd	\$376,000	02/14/2014	1620 Galloway Dr	\$805,000	08/27/2014
1220 Barclay Cir	\$795,000	08/06/2014	1627 Galloway Dr	\$575,000	10/03/2014
185 Barra Ln	\$447,500	07/24/2014	180 N Glamis Ln	\$285,000	06/03/2014
192 Betty Dr	\$425,000	04/25/2014	1099 Glencrest Dr	\$1,200,000	08/11/2014
1214 Bibury Ln	\$732,250	09/29/2014	1120 Glencrest Dr	\$627,500	04/10/2014
238 Bradwell Rd	\$345,000	03/24/2014	1500 Guthrie Dr	\$702,000	11/26/2014
155 S Braymore Ct	\$741,000	03/28/2014	200 Haman Rd	\$395,000	05/30/2014
1695 S Braymore Dr	\$2,225,000	11/14/2014	141 Highland Rd	\$515,000	11/10/2014
541 Bridgestone Ct	\$500,000	03/28/2014	117 Hillshire Dr	\$1,175,000	09/19/2014
55 Brodick Ln	\$453,000	02/25/2014	2114 Huntly	\$547,000	06/09/2014
61 Brodick Ln	\$415,000	03/14/2014	558 Inverway	\$336,500	07/21/2014
1181 Carberry Cir	\$588,000	02/19/2014	1111 Jonathan Dr	\$660,000	07/01/2014
1305 Carlisle Dr	\$667,500	09/22/2014	22 Kingsborough Cove	\$485,000	05/21/2014
1338 E Carlisle Dr	\$500,000	01/31/2014	613 Kinnear Cove	\$695,000	11/10/2014
1350 Carlisle Dr	\$700,000	10/27/2014	406 Lauder Ln	\$315,000	12/05/2014
1407 Carlisle	\$764,400	07/10/2014	419 Lauder Ln	\$640,000	04/10/2014
1566 Clover Dr	\$725,000	07/01/2014	1310 Macalpin Dr	\$1,499,287	11/14/2014
1786 Clover Dr	\$850,000	06/09/2014	688 Milton Rd	\$346,500	03/28/2014
1945 Clover Dr	\$625,000	08/15/2014	861 Muirfield Rd	\$335,000	10/10/2014
1985 Clover Dr	\$760,000	01/08/2014	125 New Abbey Dr	\$1,025,000	04/08/2014
144 Crichton Ln	\$485,000	01/15/2014	186 Old Wick Ln	\$400,000	07/01/2014
19 Culzean Ln 5	\$300,000	05/15/2014	2068 Palatine Rd	\$252,000	05/23/2014
72 Dewey Rd	\$760,000	12/05/2014	1655 Pheasant Trl	\$1,600,000	08/06/2014
231 Dewey Rd	\$410,000	08/19/2014	1705 Pheasant Trail	\$1,300,000	10/22/2014
82 Dirleton Ln	\$487,500	06/19/2014	272 Plymouth Dr	\$775,000	07/18/2014
288 Dover Cir	\$565,000	03/20/2014	99 Poteet Ave	\$288,000	08/07/2014
1408 Drummond Cir	\$895,000	03/19/2014	139 S Poteet Rd	\$612,500	01/31/2014
1649 Dublin Ct	\$1,025,000	02/18/2014	205 Poteet Ave	\$255,000	09/04/2014
1679 Dublin Ct	\$1,901,000	10/02/2014	1895 Prestwick Dr	\$1,225,000	06/16/2014
700 Dunbarton Dr	\$1,250,000	09/22/2014	1007 Ridgeview Dr	\$780,000	02/20/2014
196 Dundee Rd	\$405,000	07/08/2014	1018 Ridgeview Dr	\$785,000	09/30/2014
1703 Durham Dr	\$430,000	09/15/2014			

*continues on page 15...*

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



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#



- The Pinnacle Group #1 in Inverness over the past 10 years
- Century 21® #1 in Customer Satisfaction
- The Pinnacle Group #1 producer at Century 21® Affiliated in Barrington
- The Pinnacle Group #1 Century 21® real estate group in Chicagoland's Northwest suburbs
- The Pinnacle Group over \$300,000,000 in sales
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847.401.4859

**847.963.0400**

**www.InvernessForSale.com**



Heidi Doering



Kathy Jacobs



Sharon Molnar



Ronald Hardesty

**The Pinnacle Group**



*"Doing Real Estate Right!"*



Exceptional style and elegance is offered in this timeless masterpiece! Wonderful curb appeal and upon entry the unique character is revealed at every turn. The 2-story entry offers a glimpse of what's in store. A grand 2-story great room, large island kitchen and the eating area are awash with light from the windows surrounding the courtyard deck. The first floor master retreat is complete with sitting area, a fireplace and a luxury bath. Additional features include 3 fireplaces, full 9' basement, marble, hardwood.

**Bedrms:** 5   **Baths:** 4.1   **Garage:** Attached, 3 Car

**Sq. Ft.:** 5,286   **Acres:** 1.14   **Fireplaces:** 3

**Subdivision:** Braymore Hills



### CONTACT INFORMATION

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# LETTING GO WHILE SELLING!



by Chris Jacobs

Letting go of one's home when selling can be difficult. There are years of memories and decorating choices and just the right pieces for just the right spot. We take our homes personally, and we should while they are ours. But once we have decided to sell, we should start to think of it as the new buyers' home, whoever that ends up being.

The new owners are going to come in and paint or maybe remodel the kitchen or the baths, and buy their own knickknacks. It will be their home for their memories. We need to look at our home from the buyers' perspective. When they are shopping for their new home, they are looking at location, room sizes and updates. We should take advantage of anything we can do to help them see the

benefit of buying our home. Decluttering a room can show them how large it is. Think of it as prepacking. A cluttered closet can make them think the closets are too small. Neutralizing a wall color can make them think they don't have to paint, and so on. Above all don't take offense. We are not selling our decorating tastes or our things or our memories, we are selling our house. Correct that, we are selling them their home.

Try to look at your home through buyers' eyes. Being honest and critical can save a lot of market time and in many cases money. A good real estate agent will help you through this process. Call me at 847-401-4859 or visit [www.InvernessForSale.com](http://www.InvernessForSale.com) for any of your real estate needs.



**continued from page 10**

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

1417 W Rue Paris Pl	\$499,000	02/06/2014
1439 Rue Paris Ave	\$541,000	12/17/2014
1421 W Rue Paris Pl	\$570,000	10/24/2014
1437 W Rue Paris Pl	\$614,971	05/12/2014
780 Sanday Ln	\$727,000	07/31/2014
1999 Selkirk Ct	\$710,000	05/28/2014
1528 Shire Cir 1E	\$239,000	12/02/2014
1440 Shire Cir	\$275,000	01/24/2014
1396 Shire Cir 10	\$280,000	06/10/2014
1421 Shire Cir	\$295,000	09/18/2014
1382 Shire Cir	\$296,000	07/28/2014
1461 Shire Cir 5	\$310,000	10/17/2014
1424 Shire Cir	\$328,000	07/15/2014
1411 Shire Cir	\$350,000	07/31/2014
686 Skye Ln	\$895,000	07/25/2014
612 Stone Canyon Cir	\$339,900	02/12/2014
924 Stonefield Cir	\$750,000	11/21/2014
234 Stratford Ln	\$295,000	09/09/2014
1834 Stuart Ln	\$425,000	07/22/2014
749 Thompsons Way	\$1,015,000	11/05/2014
1468 Thor Dr	\$411,000	03/05/2014
219 Williams Rd	\$155,000	11/17/2014
255 Williams Rd	\$397,500	10/23/2014
238 Willow St	\$280,000	01/24/2014

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905 Middleton Lane, Inverness

\$839,900

Beautiful curb appeal and great private cul-de-sac location is offered in this exceptional expanded Byberry model with 1st floor master suite! The open and inviting floorplan begins with the 2-story entry with bridal staircase, beautiful island kitchen with generous eating area, 2-story great room with theater system, 1st floor study with impressive 11ft ceiling, 3-car garage, full basement with 9ft ceiling. Also Hardwood floors and a beautiful brick patio & more!

[www.905Middleton.com](http://www.905Middleton.com)

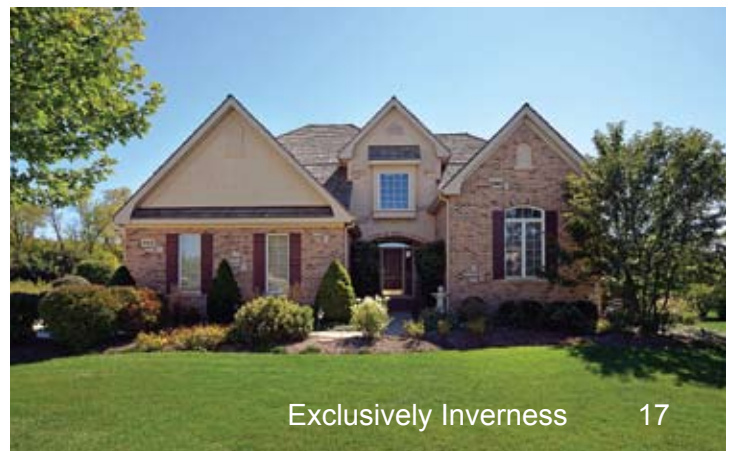


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**Bedrms: 4 Baths: 3.1 Garage: Attached, 3 Car**  
**Sq. Ft.: 3,900 Fireplaces: 1 Gated Community**  
**Subdivision: ESTATES AT INVERNESS RIDGE**



A wonderful home with a pictureque setting, mature landscaping and loaded with updates! This open floorplan home features a beautifully remodeled kitchen with bay eating area open to large family room with vaulted ceiling. Luxury master suite. 1st floor bedroom with adjacent full bath. 3-car garage, finished basement with fireplace, hardwood floors, all-season sunroom, 2 fireplaces. Beautifully remodeled & updated throughout including: kitchen, all baths, windows, roof, and more!

[www.2125Tweed.com](http://www.2125Tweed.com)

**Bedrms:** 4

**Baths:** 3

**Garage:** Attached, 3 Car    **Sq. Ft.:** 3,280

**Acres:** 1.08

**Fireplaces:** 2

**Subdivision:** McIntosh



### CONTACT INFORMATION

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[www.expertmortgageassoc.com](http://www.expertmortgageassoc.com)  
**see ad on page 15.**

## REAL ESTATE

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**see ad on page 11.**

Jack Monco  
New London Associates  
Commercial Real Estate Brokerage  
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[www.newlondonassoc.com](http://www.newlondonassoc.com)

## SCHOOLS

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