

# Exclusively **Inverness** Magazine

**Inside This Issue...**

**HOMES SALES  
2nd QUARTER OF 2014**

**12 INVERNESS PROPERTIES  
FOR SALE**

**INVERNESS  
BUSINESS DIRECTORY**



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

PRSRD STD  
US POSTAGE  
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# OUR RECENT INVERNESS SALES

PH: 847.963.0400 ~ Chris@InvernessForSale.com

JUST SOLD

I N V E R N E S S



UNDER CONTRACT

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JUST SOLD

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JUST SOLD

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JUST LEASED

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



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

# letter

from the

# REALTOR®



Welcome to our summer issue of Exclusively Inverness magazine.

In this issue you'll find many great new listings for sale. From beautiful McIntosh properties to a home in The Ponds, there is something for almost everyone. With interest rates still at historic lows and pricing still attractive, it may be the right time to make the move and be in that new home for the holidays.

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

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**Cover:** 1580 Durham Drive ~ page 2.

# 1580 Durham Drive

I N V E R N E S S



Offered at \$1,449,000

Beyond your expectations! Fully wooded and secluded yard! Impressive brick/stone cul-de-sac location in McIntosh! 7144 square feet of perfection, plus 3000 square foot finished lower level! Unbelievable finishes throughout! Every amenity, 2 story entry, gourmet kitchen, first floor library and





office, 2 story family room, master retreat, exercise room, sun room, loft, 3 fireplaces, 5 zoned HVAC, custom millwork, hardwood, granite and limestone. A truly extraordinary offering!!

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

### CONTACT INFORMATION

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Chris@InvernessForSale.com



# 1208 Barclay Circle

Offered at \$939,900



A wonderful location and fabulous views of the nature preserve is just the beginning! Extensive remodeling, stunning improvements and excellent floor plan. First floor master suite with gorgeous luxury bath, stunning remodeled kitchen, huge two-story great room with stone fireplace and picturesque views. Two-story entry, huge dining room, spectacular paver patio with fire pit and great backyard. Updates include: \$100k+ kitchen, all baths, roof, most windows and more!



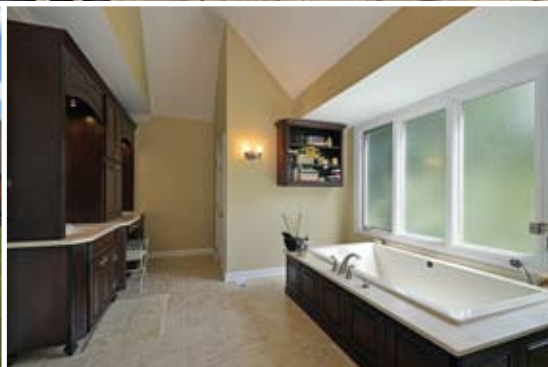


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[www.1208Barclay.com](http://www.1208Barclay.com)



Exclusively Inverness

# 590 Windsor Circle

Offered at \$1,049,000



## I N V E R N E S S

Spectacular location in MacIntosh! Over 4000 s.f. above grade living space reflecting elegance and timeless finishes at every turn! Beautiful wood floors, transom and french doors, skylights and fantastic moldings throughout. High end kitchen with granite, Subzero and Gaggenau. Each bath is unique and impressive. Extensive manicured professional landscape and hardscape with custom stone fireplace. Enjoy privacy with this unbeatable outdoor living space!

[www.590Windsor.com](http://www.590Windsor.com)







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Chris@InvernessForSale.com



# 1350 Carlisle Drive

I N V



Offered at \$735,000

Fabulous approximately 4,700 s.f. home with an open floor plan and pride of ownership reflected throughout. Enormous 2-story foyer with bridal staircase, first floor master suite, large island kitchen with eating area that opens to the impressive 2-story great room with fireplace. Also access to the screen porch and large deck overlooking



the picturesque yard and lake. Huge formal dining room and first floor den with adjacent full bath and solarium. Updates such as roof, baths, etc.



**CONTACT INFORMATION**

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[www.1350Carlisle.com](http://www.1350Carlisle.com)



# HOMES SALES

# 2nd Quarter 2014

# INVERNESS

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

143 Aberdour Ln	\$330,000	06/30/2014
145 Aberdour Ln	\$320,000	05/12/2014
1444 Appleby Rd	\$390,000	04/18/2014
192 Betty Dr	\$425,000	04/25/2014
1786 Clover Dr	\$850,000	06/09/2014
19 Culzean Ln	\$300,000	05/15/2014
82 Dirleton Ln	\$487,500	06/19/2014
740 Edinburgh Ct	\$575,000	06/30/2014
709 Fieldstone Ct	\$529,900	05/13/2014
711 Fieldstone Ct	\$451,000	04/29/2014
222 Firth Rd	\$700,000	06/18/2014
180 N Glamis Ln	\$285,000	06/03/2014
1120 Glencrest Dr	\$627,500	04/10/2014
200 Haman Rd	\$395,000	05/30/2014
2114 Huntly	\$547,000	06/09/2014
22 Kingsborough Cove	\$485,000	05/21/2014
419 Lauder Ln	\$640,000	04/10/2014
125 New Abbey Dr	\$1,025,000	04/08/2014
2068 Palatine Rd	\$252,000	05/23/2014
1895 Prestwick Dr	\$1,225,000	06/16/2014
1437 W Rue Paris Pl	\$614,971	05/12/2014

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

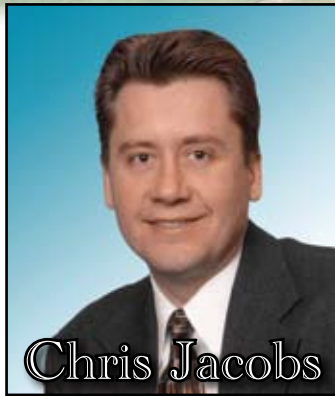
10 Exclusively Inverness

SUMMER 2014

**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

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**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.

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Heidi Doering



Kathy Jacobs



Sharon Molnar



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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 2006-2013, source MRED LLC.

# 304 Ela Road



**Offered at \$539,000**

I N V E R N E S S

NEW NEW NEW! Completely renovated 4 bedroom, 2.5 bath, full finished basement Colonial in Fremd. Simply move in and enjoy! New kitchen with granite and stainless Steel appliances. Updates include all baths, windows, doors, refinished hardwood floors, tear-off roof, front porch, brick walk, driveway, 2 furnaces 2 a/c's, hot water heater, and more! Huge 2 island kitchen with table area open to family room with fireplace and slider to large Large screened porch. 1st floor study, master bedroom with tray ceiling, awesome finished basement, great yard. It's beautiful!



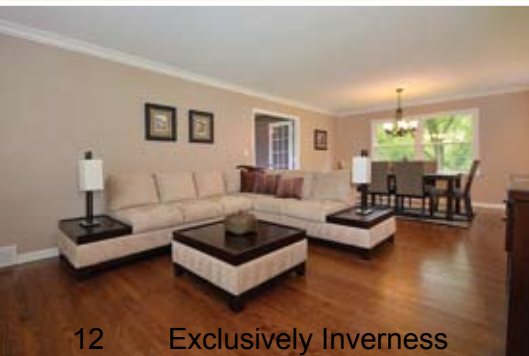
[www.304Ela.com](http://www.304Ela.com)

## CONTACT INFORMATION

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Chris@InvernessForSale.com





## *176 Blair Lane*

Charming and spacious home in Inverness On The Ponds! Loaded with desirable 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 finished lookout basement with large recreation room and 27x24 storage area. A great opportunity to live in The Ponds.

**Offered at \$475,000**  
**[www.176Blair.com](http://www.176Blair.com)**

I N V E R N E S S



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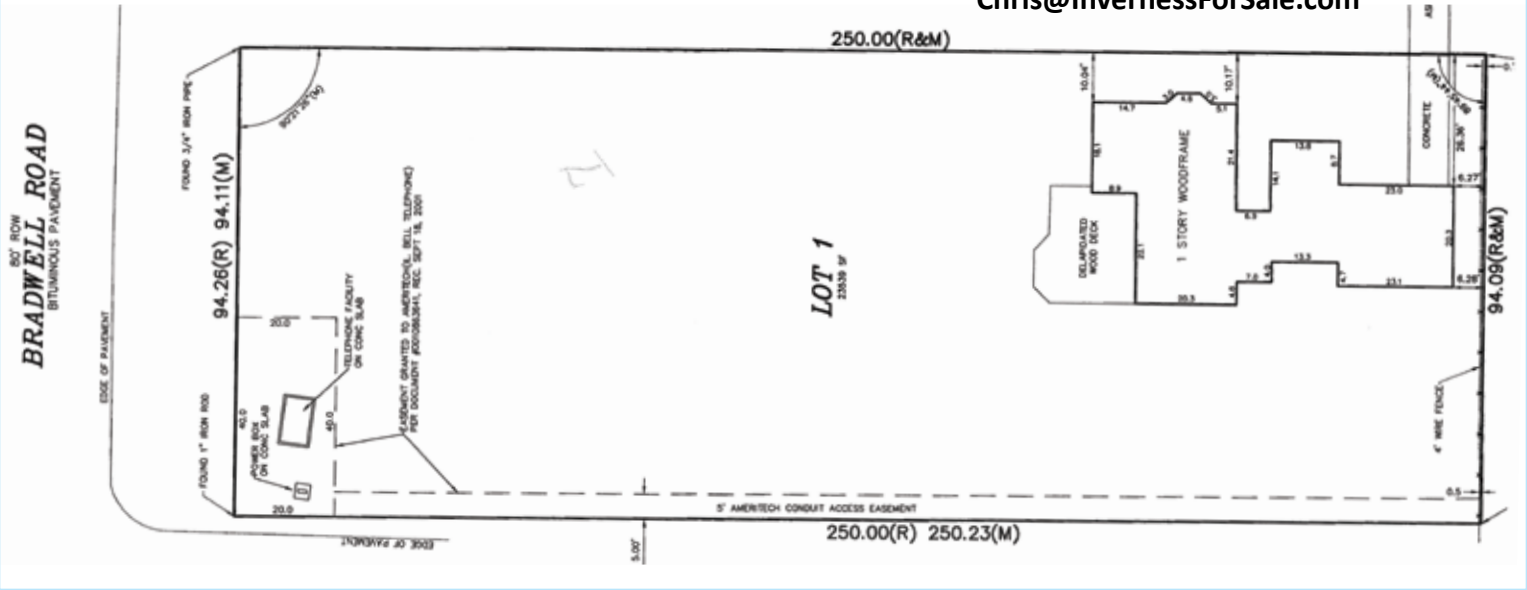


# 251 Bradwell Road, Inverness

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 \$199,900**  
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*Liz & Marc LaGasse wish Fremd & St. Viator students/faculty all the best in the 2014/2015 school year on & off the field!*

**Varsity HOME football schedule:**

**FREMD**

- 9/12 vs Elk Grove
- 9/26 vs Hoffman Estates
- 10/17 vs Conant
- 10/24 vs Barrington

**ST. VIATOR**

- 8/29 vs Rolling Meadows
- 9/12 vs Marist
- 10/3 vs Carmel
- 10/10 vs Marian Central

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*Expert Mortgage will give you \$150.00 gift card to shop at Fremd or St. Viator spirit shop when your loan closes (purchase or refi).*



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NMLS #217921



# 675 Milton Road



Absolutely breathtaking property...exquisite gardens, landscaping, hardscaping and terracing surround this lovely MacIntosh treasure. This home has been meticulously maintained and contains a great open floor plan. Abundant windows capture the views from every room! Fantastic kitchen and sun room lead to the gorgeous new paver patio. Spacious bedrooms are just a few steps up. Truly a charming home. Also, a perfect property for expansion!

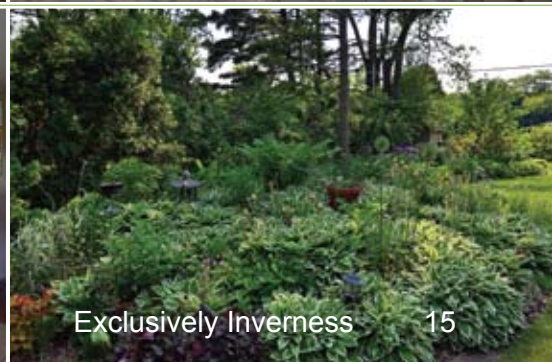
**Offered at \$419,000**  
**[www.675Milton.com](http://www.675Milton.com)**

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Exclusively Inverness

15

# 1898 Prestwick Drive

Offered at \$629,000

I N V E R N E S S



Here's an opportunity to buy in McIntosh at an 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, is great for entertaining and features some charming amenities. Location, location, location!



## CONTACT INFORMATION

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# WATERFRONT

Offered at  
\$1,975,000

## 1679 Dublin Court

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 & unrivaled privacy. This brick & stone masterpiece offers over 7,000sf of living space, with character & old world charm reflected throughout.



I N V E R N E S S



[www.1679Dublin.com](http://www.1679Dublin.com)

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## WATERFRONT LOT



# Lot 20 Valley Lake Dr.

Larger and more spectacular than before waterfront location, awesome island with foot bridge access, and beautiful water views from this over 2 acre parcel in Inverness. Interior location within the 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.

**Offered at \$499,000**

**[www.C21TPG.com](http://www.C21TPG.com)**



I N V E R N E S S



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[www.1227Barclay.com](http://www.1227Barclay.com)

# 1227 Barclay Circle

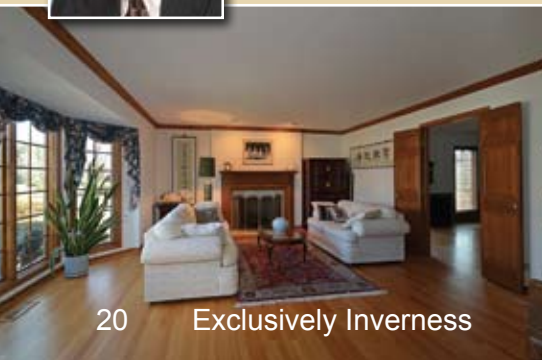
Great curb appeal is offered with this brick center-entry colonial in Inverness Shores. Features include 2-story entry to greet you, a generous beautifully remodeled island kitchen with stainless steel appliances and granite, 1st floor study, large master retreat, princess suite, full basement, hardwood floors, 3 car side load garage, security system. Updates include roof, windows, kitchen, many mechanicals, and more.

**Offered at \$649,000**



### CONTACT INFORMATION

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## ACCOUNTANTS

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