

PORTFOLIO PROPERTIES

STERLING RIDGE OF ORLAND PARK

16800 SOUTH 108TH AVE, ORLAND PARK, ILLINOIS P: 708.645.7612

QUALITY EXTERIOR FEATURES

Fully improved executive home site with paved streets
 All underground utilities, separate storm and sanitary lines
 Underground sprinkler systems
 Fully landscaped yard
 Choice of concrete patio or wood deck with brick and stone pillars
 Concrete driveway/decorative pavers
 Oversized brick with mortar
 Pro 30® Owens Corning Oakridge 30 years or better deep shadow extra weathering architectural grade shingle roof
 Tyvek® housewrap
 Fiberglass dampproofing
 EnergyStar® premium Jeld-Wen® windows Low-E glass with grills
 Decorative raised panel door, three-car garage with remote controls and exterior keypad
 Drain tile and sump pump
 GFI outdoor outlets

QUALITY INTERIOR FEATURES

Custom oak staircase with brushed nickel iron balusters
 Premium oak wood floors
 Hand built stone fireplace(s)
 Ceramic tile in bathrooms and laundry room
 Plush wall to wall carpeting with deluxe pad in select bedrooms and den
 Full basement with nine-foot ceiling
 Rough plumbing for basement bath
 Finished brick fireplace in basement
 Furniture quality cabinets, wet bar and built-ins
 Wine captain
 Nine foot, ten foot and higher ceiling on first floor
 Custom moldings, casings and pediments
 Choose from our variety of wood species
 Solid oak doors

DESIGN SPECIFICATIONS CONTINUED

KITCHEN FEATURES

Custom 42" raised panel upgraded furniture grade cabinets
Granite countertops with decorative edging
Superior appliance package including Sub-Zero® flush mount refrigerator freezer, Wolf® range, double oven and other commercial grade appliances
Kitchen island with vegetable sink

BATH & LAUNDRY FEATURES

Master bath suite with multi-jet whirlpool tub and multi-jet rain-shower
Main floor bath with custom shower
Upper floor bath with soaker tub
Upgraded fixtures, elongated bowl toilets and Moen faucets in all baths
Kohler lavatory bowls
Custom mirroring and decorative hardwood cabinetry in all baths
First floor laundry includes granite countertops, custom countertop height cabinetry and integrated washer and dryer

UTILITY SERVICE FEATURES

300 Amp, 80 circuit electrical service or better
Numerous recessed and indirect lighting fixtures
EnergyStar® rated HVAC mechanicals, dual or multizoned higher efficiency direct vent furnaces and professionally balanced air conditioning units
State of the art security system with exterior door sensors, motion detectors, and keypads
High efficiency direct vent hot water heater(s)
Home audio intercom (optional)

CONSTRUCTION FEATURES

2 x 6 exterior wall construction with R-21 insulation
R-19 batt insulation with blown in R-40 insulation factor in all flat ceilings
Fully finished garage including insulation
¾" tongue and groove flooring installed with nails, glue and screws
Interior insulation for soundproofing



Portfolio Properties takes great pride in using the latest materials and building practices to achieve the highest level of energy efficiency for your new home. Note that our desire to continually improve design techniques and construction features requires that specifications, equipment, illustrations, dimensions, and prices be subject to change without notice. Please refer to the plans and specifications provided in our Sales Office for current details.