



635 N. Brainard Avenue
LaGrange Park, IL

New Construction Luxury Home



This New Construction Luxury Home is built by Tranquility Builders and designed by Randy King, Architects by Design. Open Floor Plans and Custom Finishes designed with Purpose and Passion to maintain the fabric of the Harding Woods Area of La Grange Park.

Tranquility Builders are a family-owned business where “**Families**” are our focus. We strive to highlight that lifestyle with our signature feature **Gourmet Style Kitchen with Family Sized Island**. Our open floor plans include a Family Room with adjacent Formal Dining Room for entertaining for whole family in mind. Keeping true to our signature focus, the main level includes a 5th **Bedroom Bedroom/Office with adjoining Full Bathroom** perfect for In-Law/Related Living or the Work from home Professionals.

The second floor has 4 Bedrooms and 3 Full Bathrooms. The Master Bedroom includes an oversized Walk-In-Closet and Luxurious Bathroom Suite with Make-Up Station, Walk-In Shower, Free Standing Tub, and a Walk-In-Closet. Bedroom 2 features a Built-In Desk/E-Learning Center and Private Full Bathroom. Bedrooms 3 & 4 share a Jack & Jill Style Full Bathroom. Second floor Laundry Room.

*Basement is Full & Unfinished but includes a Full Bathroom Plumbed. Finishing Options Available!

Overview | 1st Floor Plan | 2nd Floor Plan | Basement & Site Plan | Detailed Home Finishes

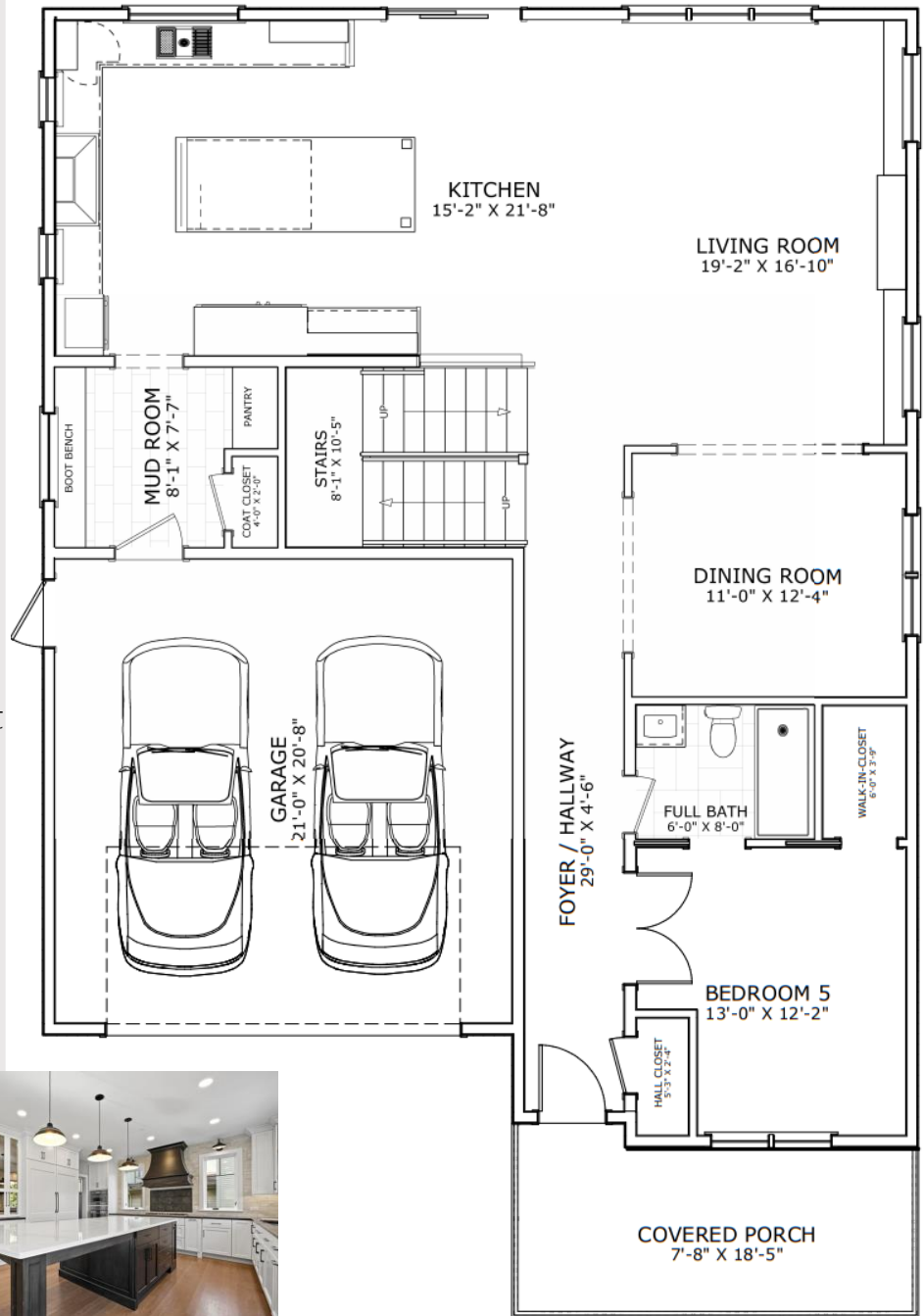
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First Floor Plan



Custom Features Include:

- 9' Ceiling's w/ Hardwood Flooring throughout 1st Floor
- Gourmet Kitchen
- Custom Cabinetry
- Quartz Countertops
- Oversized Island w/ Seating
- Tile Backsplash
- Undercabinet Lighting
- Family Room w/ Fireplace
- Formal Dining Room
- Mudroom | Custom Boot Bench
- Built in Pantry Storage
- First Floor Bedroom | Office
- Large Windows w/ Natural Light
- Craftsman Style Trim with Solid-Core Doors throughout
- Custom Hardwood Staircases with Glass Railings



Total Living Space | 3,300 SQFT

First Floor | 1,464 SQFT

Garage | 458 SQFT

*Total Living Space includes 1st and 2nd Floors

**Square footage varies per elevation of home

Overview | **1st Floor Plan** | 2nd Floor Plan | Basement & Site Plan | Detailed Home Finishes

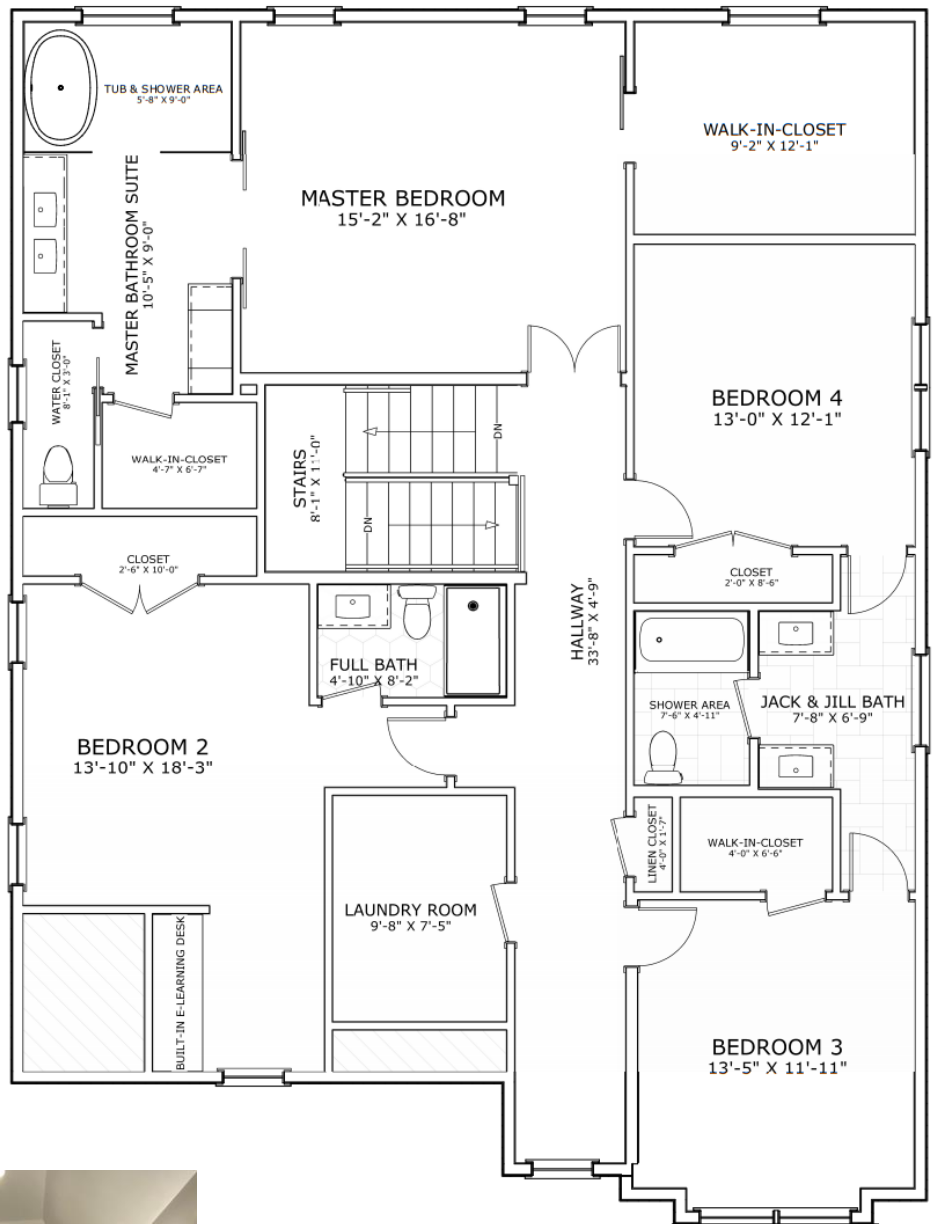
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Second Floor Plan



Custom Features Include:

- 9' Ceiling's w/ Hardwood Flooring Hallway | Master
- Master Suite w/ Hardwood
- Elegant Master Bathroom
- Spa-Like Free Standing Tub
- Zero-Threshold Walk-in Shower featuring Digital Controller | Premium Tile Finishes
- Oversized Master Walk-In-Closet including a Closet Island
- Bedroom 2 w/ Private Bathroom | Built-In Desk/ E-Learning Center
- Bedrooms 3 | 4 share Jack & Jill style Full Bathroom
- 2nd Floor Laundry Room with Utility Sink | Hanging Space



Total Living Space* | 3,300 SQFT**

Second Floor | 1,839 SQFT

*Total Living Space includes 1st and 2nd Floors

**Square footage varies per elevation of home

Overview | 1st Floor Plan | **2nd Floor Plan** | Basement & Site Plan | Detailed Home Finishes

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Basement | Site Plan

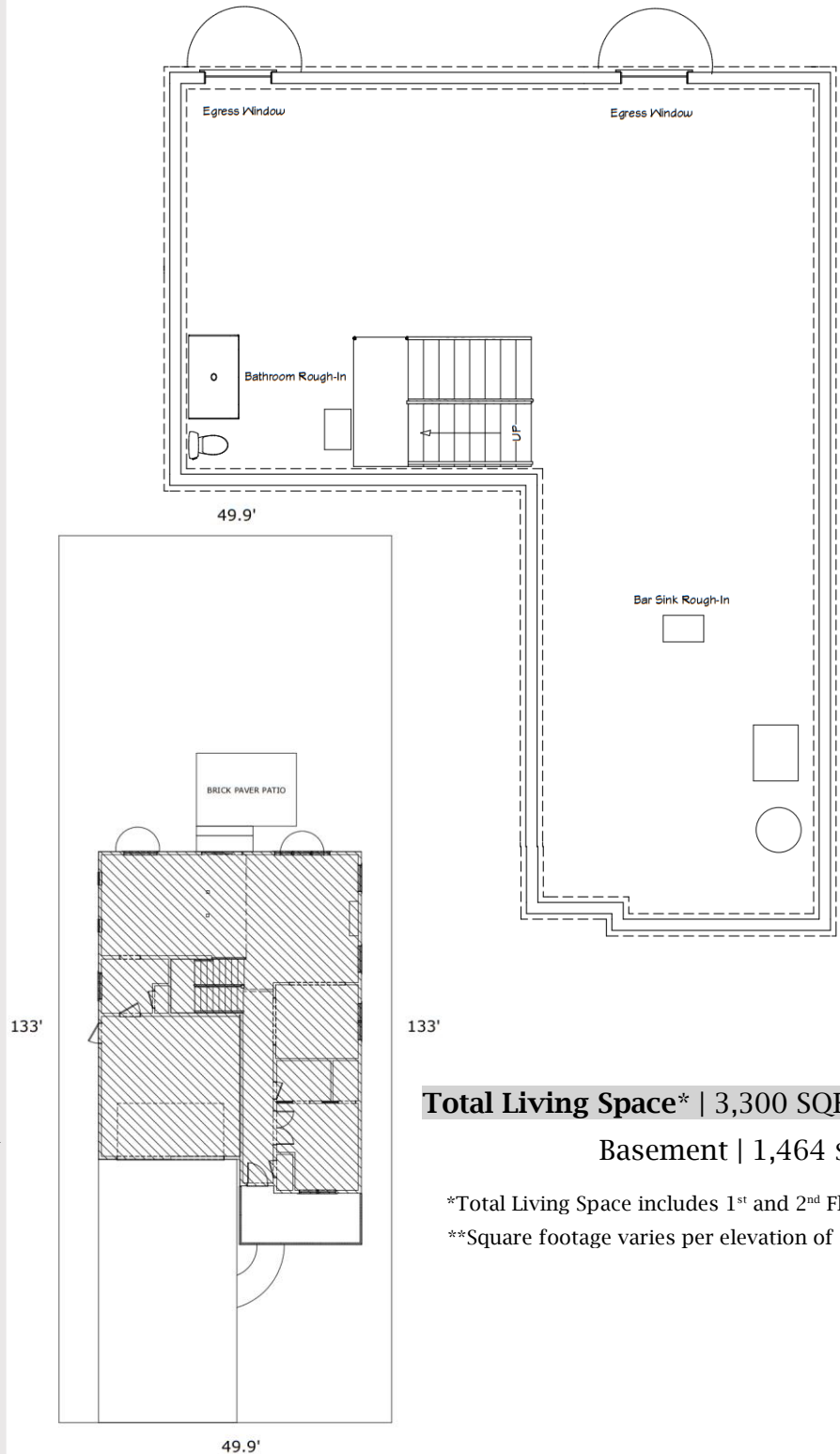


Basement

- 9' Ceiling's in Basement
 - *Note Full & Unfinished
 - 2 Egress Windows for Optimal Natural Light
 - PSK Wall Insulation Surround
 - High Efficiency Furnace | Air Conditioner w/ Digital Programmable Thermostat
- *Ask About Upgrades & Options at Additional costs:**
- Basement Bedroom
 - Full 3 Piece Bathroom
 - Wet Bar
 - Workout/Fitness room
 - TV/ Entertainment Area

Backyard

- Unilock Brick Paver Patio
 - Gas Firepit
 - Gas Line Connection for Grill
 - Landscape Package includes front plantings, sod front yard, seed blanket for side | rear yard
- *Ask About Upgrades & Options at Additional costs:**
- Trellis/Pavilion
 - Built-In Grill
 - Hardscape
 - Planting



Total Living Space* | 3,300 SQFT**

Basement | 1,464 SQFT

*Total Living Space includes 1st and 2nd Floors

**Square footage varies per elevation of home

Detailed Home Finishes

Interior

- Gourmet Kitchen Details
 - Custom Amish Cabinetry includes Black Perimeter Cabinets | Painted White Island Cabinets
 - Cabinet Features include Custom Black Hood | Knife Pullout | Spice Pullout | Trash Rollout
 - Stainless Steel Appliance Package
 - Level II Quartz Countertops
 - Stainless Undermount Sink Bowl
 - Garbage Disposal
- Premium Engineered Hardwood
- 3 ¼" Casing | 5 ¼" Baseboard
- 2 Panel Solid-core doors, painted w/ matte black door hardware
- Wood Window Jamb Extension
- High-End Plumbing Fixture Packages
- Direct Vent Fireplace

***Ask About Upgrades & Options for Cabinet Finishes**

Exterior

- Hardie Cement Board Siding w/ Wainscoting Accent Finishes
- White Aluminum Soffit | Fascia
- Low-Maintenance Exterior Finishes Siding | Soffit | Fascia | Shingles
- Black Asphalt Architectural Shingles w/ Metal Accent Roof
- Pella Windows
- Fiberglass Front Door with Smart Lock
- Large Covered Front Porch w/ Cedar Ceiling Accent
- Backyard Unilock Paver Patio
 - Brick Paver Patio, per plan
 - ½ wall surround at Patio Area
 - Low-Maintenance paver patio | Life-time Warranty on Brick Pavers
- (2) Frost Proof Hose Bibs
- Landscape Package includes front plantings, sod front yard, seed blanket for side | rear yard

***Ask About Upgrades & Options for Landscaping**

Construction

- Subfloors framed with ¾" tongue | grove, glued | screwed
- ½" Cement Board installed on Shower Walls w/ waterproofing membrane | ¼" cement board underlayment on Bathroom floors
- 200 AMP Service Panel
- Recessed Can Lighting
- Decorative Lighting Package
- 96% Efficiency Central Air Conditioner w/Whole House Humidifier
- Power Vent Hot Water Heater
- R-21 Insulation on Exterior Walls
- R-49 Insulation on Exterior Ceilings
- R-19 PSK Blanket on Basement Walls
- Pre Wiring for Low Voltage
- Pre Wiring for Solar Panel included

***Ask About Upgrades & Options for Low Voltage & Solar Panel Packages**



***Ask About Available Upgrades | Options!**

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