

www.FinneyBuiltHomes.com



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(815) 991-6254



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Finney Homes



HIGHLAND WOODS
— A CLUBHOUSE COMMUNITY —

Elgin, IL

About Finney Homes

Better Built by Finney

Finney Homes is the dream of local community member Keith Almady. Keith has lived in the Kane and DeKalb county area his entire life and wants to see the area he's grown up in continue to expand and develop with beautiful homes.

His past experiences include working as the Vice President of a medium-size homebuilding company, and prior to that he worked with clients as they made millwork selections to build multi-million dollar homes. This unique combination of experiences allows him to merge the efficiencies of multi-home communities with the personalizations of custom homes to deliver to you a Finney Home.

VIP Home Scheduling

When you build with Finney Homes you are considered a VIP customer. To provide the best experience for each new homeowner, we take a staggered scheduling approach. This means we commit to delivering no more than one house per month, meaning we never build more than 12 homes per year. This structured schedule helps to efficiently use the services each person provides to create your home, while still providing the exceptional experience you deserve.

Quality Construction

To deliver a high-quality home, we must be fully involved through the entire building process. This starts with the relationships we develop with our clients and extends through every supplier and subcontractor who touches any piece of your new home. The quality doesn't stop here either, we offer many standard features that you would find as upgrades in other homes. The aesthetics of your home are just as important to us as the efficiencies that help provide an energy-friendly home. That's why you'll notice things like the ZIP system, a water-resistant and air barrier that provides a way to keep air and moisture out, and energy savings and comfort in. From the moment we put a shovel in the ground to the time we hand over the keys, we are thinking of how to provide the best experience and the highest quality home.

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Community Features

Highland Woods is a clubhouse community featuring a fitness center, water park, basketball, tennis, and sand volleyball courts. Each homeowner is a member of the Owners Club and has access to its amenities. Located minutes from I-90 and Randall Road in the far west area of Elgin, IL., Highland Woods is located close to many local area attractions, restaurants, and entertainment.

Whether you are taking a walk on the nature trails along the community's lakes, working out at the fitness center, relaxing by the pool, or having dinner in your own home, this community has something special to offer each of its residents.

Learn more about this community by visiting www.Crown-HighlandWoods.com.

Central Community Unit School District 301

Country Trails Elementary School is part of the highly-regarded Central Community School District 301 and located on-site next to the owners' club. Students living in this community will attend:

- > Country Trails Elementary School (on-site)
- > Prairie Knolls Middle School (3 miles)
- > Central High School (8 miles)



Standard Features

Interior Features

- > 9' ceilings on main floor
- > Vaulted ceiling in great room (ranch plans only)
- > Volume ceiling in master bedroom
- > Schlage door hardware
- > Wire shelving in all closets
- > Colored walls throughout
- > Luxury vinyl wood plank flooring
- > Ceiling fan in great room
- > 6-Panel doors (painted white with white trim)

Kitchen Features

- > Kitchen island with overhang for seating
- > Moen pull-out sink faucet
- > Under mount stainless sink
- > Garbage disposal
- > 36" tall cabinets
- > Stainless appliances
(range, microwave, and dishwasher)

Bathroom Features

- > Moen bath fixtures
- > Mirrors
- > Ceramic floor tile

Mechanical features

- > Automatic gas-fired 90% power vent hot water heater
- > CFI and ARC fault receptacles per plan
- > 200 amp electrical panel with circuit breakers
- > 90% efficient American Standard forced air gas furnace
- > TV and cable jacks in all bedrooms & great room
- > Passive radon mitigation system
- > Air conditioning

Energy features

- > R-21 wall insulation
- > R-49 attic insulation
- > 2x6 exterior wall framing
- > Double pane low e windows with argon
- > ZIP system exterior walls
- > Cold air returns in every room
- > Blower door tested and certified
- > 90% hot-water heater and furnace
- > LED light bulbs throughout

Exterior features

- > Concrete approach with asphalt driveway
- > James Hardie cement board siding
- > Frost-proof hose bibs
- > 6' tall windows on first floor
- > 5' tall windows on second floor
- > Garage door opener(s) **and** keypad
- > Landscape package with sod front/seed back
- > Lifetime warranty architectural shingles
- > Fiberglass front door

Gold Package

In addition to standard features, this includes \$15,000 in upgrades for \$10,000.

Interior upgrades

- > Switched ceiling lights and fixtures in all bedrooms
- > One color paint throughout with white ceilings
- > Hardwood flooring in kitchen, mudroom, laundry, hallway, and dining space.
- > Ceiling fan in master suite

Trim upgrades

- > Larger trim including architrave door headers
- > Four door style options
- > Satin nickel **or** oil-rubbed bronze door knobs
- > Shelf in laundry room

Exterior upgrades

- > Three exterior door choices

Kitchen upgrades

- > Full thickness granite counter
- > 36" wall cabinets with crown
- > Six cabinet color options (including painted)
- > Stainless **or** black stainless appliance package
- > Dovetail and soft-close drawers

Bathroom upgrades

- > Ceramic tile shower walls in master bathroom
- > Comfort height vanities with drawers
- > Custom framed mirrors
- > Second sink and faucet in master bathroom

Energy upgrades

- > 50-gallon hot water heater

Platinum Package

In addition to standard and gold features, this includes \$30,000 in upgrades for \$20,000.

Interior upgrades

- > Ceiling fans in all bedrooms
- > 9' deep pour basement
- > Full rough-in bath in basement
- > Hardwood flooring in great room
- > Window sill and apron
- > Satin nickel **or** oil-rubbed bronze door levers

Trim upgrades

- > Double-hanging shelves in master bedroom closet
- > Boot bench in mudroom

Exterior upgrades

- > Craftsman front door

Kitchen upgrades

- > 42" wall cabinets with crown
- > Nickel or bronze cabinet/drawer hardware
- > Pendant lights over island

Bathroom upgrades

- > Shower door in master bathroom shower
- > Comfort height and elongated toilets
- > Satin nickel **or** oil-rubbed bronze plumbing fixtures
- > Granite vanity tops

Energy upgrades

- > Whole-home humidifier

Floor Plan Pricing

Floor Plan	Style	Sq. Footage	Bed	Bath	Garage	Base Price
The Abigail	Ranch	1,763	3	2	2	\$284,900
The Franklin	Two-Story	2,249	4	2.5	3	\$324,900
The Irene	Two-Story	2,133	4	2.5	2.5	\$314,900
The Olivia	Ranch	1,786	3	2	3	\$299,900

Lot Pricing

Premium lots with additional features are available for an added cost. Walkout lots will include 1 basement windows, 1 basement patio door, and a 14'x14' treated deck. Lookout lots will include 2 basement windows and a 14'x14' treated deck. Lots listed are available until under contract; contact the sales office for the most up-to-date list of available lots.

Lot	Features	Lot Price	Availability
616	Corner Lot	\$10,000	
623	N/A	Included	Sold (Olivia Model)
627	N/A	Included	
628	N/A	Included	
629	N/A	Included	Sold (Abigail Model)
718	Walkout, Trees	\$22,000	
719	Walkout, Trees	\$15,000	
721	Walkout, Trees	\$15,000	Sold (Olivia Model)
725	N/A	Included	Sold (Olivia Model)
751	Lookout	\$13,000	Olivia Model - Available June 2019
752	Walkout	\$15,000	Abigail Quick-Build*
753	Walkout	\$15,000	
754	Walkout	\$15,000	
755	Lookout	\$13,000	Olivia Model Quick-Build*
756	Walkout	\$18,000	Abigail Model - Available June 2019
758	Walkout	\$18,000	

*Quick-build homes can be completed in less time because they have been approved by the city and community.

Lot Map

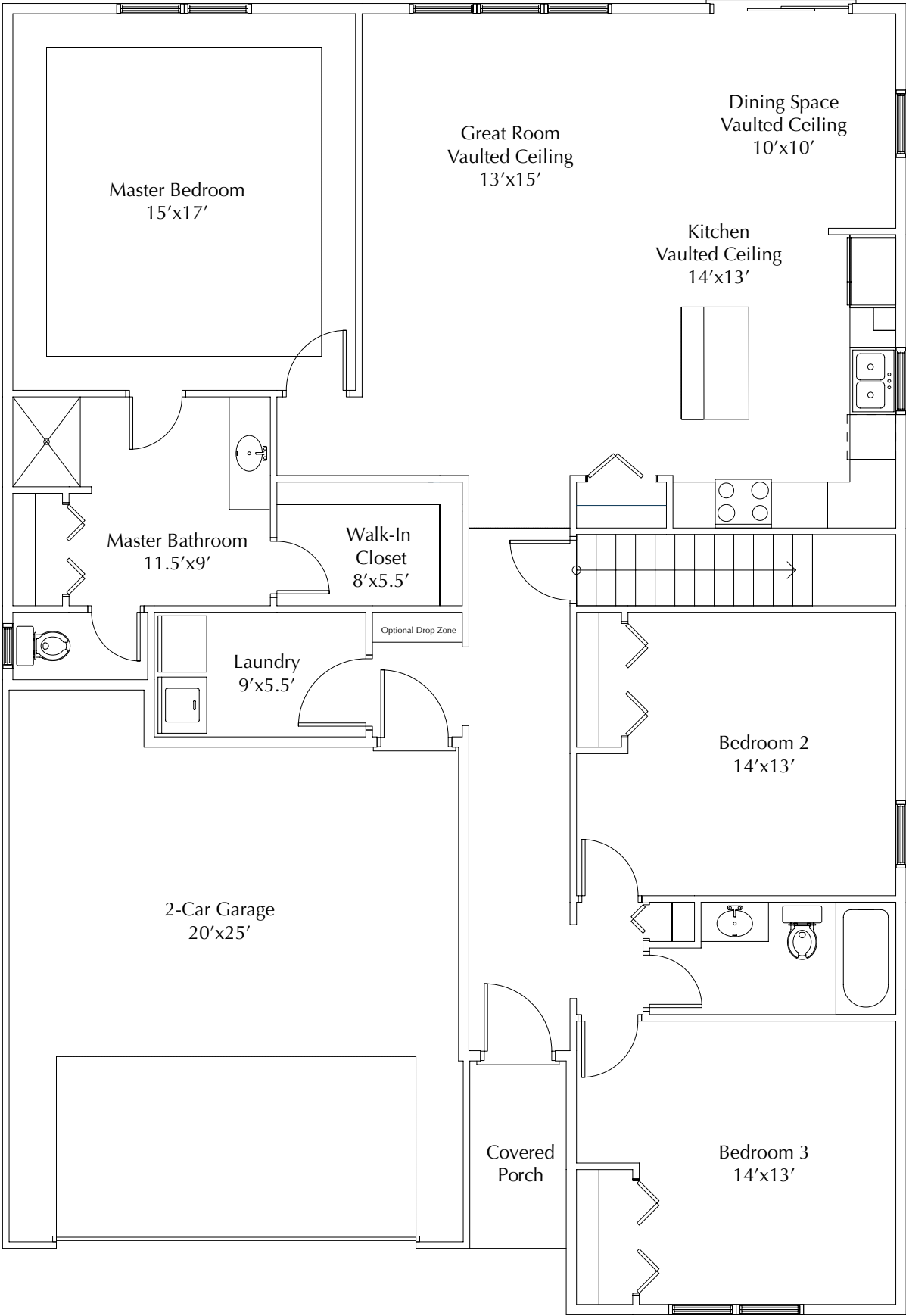


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The Abigail

Ranch Home
1,763 Square Feet
3 Bedroom | 2 Bathroom



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The Franklin

**Two-Story Home
2,249 Square Feet
4 Bedroom | 2.5 Bathroom**

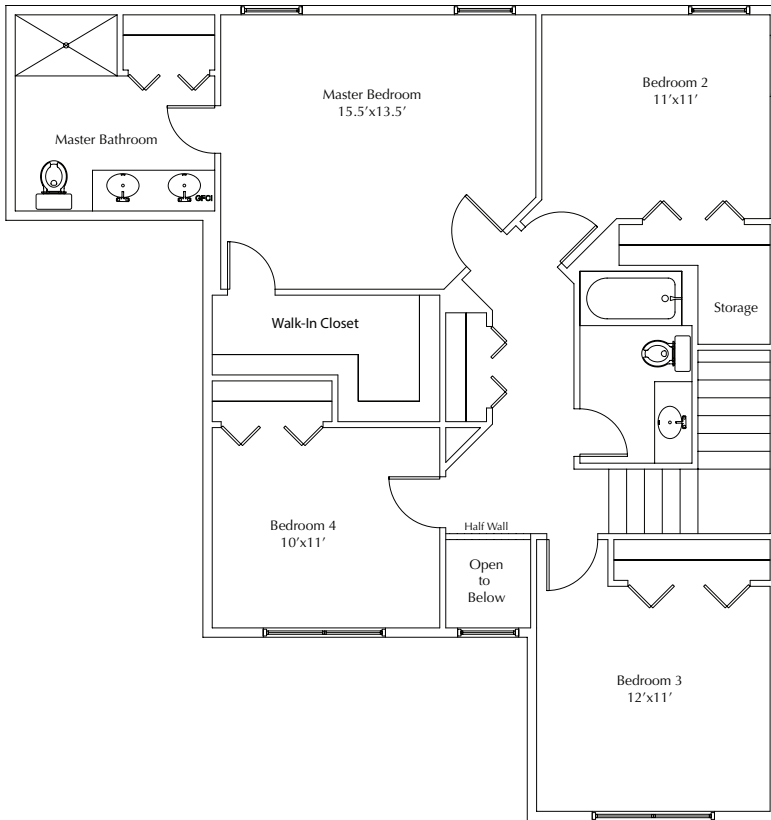
Finney Homes



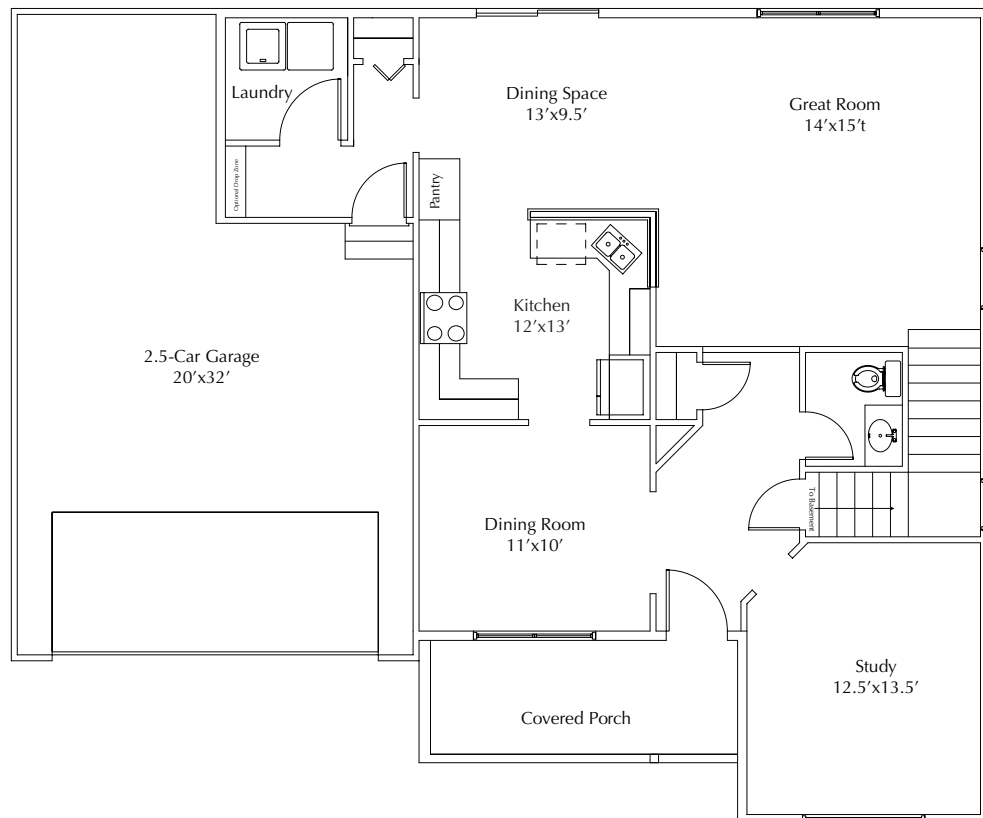
The Irene

Two-Story Home
2,133 Square Feet
4 Bedroom | 2.5 Bathroom

Second Floor



First Floor

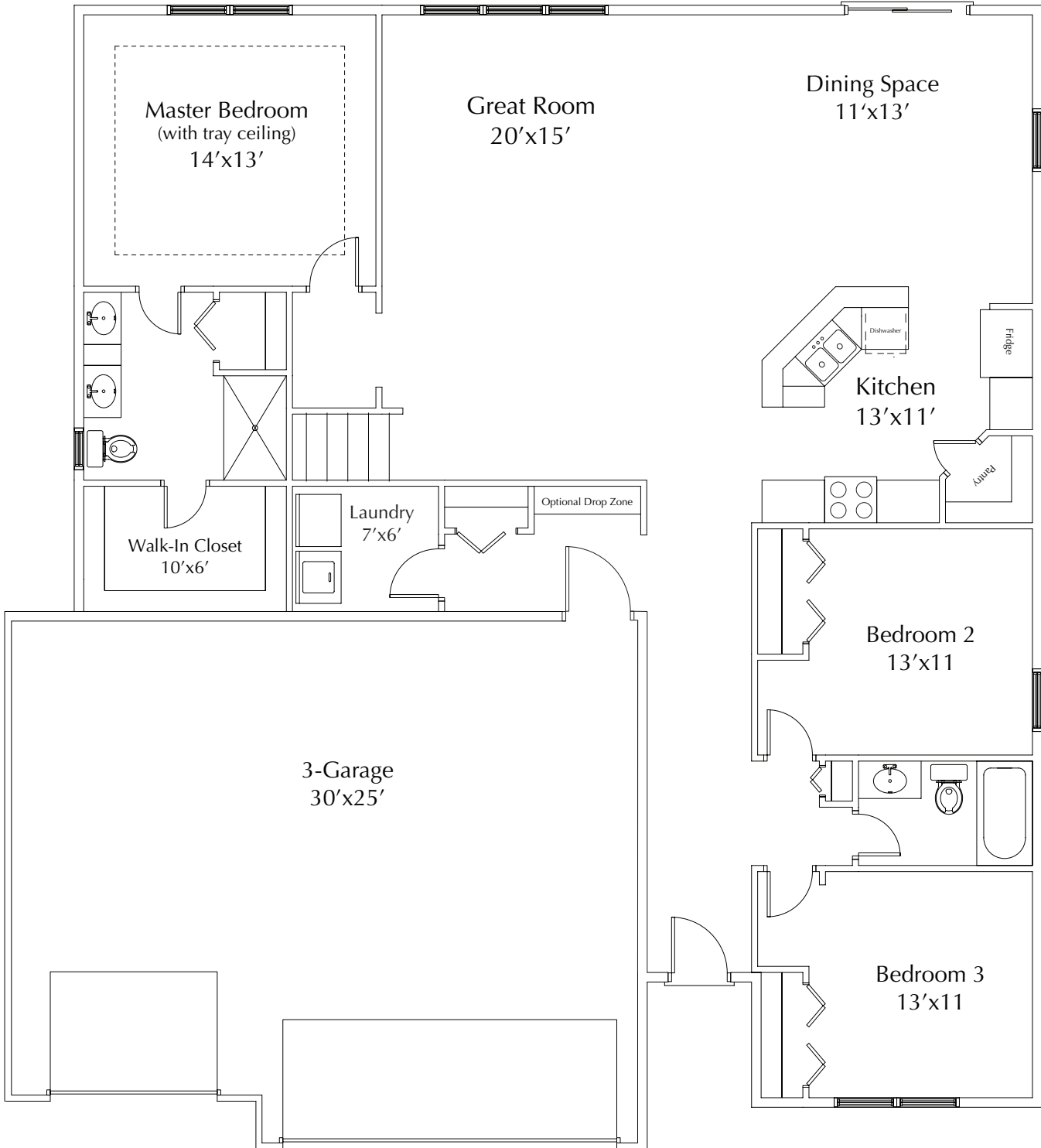


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The Olivia

Ranch Home
1,786 Square Feet
3 Bedroom | 2 Bathroom



Master Bedroom
(with tray ceiling)
14'x13'

Great Room
20'x15'

Dining Space
11'x13'

Kitchen
13'x11'

Walk-In Closet
10'x6'

Laundry
7'x6'

Optional Drop Zone

3-Garage
30'x25'

Bedroom 2
13'x11'

Bedroom 3
13'x11'