



SHILOH ILLINOIS' *premier*
MASTER PLANNED COMMUNITY



The Villages of Wingate Brochure

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Villages at Wingate Community Philosophy:

LIVE



Located on over 170 acres on Green Mount Road in Shiloh, Illinois, we offer residents the convenience of retail and professional office space, an on-site elementary school and a variety of housing choices ranging from senior-living facilities to full service villas to executive homes. Imagine a unique, all inclusive, multi-generational community where your kids can walk to school, visit grandparents at the senior living facility and the entire family can enjoy a dinner out at one of the many restaurants planned for the community.

PLAY



Residents will enjoy the Wingate biking and walking trails, plus 30 acres of green-space, including 20 acres of undisturbed, wooded parklands with creek crossings and natural walking trails, sure to please the outdoor enthusiast. Wingate residents have excellent access to the surrounding community amenities, including the Metrolink bike trail, the Green Mount Road bike trail and state-of-the-art YMCA facilities, as well as use of the community playground and clubhouse.

SHOP



Located at the entrance of this gorgeous community are The Shoppes at Wingate, offering residents and community neighbors more than 120,000 square feet of service-oriented neighborhood retail. This center will complement the nearby retail along Green Mount Road and Carlyle Avenue providing Wingate residents the convenience of a work, play, live lifestyle.

LEARN



More than 22 acres within the community are allocated for [Mascoutah School District's](#) newest elementary school. Students will have the opportunity to excel in the new facility and residents of the Wingate community will benefit from the additional recreation fields and equipment established with the development of the school. Opening in the fall 2015.

RELAX



Living the master-planned community lifestyle with work and shopping near home provides residents with the opportunity to spend more time enjoying home and family time. Take a walk through the forest or a bike ride on the paved trails. Throw a birthday party in the clubhouse. Or, just relax with friends on your patio – whatever you like to do, you can do it here. Hometown feel with modern convenience – welcome to the Villages at Wingate.



RANCH

| | | |
|-------------------------|--|-----------|
| <u>The Aspen</u> | 3 Bedrooms/2 Bathrooms 1,426 sq. ft. | \$209,500 |
| <u>The Meadowbrook</u> | 3 Bedroom / 2 Bathrooms 1,500 sq. ft. | \$210,600 |
| <u>The Lenzberg</u> | 3 Bedroom / 2 Bathrooms 1,500 sq. ft. | \$215,900 |
| <u>The Yorktown</u> | 3 Bedroom / 2 Bathrooms 1,500 sq. ft. | \$219,900 |
| <u>The Alexandria</u> | 3 Bedroom / 2 Bathrooms 1,505 sq. ft. | \$220,200 |
| <u>The Saddlercreek</u> | 3 Bedroom / 2 Bathrooms 1,545 sq. ft. | \$225,900 |
| <u>The Greenwich</u> | 3 Bedroom/ 2 Bathrooms 1,548 sq. ft. | \$227,300 |
| <u>The Ternberry</u> | 3 Bedroom/ 2 Bathrooms 1,560 sq. ft. | \$229,900 |
| <u>The Ellington</u> | 3 Bedroom/ 2 Bathrooms 1,630 sq. ft. | \$237,000 |
| <u>The Lebanon</u> | 3 Bedroom/ 2 Bathrooms 1,794 sq. ft. | \$253,900 |

Prices subject to change without notice

1 1/2 and 2 STORIES

| | Current Price |
|--|---------------|
| The Fairfax 3 Bedroom / 2.5 Bathrooms 1,669 sq. ft. | \$248,300 |
| The Herndon 3 Bedroom / 2.5 Bathrooms 1,840 sq. ft. | \$233,800 |
| The Ruttledge 4 Bedroom / 2.5 Bathrooms 1,976 sq. ft. | \$235,200 |
| The Ruttledge II 4 Bedroom / 2.5 Bathrooms 2,112 sq. ft. | \$244,600 |
| The Kensington 4 Bedroom / 2.5 Bathrooms 2,030 sq. ft. | \$251,000 |
| The Heyworth 4 Bedroom / 2.5 Bathrooms 2,272 sq. ft. | \$255,300 |
| The Carlyle 4 Bedroom / 2.5 Bathrooms 2,418 sq. ft. | \$263,400 |

INCLUDED FEATURES TRADITIONAL LINE

BATHROOMS

Twin Vanity Sinks in master
Bedroom—Per plans

Delta Faucets - *Optional finishes/styles
available*

Cultured Marble Vanity Tops - *Superior Home*

Plate Glass Mirrors

Wood Cabinets

One piece Fiberglass Tubs— *Easier to Clean*

Elongated Toilets

BEDROOMS

Master bedroom Walk-In Closets

Luxury Bath in Master Bedroom

Overhead Lighting Throughout

All Overhead Lighting Supports Ceiling Fans

EXTERIOR FEATURES

Grills on Front Windows

Partial Brick Front-50% - *Midwest Block & Brick*

12 x 12 Concrete Patio

Grade, Seed, Fertilize, and Straw Entire Yard (Where
Disturbed)

17 ft. Wide Concrete Driveway

One Foot Eave Overhang with Soffit & Fascia

Insulated Tilt-In Single-Hung Vinyl Windows — *Low E*

2 Freeze-Proof Exterior Faucets

2 Coach Lights on Garage Pre-wired

Maintenance Free Aluminum Fascia

Maintenance Free Enclosed Soffit

Maintenance Free Vinyl Siding

Maintenance Free Garage Door (16' x 7')

Entry Door Dead Bolt — *Optional styles/finishes
available*

Architectural Cut Shingles 30 year warranty

Shutters

Exterior Rot Resistant Door Frames

INTERIOR FEATURES

Vault Great Room

Harwood Entry Floor

Electronic Thermostat

90+ Efficiency Natural

Gas Furnace

Electric 50 gallon Hot Water Heater

36" Bedroom Doors-Per Plan

Wall to Wall Carpeting

6-Panel White Colonist Interior Doors (2-panel and 4-
panel choices)

Epoxy Coated Wire Shelves in Closets & Pantry — *Great
for organization*

Two Telephone and Two Cable Jacks

No-Wax Vinyl Floors in Kitchen and baths

*Armstrong Easy to maintain (other optional materials
available)*

200 Amp Electrical Service

Pre-Wired for 2 Ceiling Fans (two installed) - *Rooms of
your choice*

Nickel or ORB Finish Door Hardware

INTERIOR FEATURES cont.

Washer/Dryer Hookups with Dryer Vent -Electric

Smoke Detectors (Battery Backup)

Carbon Monoxide Detector

Front Door Chime

4 Can Lights

Vault in Great Room—if plan allows (substitute w build
down tray in master bed room if plan allows)

\$750.00 Lighting Allowance/\$1000 Above 1750 sq.ft. —
Light Brite

Screwed Drywall

“Knock-Down” Finish

Towel Bars & Toilet Paper Holders

Marble Window Sills

Caulk & Seal Package throughout before insulation

KITCHEN

3 Under Cabinet Lights

Stainless Double-Bowl Sink with Sprayer

Delta Faucets with Sprayer — *Optional style/finishes
available*

Refrigerator Water Line for Icemaker

Garbage Disposal



INCLUDED FEATURES TRADITIONAL LINE

KITCHEN

Formica Counter Tops with Rolled Edges – *Easy to maintain (optional materials available)*
Appliance Allowance – \$1,070
4 can lights

MISCELLANEOUS

10 Yr Professional Home Builders Warranty
HERS Rated for efficiency, Ask Us!
We meet the 2012 International Energy Conservation Code
Whole House Wrap – *moisture and air prevention*
Foundation Waterproofing with Lifetime Warranty
All Homes are Hand-Crafted on Site – *Visit during construction*
Exterior Wall Insulation with Vapor Barrier R-13
Ceiling Insulation R-38
3/4" Tongue and Groove Sub floor- – *50 year warranty*
Wall Construction, 16" on Center – *Stronger walls*

MISCELLANEOUS cont.

CPVC Water Supply Lines
Low E Thermal Insulated Patio Doors
13 Seer A/C
8' Basement Walls (Steel Reinforced) - *Outside Walls*
Copper Wiring
Perimeter Drain Tile System with Sump Crock & pump
Lower Level Rough-in Plumbing for a Full Bath – *Convenient for future living space*
Termite Treatment - *Guarantee Termite & Pest SOD in front yard*
Keyless Entry -Garage Door

Note: Landscaping, Fences, Retaining Walls, Decks and Stairs, Decorator Touches and Furnishings, Appliances and other Misc. Property are used for Display Purposes only and are not included. In the interest of continuous improvement, C.A. Jones, Inc reserves the right to modify plans (including placement of home on lot, for best and proper fit), exteriors, and features, or substitute materials of like quality without notice or obligation. Drawings of homes are of Artists concepts and vary in precise detail from the completed home. Pictures of Homes are only for example, may include optional features. All grading shall be at the discretion of C.A. Jones, Inc. Each display is shown with a wide variety of optional features that are extra cost items and in their absence may alter to some minor degree the overall appearance of a completed home. Purchasers are cautioned to investigate these items to their satisfaction and be sure any optional features are clearly stated in any contract purchase. For details on special optional features, standard features, etc., please speak with builder representatives. Prices and Specifications are subject to change without notice and verification of such is recommended. During Construction all workmanship shall conform to the guidelines found in the publication Illinois Quality Assurance Builder Standards for Home Building and Remodeling . If an item is not covered in that publication, standard industry practice shall govern. After completion, If Professional Home Builders Warranty was part of your Purchase, Please refer to their warranty terms.



OPTIONAL FEATURES IN OUR HOMES

BASEMENT

Daylight Basement (3 windows/12x12 deck/siding)

Framing only on interior walls
Finished 1/2 Bath in Basement
Finished 3/4 Bath in Basement
Finished Full Bath in Basement
Finished Basement-Priced per sq. ft. (Excluding Bath)
Larger windows w/ well 3'x2'
Walk out basement (includes 2-3x5 windows and sliding doors)
9' Basement Walls
9' First Floor

BATHROOMS

Upgraded Fixtures
Marble Walk In Shower
Body Sprayers
Cabinets w/drawer
Other than white tub and toilet
Spa Tub 5' no marble top
4' Shower
5' Shower
5' Garden Tub
6' Spa Tub w/ Marble
6' Garden Tub w/ Marble
Add shower or Tub in the basement (Not Installed)
3' Shower
4' Shower
5' Shower
Extra 5' Tub/Shower delivered
One Piece Toilet
Pedestal sink w/ 8 inch wide spread faucet head
Upgraded Cabinets w/drawers
Upgraded Master bathroom counter top
Upgraded Hall bathroom counter top
Upgraded 1/2 bath counter top
Glass Block Window In Shower

DOORS, WINDOWS AND TRIM

Bay 2 Window w/slider
Bay 3 Window
Bay 4 Window
8' Box Bay w/slider
10' Box Bay w/slider
Cabinets above laundry 2-30"
Patio Door
Double French Door (covered area recommended)
Additional door or window casing
Extra standard Window
Mirrored Closet Doors (per pair)
Oval Glass Entry Door
1/2 Round Window in Entry Door
Skylight (24"x48")
Steel Service Door from Garage to Yard
Upgraded Trim & Doors
Wood Atrium in Lieu of Standard Glass Sliders
Lever Handles (Interior)
Lever Handles (Entrance)
Brushed Chrome Door Knobs
Satin Nickel Levers
Bright Brass Door Knobs

ELECTRICAL, GAS, and UTILITIES

Can Lights
Additional Cable Outlets (2 Standard)
Additional Grounded Exterior Outlet w/ GFI
Additional Exterior wall outlets
Additional Basement outlets
Additional Interior Outlets
Additional Telephone Outlets (2 Standard)
Dedicated Circuit (computer) 20 Amps, 110-120 volt
Dimmer switch (1 per switch not per light)
Eave Outlet-GFCI controlled by switch
Electric rough for lamp post does not include fixture

OPTIONAL FEATURES IN OUR HOMES

ELECTRICAL, GAS, and UTILITIES cont.

Electronic Air Cleaning
Extra sill cock

Extra HVAC runs
Flood Lights w/ Various Switches
Floor Outlet-120 Volts
Future Attic Fan Pre-wire
Ceiling Fan pre-wire (2 Standard)
Heat fan light
High efficiency power vent water heater
Humidifier on Furnace
Install Ceiling Fans (2 Standard)
Intercom System (Base Unit w/ 6 Speakers)
Outdoor Ceiling Fan-Open Ceiling
Recessed wall lighting
Switched Elec. Outlet attached to Home
Soffit lighting (per fixtures)
Soffit Lighting w/ 2 switches
Attic Fan
Attic fan wiring only
Add 10 seer to 12 seer A/C unit
Add 10 seer to 13 seer A/C unit
2 systems 2 story HVAC
Pair Sconce Lights

EXTERIOR OPTIONS

9' Ceiling
Additional Exterior Water Faucet (2 standard)
Additional Brick
Brick Mailbox
Covered Slabs (back)
Larger Concrete Patios
Covered Porches (front)
Cedar Deck
Treated Decks—**not recommended**
Driveway extension 2' on side 31' driveway
Driveway extension 2' on side 45' driveway
Downspout Buried 10' from Home
Frost footing
Full columns in front of 2 story (2 or 4 columns)

EXTERIOR OPTIONS Cont.

Gable on roof
Grills on back windows
Spindle Porch Rail
Upgraded brick
Steps from Deck to Ground Level
Sod-See Builder

FIREPLACE

Direct Vent gas fireplace w/ doors & logs
Floor to Ceiling Fireplace
Glass Doors
Gas Starter for Logs
Gas Log Inserts
Heat-A-Lator Blowers
Larger Firebox 42"
Mantle High Fireplace- Brick
Marble Front
Oak mantel surround
2nd Mantle High Fireplace- Brick
10-12 inch Raised Hearth
Stack Stone Face With Stone Hearth

FLOORING

1st Upgrade Vinyl or carpet (ranch)
2nd Upgrade Vinyl or carpet (ranch)
1st Upgrade vinyl or carpet (2 story)
2nd Upgrade vinyl or carpet (2 story)
Upgraded Carpet pad (8 lbs.)
Additional Parquet
Additional Hardwood
Ceramic Tile
Ceramic Back Splash
Hardwood Steps
Various Vinyl Colors in rooms

GARAGE

Add to Garage 2' Increments
Dog Ear Garage Door Opening
Finished Garage w/Texture & Paint
Insulate and Drywall garage w/ texture and paint

OPTIONAL FEATURES IN OUR HOMES

GARAGE Cont.

Pull Down Stairs

Quarter Round Garage Doors (Glass)

Side Entry (Includes 2 windows and Shutters)

Steel Service Door from Garage to Yard

Storage Trusses (9 max)

16' x 8' Garage Door

2 Garage Doors vs. 1

3rd Car Garage (10 x 20)

INSULATION

Insulate and drywall garage tape only (ranch)

Insulate 2-Story Garage (Std w/ Kensington)

Insulated garage door

Insulate garage ceiling only

Upgrade Insulation from R-13 to R-19, 2x6 walls

Upgrade Insulation from R-30 to R38 Blown in Attic

Interior Walls (Sound Deadening, per foot 8' high)

KITCHEN

Appliance Garage

Breakfast Island

Cabinets W/ Trash Containers

Crown Molding on Cabinets

Kitchen sink 8" deep

Kitchen 10" deep

Gas line for dryer

Gas Line for Stove

Glass Panel in Cabinet Door

Radiant flat top stove

Microwave Wiring Only

Microwave wiring & Install Homeowners

own Microwave

Pantry/Utility Cabinet

Pull out Kitchen Faucet sprayer

Radiant flat top Stove

Roll out Trays in Cabinets

Swan Stone Sink w/ White on White Faucet

Swan Stone Sink w/ Standard Faucet

Tilt Out Drawers in front of sink

Vaulted Ceilings

KITCHEN cont.

Wine Rack (Basic) in Place of a Cabinet

1st Upgraded Kitchen Cabinets

2nd Upgraded Kitchen Cabinets

42" Kitchen cabinets (30" Standard)

Upgrade Dishwasher

Upgrade Gas Range w/ Sealed Burner

MISCELLANEOUS

Extra Drywall Stock and Hang

Extra Framing Walls in Basement

Fold Down Ironing Board

Open stair to basement 1/2 wall

Paint Upgrade to Premium Latex

Paint upgrade to semi gloss

Rolled paint finish w/ smooth walls

Smooth Finish Walls

Tray Ceiling

Tray Ceiling w/ rounded Corners

Crown Molding

Spindle Stairs in Lieu of Standard 1/2 wall

Vaulted Family Room

Vaulted Master. Bedroom

2' extension (full width, includes basement)

2' Cantilever (where available)

Add 2' extension to garage side

Add 2' extension to the bed room side (30')

PLUMBING

Laundry Tub Sink

Add Toilet To Laundry

Instant Hot Water (model H.T. 1)



- | | | | |
|--|--|---|---|
|  CAMDEN VILLAS |  DETENTION |  NEIGHBORHOOD RETAIL |  SCHOOL |
|  ADDINGTON VILLAGE |  GREENSPACE |  PROFESSIONAL OFFICE |  CLUBHOUSE/PLAYGROUND |
|  BROOKSHIRE VILLAGE |  COMMERCIAL OUTLETS |  WINGATE MANOR (SENIOR APARTMENTS) |  BIKE TRAIL/WALKING PATH |
|  DALSTON VILLAGE | | | |