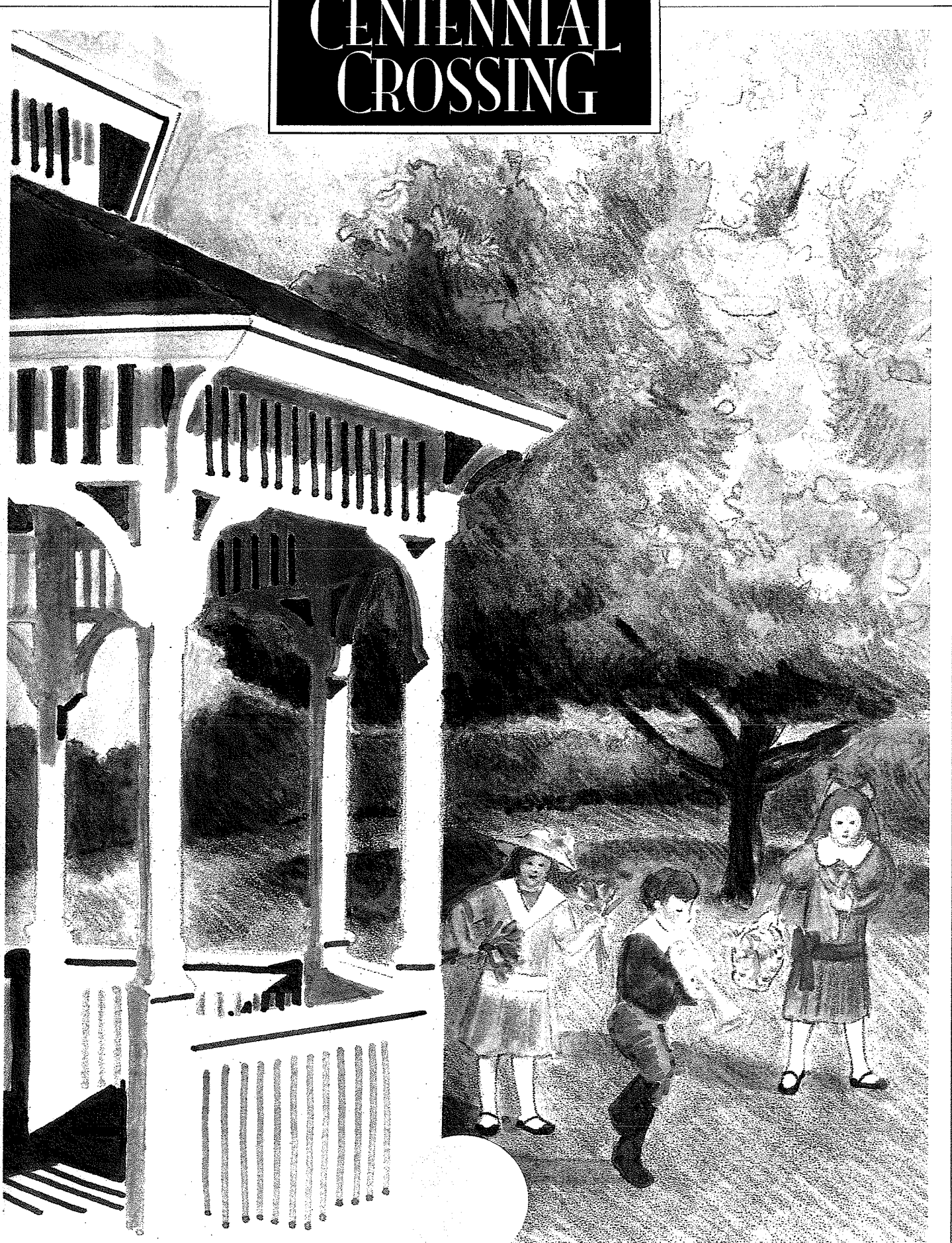
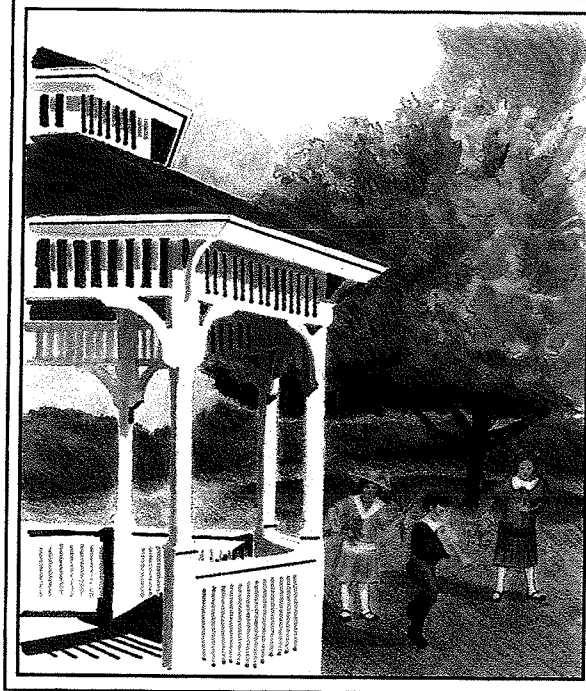


# CENTENNIAL CROSSING



TOWN & COUNTRY HOMES

# CENTENNIAL CROSSING



CENTENNIAL  
CROSSING



LISA WOLF  
*Sales Manager*

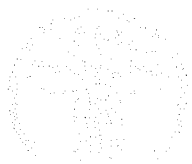
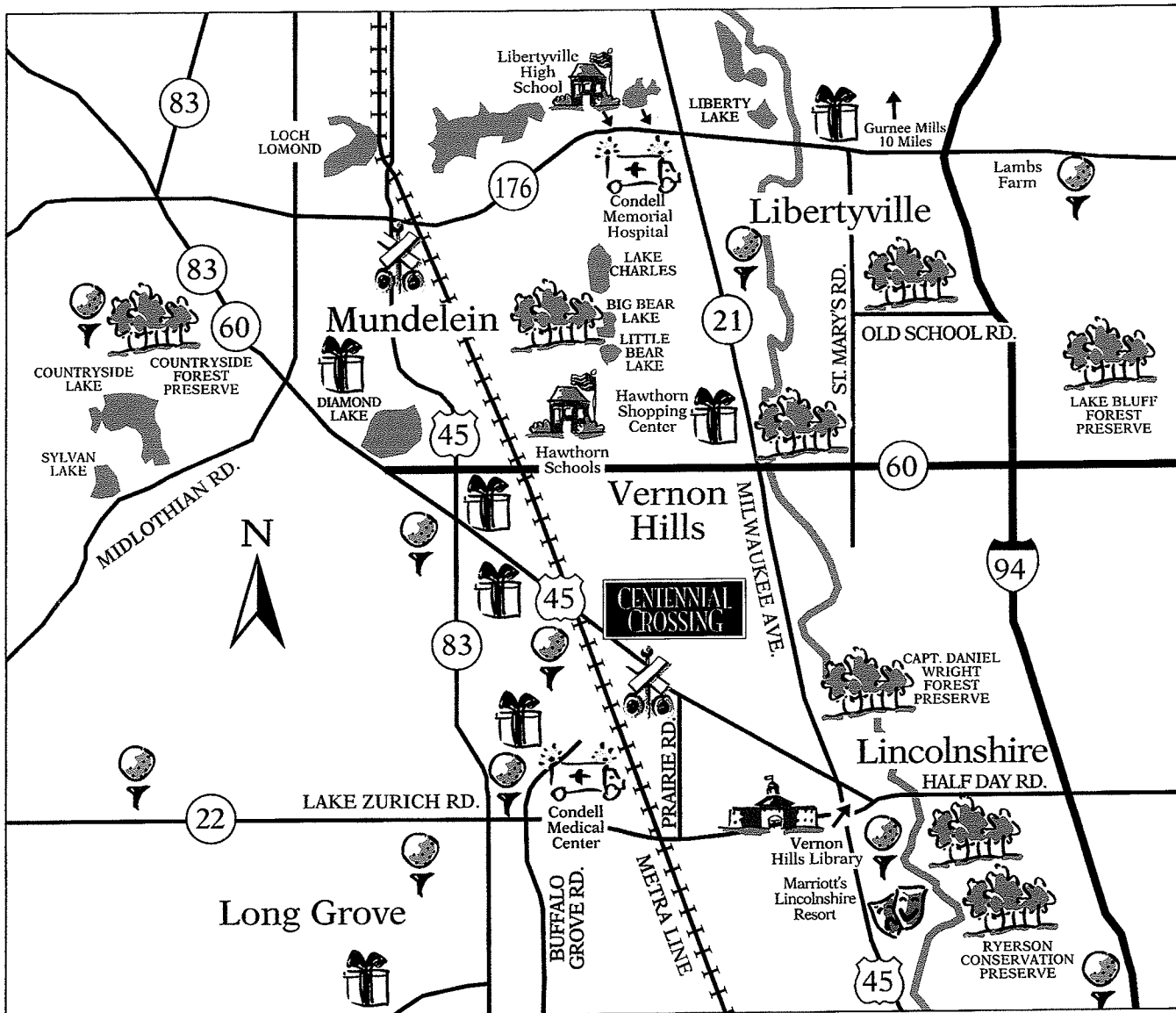
144 East Ranney Avenue  
Vernon Hills, Illinois 60061  
847-478-8451 Fax: 847-478-8951

A TOWN & COUNTRY HOMES COMMUNITY

*The Community of*

**CENTENNIAL CROSSING**

Set at the heart of Lake County, Vernon Hills mirrors the balance of growth and livability that has defined the region's recent history. From only a few hundred residents when it was incorporated in 1958, the village today is home to nearly 20,000, thanks to an outstanding mix of apartments, condominiums and single family homes. It also boasts one of Chicagoland's most extensive congregations of retail shopping centers, which has transformed Vernon Hills into the shopping hub of Lake County. While the community enjoys enormous economic benefits from this superb commercial tax base, residents appreciate the abundance of quiet, friendly neighborhoods largely removed from the shopping districts. For this reason, as well as its location across from the new Metra station, the community of Centennial Crossing is a perfect fit for the larger community of Vernon Hills.



*For everything you expect home to be,  
look for the Town & Country tree.*

**TOWN & COUNTRY HOMES**



# Community

What is a "community?"

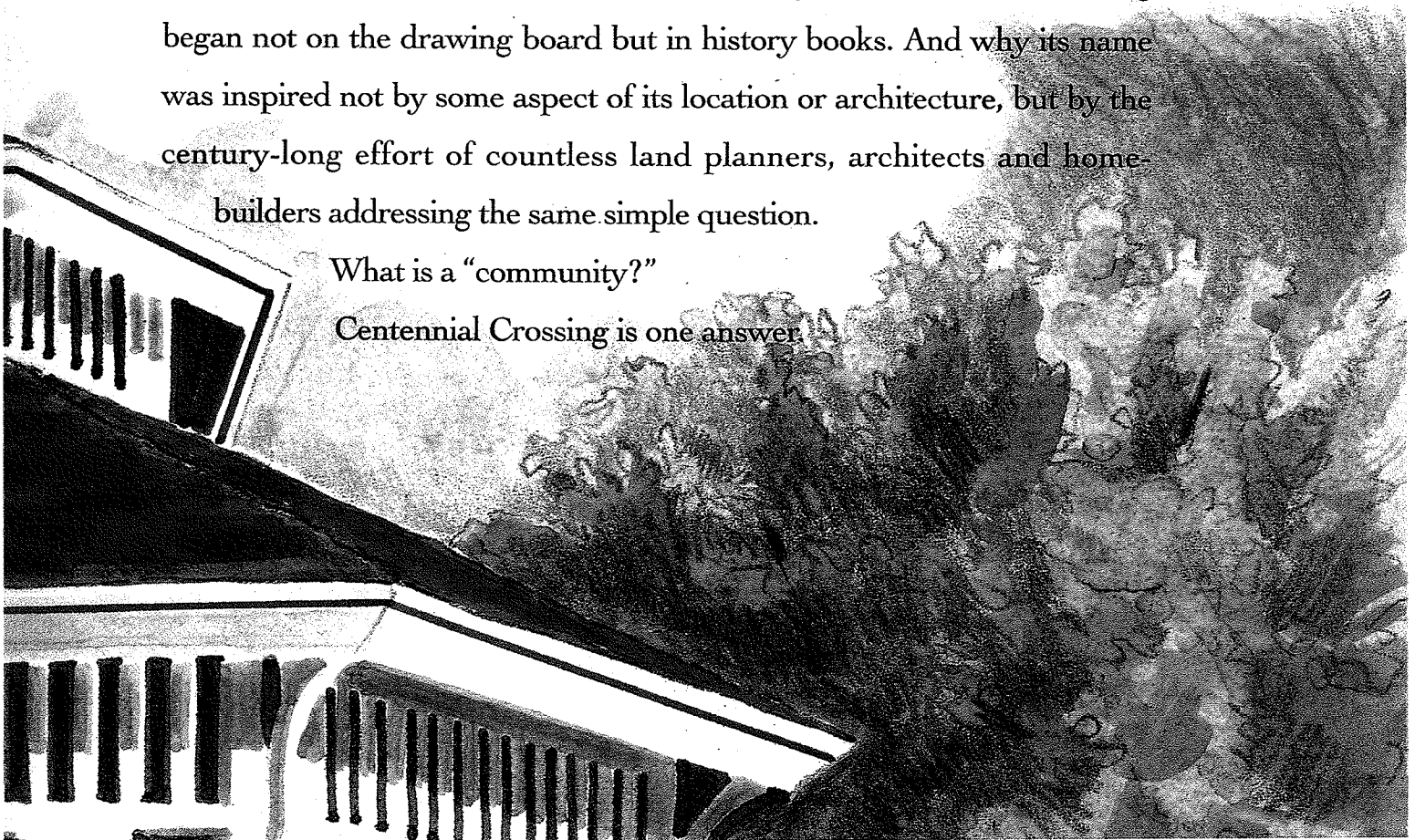
As simple as the question sounds, the answer is anything but. For some, it is defined by cherished memories in a small town or city neighborhood, where everyone knew everyone else and the sidewalk took you everywhere. For others, it is driven by dreams of the future: of quiet streets and stately homes, backyard barbecues and block parties, brand new schools and neighborhood parks.

Such contrasting visions explain in part the enormous diversity of towns, villages, neighborhoods and subdivisions that have evolved on the American landscape over the past century. It is only upon closer study of the most successful that common characteristics come to light, and the true meaning of the word begins to emerge.

That is why planning for the community of Centennial Crossing began not on the drawing board but in history books. And why its name was inspired not by some aspect of its location or architecture, but by the century-long effort of countless land planners, architects and home-builders addressing the same simple question.

What is a "community?"

Centennial Crossing is one answer.





Centennial Crossing is among the first communities in the Midwest conceived utilizing the guiding

principles of Traditional Neighborhood Design, or TND.

The goal of TND is to resurrect the close-knit neighborhoods of early 20th century America, particularly Chicago's turn-of-the-century "rail communities" like Riverside, Hinsdale, and Glenview. Like those historic villages, a

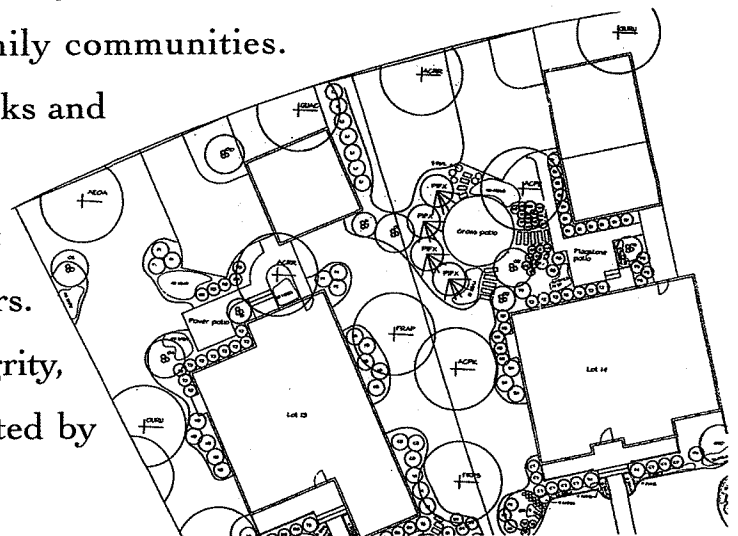
railroad station is among the most prominent features here at Centennial

Crossing, which is directly across from Vernon Hills' new Metra station.

More pointed similarities lie in the land plan, characterized by "foot-friendly" streets; a large central park and several other community parks; and a network of service alleys running behind the homes. The plan lends itself to authentic architectural stylings that represent a striking departure from other new single family communities.

The result is a community that looks and feels like a traditional neighborhood. With streetscapes dominated by front porches and sidewalks, not garage doors. And real architectural variety and integrity, instead of the inevitable sameness dictated by garage-forward designs.

# *Tradition*



# Quality

You'll find another vital tradition at work in the homes of Centennial Crossing: the tradition of unsurpassed quality

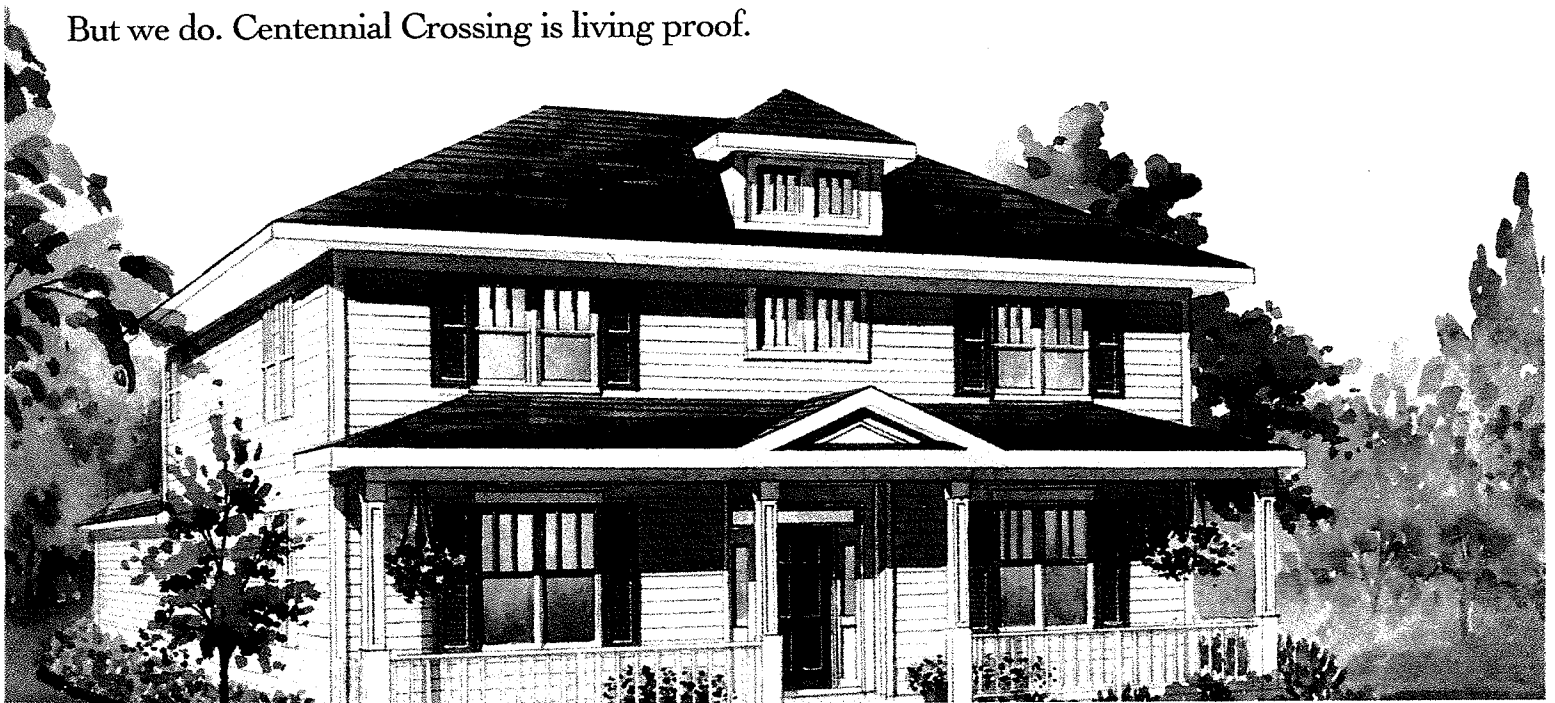
and impeccable craftsmanship that has defined Town & Country Homes for nearly 40 years.

It's the direct result of our commitment to the principles of Quality Process Management, the revolutionary production approach that has transformed companies in every sector of American business. Our adherence to those principles helped Town & Country earn our industry's two highest honors – the National ACE Award for Construction Excellence and the National Association of Home Builders' National Housing Quality Award – and led to our enviable record of delivering high-quality homes.

It also distinguishes us as perhaps the only area homebuilder up to the challenge of building a TND community like Centennial Crossing, where the standards of quality and value are ultimately determined not just by square footage and homesite size, but by the character of design, the integrity of construction, and the legacy of great neighborhoods nearly a century old.

Maybe it's true "they don't build 'em like they used to."

But we do. Centennial Crossing is living proof.



If indeed the path to a better way of life for future generations begins with a return to the "family values" of generations past, Centennial Crossing may well point the way for homebuilders, land planners and municipalities throughout the Midwest.

That's not to say today's development efforts are somehow lacking in that regard. On the contrary, at no time in our history has more attention been paid to building homes and communities that deliver the benefits our families value most, from quality schools and municipal services to transportation, shopping, and recreation.

But it seems to have come at the expense of another less tangible, but no less valuable, aspect of family life in the "old-fashioned" neighborhoods

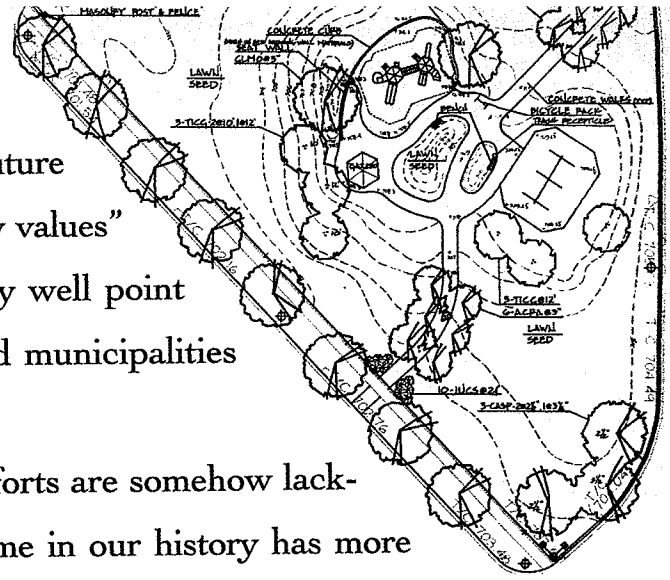
that inspired Centennial Crossing.

And that is the sense of a larger family, one that doesn't live inside each home so much as outside

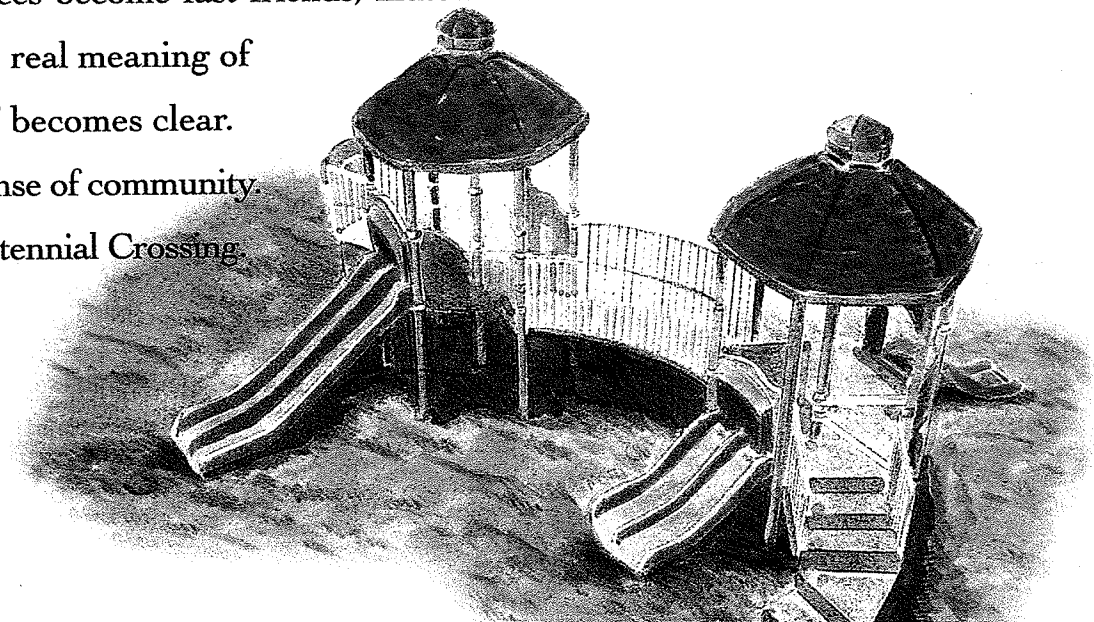
*all* of them: on front porches and sidewalks and streets and parks. It is here that familiar faces become fast friends, mutual interests become common causes, and the real meaning of "quality of life" becomes clear.

Call it a sense of community.

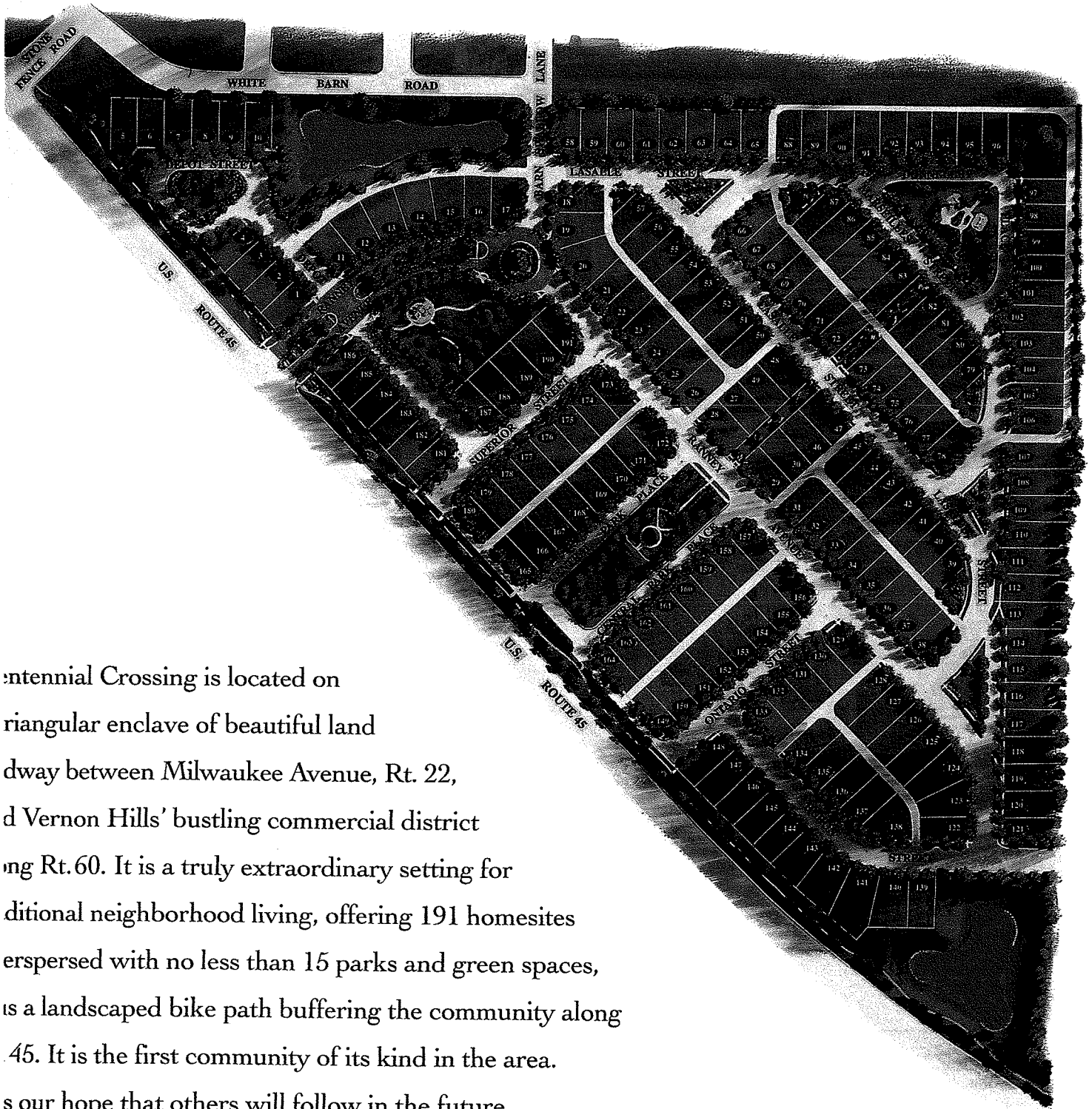
Call it Centennial Crossing.



# Family



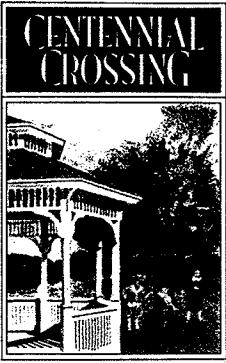
# The Site



Centennial Crossing is located on a triangular enclave of beautiful land midway between Milwaukee Avenue, Rt. 22, and Vernon Hills' bustling commercial district along Rt. 60. It is a truly extraordinary setting for additional neighborhood living, offering 191 homesites interspersed with no less than 15 parks and green spaces, a landscaped bike path buffering the community along Rt. 45. It is the first community of its kind in the area. We have our hope that others will follow in the future.

The above site plan is an artist's rendering of preliminary community





The CENTENNIAL CROSSING Difference  
from TOWN & COUNTRY HOMES and  
BUILDING AMERICA

HEAT LOSS - HEAT GAIN COMPARISONS  
BASED ON 2000 SQ/FT 2 STORY HOME

INDUSTRY STANDARD HOME

Walls 2000 sq/ft R-14.5 = 10,344 Btuh  
Windows 280 sq/ft R-1.6 = 12,600 Btuh  
Total Heat Loss = 22,944 Btuh

CENTENNIAL CROSSINGS HOME

Walls 2000 sq/ft R-24 = 6,249 Btuh  
Low E Windows 280 sq/ft R-4 = 5,040 Btuh  
Total Heat Loss = 11,289 Btuh

**CENTENNIAL CROSSINGS ENERGY EFFICIENCY IS 50% MORE  
EFFICIENT THAN THE INDUSTRY STANDARD!!!**

144 East Ranney Avenue  
Vernon Hills, Illinois 60061  
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A TOWN & COUNTRY HOMES COMMUNITY

# Your Quality Features

## *Exterior Detailing Enhances Your Comfort and Value*

- Pre-primed and pre-finished cedar siding per elevation
- Pre-primed and pre-finished rough-sawn cedar exterior trim per plan
- 25 or 30-year (per plan and elevation) warranted fiberglass shingles over 15-lb. felt with ice and water shield as required
- 15/32" roof sheathing installed with "H" clips
- Cedar soffit and fascia with aluminum gutters and downspouts
- Insulated embossed fiberglass entry doors per plan
- 8' high embossed steel sectional garage door(s) per plan
- Low maintenance shutters per plan
- Landscaped and fully sodded homesite per plan

## *Energy Saving Appointments*

- Energy-efficient vinyl windows with Argon insulated low-E glass, screens included, grilles per elevation
- Vinyl patio door with low-E glass
- R-13 insulation installed on all crawlspace walls
- R-19 insulation installed in 2" x 6" exterior walls
- R-30 insulation with vapor barrier in exposed floors
- R-38 insulation with vapor barrier in ceilings adjoining attic spaces
- R-5 insulating wall sheathing (in addition to R-19 insulation)
- Underlayment over wood subflooring in all tile areas
- Minimum 1/2" drywall installed with drywall clips at corners, then glued and screwed
- Optimum Value Engineering framing technique
- Carrier™ 80% high-efficiency gas forced-air furnace
- Carrier™ 10-SEER central air conditioner
- Individual air returns in bedrooms and one central return on first floor
- Bradford White 50-gallon gas water heater

- 1.6 gallon water-saving two-piece toilets
- Electronically controlled fresh air intake on HVAC system

## *Tastefully Appointed Kitchens*

- Flat-panel picture frame oak cabinetry, including 42" upper cabinets
- Laminated self-edge countertop
- No-wax sheet vinyl flooring
- General Electric™ standard clean gas range and oven
- Microwave range hood vented to exterior
- General Electric™ multi-cycle dishwasher
- Insinkerator™ sink disposer
- Moen™ double-bowl stainless steel sink
- Moen™ single-handle kitchen faucet

## *Elegant Baths*

- Ultra master baths including free-standing shower and oversize soaking tub per plan
- Ceramic tile surrounds in all full baths
- Cultured marble vanity countertops in full baths, pedestal lavatories in powder rooms
- Moen™ single-handle lavatory, bath and shower faucets
- Ceramic tile flooring in powder rooms and water closets
- Frameless beveled-edge mirrored medicine cabinets
- Oversize mirrors

## *Richly Detailed Interiors*

- Partial basement
- 9' first floor ceilings per plan
- 8" x 8" ceramic tile floor in foyer
- Painted Colonist™ millwork
- Schlage™ polished brass interior door knobs and hardware
- Quality production antique white paint sprayed and backrolled
- Upgraded carpeting throughout (per plan)
- Progress™ designer light fixture package
- Ventilated, dust-free wire shelving
- White electrical devices and plates

## *Features to Enhance Your Comfort and Safety*

- 200 amp electric service
- Rigid conduit encased electrical wiring
- GFI outlet protection in baths, powder room, kitchen and garage
- Exterior GFI protected outlets with weatherproof covers per plan
- Interconnected smoke detectors (one per floor and each bedroom) with battery backup
- 3 pre-wired category 5 telephone jacks and 2 TV jacks with RG6 quad shield wiring per plan
- Ceiling outlet for garage door opener

## *Optional Features to Personalize Your Home*

- Gas or woodburning fireplace per plan
- Fireplace with adjacent entertainment niche per plan
- Ceramic and solid surface upgrade countertop surfaces in kitchens
- Ceramic upgrade flooring in kitchens, baths, foyers and utility rooms
- Whirlpool tub
- Oak railings
- Home theater and home music systems
- Full, 8'10" deep, or finished basement options per plan
- Porte cochere per plan
- Peace-of-mind security and intercom systems

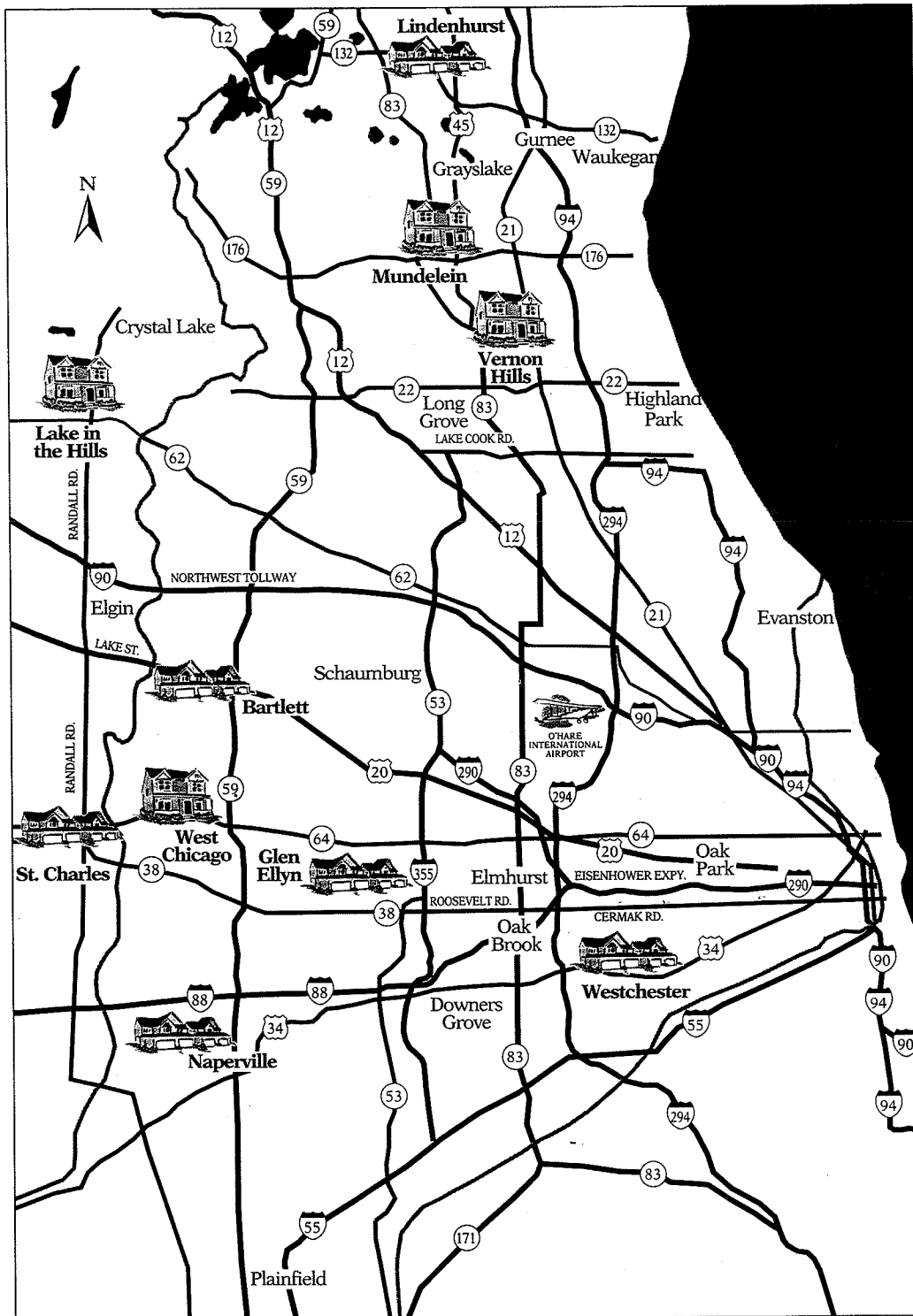
## *Town & Country Homes Peace of Mind Warranty Service*

- 1 year of warranty coverage on most materials and workmanship
- 2 full years of warranty coverage on many elements of your heating, cooling, ventilating, electrical and plumbing systems
- 10 full years of warranty coverage on major structural elements
- 24-hour emergency service hotline

The Town & Country

# Homefinder

Your guide to the current communities of Chicagoland's foremost neighborhood builder.



## **BARTLETT**

### *Eagle's Ridge*

On Lake St. just west of Rt. 59.  
(630) 540-0043

## **GLEN ELLYN**

### *Baker Hill*

On Baker Hill Dr., north of Roosevelt Rd. just west of I-355.  
(630) 545-0894

## **LAKE IN THE HILLS**

### *Summer Glen*

On Algonquin Rd., 2-1/2 miles west of Randall Rd.  
(847) 669-0280

## **LINDENHURST**

### *Falling Waters*

On Rt. 45, north of Grand Ave. (Rt. 132)  
(847) 356-3450

## **MUNDELEIN**

### *Longmeadow Estates*

On Rt. 83, north of Rt. 176.  
(847) 949-4294

## **NAPERVILLE**

### *Enclave at Country Lakes*

On N. Aurora Rd., just west of Rt. 59.  
(630) 428-3183

## **ST. CHARLES**

### *Harvest Hills*

On Campton Hills Rd., off of Main St. (Rt. 64), west of Rt. 59.  
(630) 587-5744

## **VERNON HILLS**

### *Centennial Crossing*

On Rt. 45, 1-1/2 miles north of Rt. 21.  
(847) 478-8451

## **WEST CHICAGO**

### *Cornerstone Lakes*

On Smith Rd., north of Rt. 64.  
(630) 587-8946

## **WESTCHESTER**

### *Avondale*

On Wolf Rd., just south of 22nd St.  
(708) 531-1239



# TOWN & COUNTRY HOMES



# Energy Efficiency at Centennial Crossing: The "Building America" Initiative

The value of energy efficiency has long been recognized by all involved in the homebuilding process, from government regulatory agencies to architects and builders to homeowners themselves. That is why Town & Country Homes is particularly pleased to be part of "Building America," a unique initiative spearheaded by the U.S. Department of Energy to develop and integrate affordable, effective energy conservation technologies into new home designs.

Centennial Crossing is one of the first residential communities in the country where homeowners will see the full benefits of the program's results. And while those benefits may not be as immediately evident as those of our community's unique traditional design, we're confident that the value of "Building America" will become increasingly clear to Centennial Crossing homeowners in the years to come.



For everything you expect home to be,  
look for the Town & Country tree.

**TOWN & COUNTRY HOMES**

## Building America

### What it is:

A cooperative effort uniting the public and private sector in developing practical, effective energy conservation technologies for residential homebuilding.

### Who's involved:

U.S. Department of Energy, Washington D.C.; National Renewable Energy Laboratory, Golden, CO; Building Science Consortium, Chestnut Hill, MA; plus selected homebuilders including Town & Country Homes.

### The goal:

The goal at Centennial Crossing is to incorporate specific design innovations and implement proven procedures that will enhance a home's energy efficiency without significantly impacting its cost...to us and to you.

### The specifics:

Among the "Building America" innovations and procedures you'll find at work in the homes of Centennial Crossing:

- Thicker stud walls (2x6) and fewer framing elements for reduced construction waste, more space for higher R-value insulation
- Increased insulation in walls and attics
- Extensive sealing and caulking, on both the interior and exterior of the home
- HVAC runs for reduced heating and cooling loss
- Double-glazed, gas filled windows with low E-film
- Automatically-controlled ventilation fan

### The value:

Like all energy conservation measures, "Building America's" primary purpose is to lower residential energy usage and with it, your energy bills. Other objectives include superior air quality, comfort, quiet, durability, safety, and ultimately, peace of mind. Best of all, the projected impact of program standards on our construction costs is negligible - which makes "Building America" a "win-win" proposition for all concerned.

FOR DETAILED INFORMATION ON THE  
"BUILDING AMERICA" INITIATIVE,  
CONTACT THE U.S. DEPARTMENT OF ENERGY,  
FORRESTAL BUILDING, 1000 INDEPENDENCE  
AVENUE S.W., WASHINGTON, D.C. 20585,  
[www.doe.gov](http://www.doe.gov)

# CENTENNIAL CROSSING

