

WINTER 2005

Exclusively Palatine Magazine

INSIDE THIS ISSUE...

Portrait

of a Builder

4th Quarter 2004

Home Sales

Homes,

Homes, Homes



Building
relationships one by one.
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letter from the editor



Palatine has once again enjoyed an impressive year for real estate sales. The average sales price for 2004 has risen an impressive 8.4% over 2003 sales. I believe these numbers reflect the continued desirability of our community.

In this issue, we are featuring five different properties, an exclusive interview with one of the top builders in Palatine (A Portrait of a Builder), statistics on recent Palatine home sales, and an article on the real estate history of 2004 and projection for 2005 (*Where We've Been and Where We're Going*).

Please enjoy this Winter issue of "Exclusively Palatine" Magazine.

Best Wishes,

Laura Weaver
Re/Max Unlimited Northwest
Palatine/Inverness
Barrington/Lake Zurich

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4785 WOODCLIFF

SOUTH PALATINE/WEST ROLLING MEADOWS

New construction proves to be a “head turner” at 4785 Woodcliff in Rolling Meadows. This brick and cedar single family home greets you with a beautiful bay window, impressive foyer and oak floors throughout most of the first level.

You'll also find a gorgeous, gourmet kitchen inside that promises to live up to even the toughest of critics. Granite countertops, cherry wood cabinets and stainless steel appliances are just the beginning. Enjoy your first meal of the day at the breakfast bar, which is often draped with the morning sunshine. Or call the family down for a hot bowl of oatmeal and eat around the table.

On the second floor you'll find four bedrooms. All are carpeted, and all have a walk-in closet. However, the



!Stunning new construction!



master bedroom is sure to take your breath away. It is almost as big as the kitchen! The extremely large walk-in closet is an obvious plus, but the master bath proves to be an even better bonus. Complete with whirlpool tub, walk in “rainforest” shower and double sinks, it’s sure to call your name on the most stressful of days.

The home also offers a spacious family room accented by a wood burning fireplace, a formal dining room, living room and den! Talk about space, you’ll never worry about running out of room here. And large families will never have trouble getting ready in the morning with two addition full bathrooms. There’s also a full basement with high ceilings, and the laundry room sits on the first level.

Mix all that with an extra large 3 car attached garage and this brand new home is sure to make you feel like all your hard work has finally paid off.

Offered at \$649,800

CONTACT INFORMATION

Laura Weaver

847.359.0147

RealEstate@LauraWeaver.com



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1242 Hampton

PALATINE

Now is your chance to join the Cul-De-Sac club on Hampton Place in Palatine! Stunning hardwood floors and thick luxurious crown molding catch your eye the minute you walk into this 5 bedroom, brick and cedar single family home. The rooms are just gorgeous, filled with rich color and exquisite lighting.

The spacious kitchen is filled with solid cherry cabinets and beautiful hard surface counters. There's also upgraded appliances and a sizable pantry. Even those who don't cook very often will be drawn into this room. Family and friends can gather around two eating areas and lots of counter space too.

Escape the cook's quarters to a family room that's just as big! Your attention goes right to the oversized windows and floor to ceiling brick fireplace. Ceiling fan and accented lighting makes for a sharp look, one to be admired and copied.

Head downstairs to the full basement for some fun in a brand new recreation room, sure to please even the wildest sports fan.

Finally we reach the bedrooms, all 4 are on the second level and three have hardwood floors. The master bedroom is carpeted and has a full bath, dressing area and two closets!
Outside you'll step into a big backyard perfect for summer fun! Adults can gather on the patio while kids run free! There's even a storage shed for tools or toys.

Fremd High School in district 211 and Hunting Ridge Grade School is just a short walk or bike ride away.

1242 West Hampton Place is a buy you don't want to miss!

In popular "WHYTECLIFF"

Offered at \$575,000

CONTACT INFORMATION

Laura Weaver

847.359.0147

RealEstate@LauraWeaver.com



With Dream Kitchen



5 Bedroom 2-Story



1547 N. Haven Ct.

P A L A T I N E

Welcome to 1547 N. Haven Court in North Palatine. From the moment you pull up to this home you'll know it is something special.

Step through the front door into an impressive 2-story foyer with an oak banister rising to the second floor. This is just one of the many reasons you'll want to call this one home.

This property offers a wonderful and spacious gourmet eat-in kitchen. Features include rich cherry cabinetry, fabulous granite countertops and stainless steel appliances. There is also a bright and cheery breakfast area that opens to the spacious family room. There will be no disappointments here!

There are so many great features throughout 1547 N. Haven it will be hard to pick your favorite. The private first floor study, is perfect for finishing up those projects that follow you home, or use as a fifth bedroom. With a full bath right across the hall, it's ideal for an aging parent. Enjoy the wood burning, gas starter fireplace in the family room for those cold winter evenings.

The master retreat will certainly be one of the new homeowners favorite. This space will make you feel like the king of your castle. A tray ceiling accents the room, while the luxury full bath with whirlpool tub will be a welcome indulgence after a long day. There is also his and hers walk-in closets for plenty of wardrobe space.

Don't miss this opportunity for one of Palatine's finest.

Offered at \$655,000

CONTACT INFORMATION

Laura Weaver

847.359.0147

RealEstate@LauraWeaver.com



Home Sales

Palatine

4th Quarter 2004

Listed in alphabetical order by street name. Sales of single family homes \$300,000 and above.

1226 N ARBOR LN	\$ 414,500	10/01/2004
934 N ARROWHEAD DR.	\$ 391,500	11/15/2004
922 ARROWHEAD DRIVE	\$ 410,000	11/30/2004
907 E BALDWIN	\$ 364,000	10/01/2004
633 N BEL AIRE TERRACE	\$ 417,900	10/15/2004
104 N BENTON	\$ 325,000	12/20/2004
1550 S BENTON	\$ 374,000	10/28/2004
965 W BOMBAY WAY	\$ 591,000	10/28/2004
272 BRIARWOOD	\$ 361,000	12/07/2004
123 N BROCKWAY	\$ 650,000	12/01/2004
538 S BURNO DR	\$ 415,000	12/06/2004
450 BUTTERFIELD COURT	\$ 579,500	12/20/2004
1620 S CALIFORNIA	\$ 592,500	10/18/2004
1109 E CARPENTER DR	\$ 475,000	11/08/2004
619 E CARPENTER	\$ 430,000	10/20/2004
930 S CARRIAGEWAY LANE	\$ 438,500	10/01/2004
362 N CLARK	\$ 323,000	11/05/2004
1232 E COOPER	\$ 420,000	12/20/2004
542 E CUNNINGHAM DR.	\$ 375,000	10/01/2004
78 W CUNNINGHAM DR	\$ 328,000	11/08/2004
212 N DEAN	\$ 332,000	11/04/2004
188 W DUPONT AVE	\$ 337,500	12/10/2004
633 N EAGLE LANE	\$ 300,000	12/29/2004
1443 N ELM STREET	\$ 635,000	11/04/2004
957 W GLENCOE ROAD	\$ 425,000	10/27/2004
1356 E GLORIA	\$ 307,100	10/25/2004
521 N GREENWOOD	\$ 346,450	10/19/2004
719 N GREENWOOD	\$ 383,500	11/01/2004
205 HARRISON	\$ 670,137	10/07/2004
948 S HARVARD	\$ 441,000	11/18/2004
341 W HELEN	\$ 332,500	10/01/2004
534 W HELEN	\$ 375,000	10/29/2004
169 E HOME	\$ 310,000	10/29/2004
1432 E JOYCE AVENUE	\$ 314,000	10/28/2004
419 JUNIPER DRIVE	\$ 432,500	11/02/2004
651 JUNIPER	\$ 423,000	10/25/2004
873 KELLYANN DRIVE	\$ 440,000	10/01/2004

Multiple Listing Service of Northern Illinois. Information herein deemed reliable but not warranted.

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Home Sales

Palatine

4th Quarter 2004

Listed in alphabetical order by street name. Sales of single family homes \$300,000 and above.

Continued from Page 6.

835 W KENILWORTH	\$ 577,500	11/10/2004
430 S KENSINGTON	\$ 459,000	10/28/2004
425 KERRY COURT	\$ 475,000	10/29/2004
1134 N KING CHARLES CT	\$ 390,000	10/22/2004
1390 N KING GEORGE	\$ 344,000	12/22/2004
1417 LAKE LOUISE	\$ 380,000	11/15/2004
1289 N LINDEN	\$ 425,000	11/15/2004
LOT 3 KENILWORTH	\$ 675,364	11/23/2004
LOT26 N COOLIDGE	\$ 595,000	10/08/2004
818 W LUKAS	\$ 760,000	10/29/2004
633 N MAPLE AVE	\$ 362,000	10/21/2004
1044 E MEADOW LAKE	\$ 341,000	12/17/2004
1159 E PADDOCK	\$ 325,000	11/12/2004
321 W PALATINE ROAD	\$ 370,000	12/20/2004
924 PALOS	\$ 320,000	10/29/2004
1111 E PATTEN DR	\$ 300,000	12/10/2004
1071 N PENNY LANE	\$ 578,000	12/01/2004
718 W PEREGRINE	\$ 437,500	12/01/2004
918 E PLATE	\$ 304,000	10/04/2004
711 S PLUM GROVE RD	\$ 375,000	10/27/2004
257 N PLUM GROVE ROAD	\$ 320,000	11/18/2004
1346 N PORTAGE AVE	\$ 435,000	10/07/2004
1218 E PRATT	\$ 330,000	10/29/2004
1271 RAVINE HILLS COURT	\$ 900,000	11/19/2004
155 RICHARDS	\$ 314,500	11/03/2004
501 N ROHLWING RD.	\$ 308,000	10/27/2004
832 SANBORN DRIVE	\$ 448,000	10/18/2004
121 E SLADE STREET	\$ 320,000	10/27/2004
1310 W STEEPLCHASE LANE	\$ 745,000	12/16/2004
554 STEPHEN	\$ 383,000	12/13/2004
1084 THYRA LANE	\$ 510,000	10/20/2004
1494 N TRAILSIDE	\$ 702,000	12/13/2004
858 VIRGINIA LAKE COURT	\$ 550,000	10/07/2004
2320 WESTWOOD LANE	\$ 549,900	12/10/2004
1352 W WINDHILL	\$ 701,000	11/10/2004
1040 W YALE CT.	\$ 400,000	12/03/2004
901 E ZINNIA	\$ 308,000	11/05/2004

Multiple Listing Service of Northern Illinois. Information herein deemed reliable but not warranted.

Portrait of a Builder



STEVE GALLO
BCI CONSTRUCTION

I recently met with Steve Gallo, owner of BCI Construction. Steve has built a number of homes throughout Palatine and Rolling Meadows. Here are some insights from a Builder's point-of-view.

Weaver – How many years have you been in construction?

Gallo – I've been in construction since 1974...rehabbing houses, townhomes, and condos. Actually, that's where I picked up a lot of the "tricks of the trade".

Weaver – What's the biggest challenge when building a home?

Gallo – My biggest obstacle is locating a prime piece of property.

Weaver – What gives you the greatest sense of satisfaction?

Gallo – I've been invited back to the house for dinner, by the new owners. I get to see how they've settled-in, and I get to meet the whole family. It's great!

Weaver – What features are consistent in the homes you build?

Gallo – Hardwood floors, 9 foot ceilings, granite counters, 3+ car garage, Open floor plans, spacious Master Baths, and lots of closets.

Weaver – What custom features do Buyers ask for?

Gallo – Fireplace finishing, crown moldings, finished basement, enlarged decks.

Weaver – Is there any land left in Palatine?

Gallo – It's getting to be properties that have "considerations", or push-downs. That's pretty much all that's left.

Weaver – What's the outlook for 2005?

Gallo – Excellent! I've got 2 lots banked already, and one under construction in "Groh's Green".

Weaver – Thanks, Steve! Besides being an excellent Builder, you're a good person.

Steve Gallo built the homes that are featured on pages 2, 3 and 5.



429 Abbey Hill Lane

P A L A T I N E

The street name alone makes you want to learn more. A feeling of warmth and comfort overwhelms you after the fireplace and thick rich carpeting greets you in the family room.

Beautiful French doors lead you into the living room, which is decorated with bayed windows and crown molding.

Large formal parties will never be too much to handle thanks to a separate dining room, which also has crown molding and a chair rail.

The huge kitchen has many outstanding features including new stainless steel appliances and an island with a breakfast bar. There's also plenty of room for your table and chairs, complete with a view of the backyard. Sliding glass doors lead you to the patio.

You'll find all four bedrooms upstairs. The master bedroom has vaulted ceilings, a large walk-in closet and room for a study! The master bath is just as



Ideal Location: Walk to Fremd
H.S. and Birchwood Park



impressive featuring a garden tub, separate shower and dual sinks.

The tour is completed with a trip downstairs to the big, full basement. Here you'll find every great entertainer's dream, a recreational room with a bar! There's even plenty of space for a fifth bedroom or study.

A 2 1/2 car attached garage and first floor laundry room are standard features many homeowners look for, and 429 Abbey Hill Lane will not disappoint you. From the moment you pull into the driveway you're sure to be pleased, and you can walk to Fremd High School.

Call to make an appointment, and we'll work on making it yours!

Offered at \$527,000

CONTACT INFORMATION

Laura Weaver

847.359.0147

RealEstate@LauraWeaver.com

This luxury buy on Carpenter offers you full flavor at a fraction of the price. Start enjoying Chicago winters with a floor to ceiling, brick fireplace in your spacious family room, which also has a new hardwood floor. This room invites you to come in and relax!

The same look carries into the kitchen, which also has beautiful custom cabinets, newer appliances and a large eating area.

White crown molding and neutral colored walls cover the living room and dining room. Both areas are carpeted and have big beautiful windows, letting in plenty of light. It will not be difficult to bring your look into this home.

All four bedrooms upstairs are carpeted. The master bedroom has a special feature for couples with large wardrobes, his and here walk in closets! That's certainly a feature many will find hard to pass up! Also in this master suite, a dressing area and newer master bath.

Head out back to the new "paver" patio through new sliding glass doors; it's a stunning look next to the home's pine and cedar. Certainly a place you'll want to show off during the warmer months. And don't worry about space in this oversized backyard, there's plenty of room for a large patio table and chairs.

This Palatine "palace" also includes a 2 1/2 car attached garage, with two separate doors, a full basement and first floor laundry room with a newer washer and dryer.



Combine all that with a charming front porch and updated landscaping and you've bought yourself a home others are sure to envy.

Offered at \$424,800

CONTACT INFORMATION

Laura Weaver

847.359.0147

RealEstate@LauraWeaver.com



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2004-2005 Real Estate Sales Info

Where We've Been & Where We're Going

The National Association of Realtors recent survey profiling Buyers and Sellers offers plenty of “eyebrow raising” interest.

- * The average repeat Buyer searched seven weeks and walked through ten houses.
- * One in five Buyers purchased a new home.
- * Over half of Buyers (53%) used the internet frequently during their search and 90% reported using a real estate agent. Interestingly, internet searchers were more likely to use a real estate agent than those who did not use the internet to find a home.
- * The typical Sellers owned their home for six years before selling, and 55% purchased a bigger home than the one they sold this year.
- * The housing market, especially the second and vacation home sector, is poised for yet more growth.
- * There has been a record level of new homes springing out of the ground like weeds wherever builders can muster entitlements.
- * Homeowners in the past decade have enjoyed not just a roof over their heads, but an investment yielding spectacular returns far beyond those from stock market portfolios, retirement funds, and other investments.
- * Optimistic analysts say interest rates won't rise quickly and that will sustain the housing market.
- * Affluent baby boomers are less vulnerable to the repercussion of raising interest rates. Many have already diversified, into the second home market, and they've been snatching up smaller, less expensive homes nearer urban and resort centers at such a pace, many areas have become exclusive enclaves where locals have difficulty buying. Boomers will also pad their equity with income from the new lite-work lifestyles of today's aging Americans, who put off retirement, or take the part-time work route.

The housing market appears to be in a solid supply/demand balance for 2005.

Laura Weaver-Columnist

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LAURA'S NOTES

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