



**904 JAMES COURT
WHEATON, ILLINOIS
\$849,000**

Windham Homes is offering this new custom home located in the heart of Wheaton; just a short distance to train, schools, parks and Prairie Path. The exterior of this home celebrates the classic charm of traditional Midwestern neighborhoods from years past. Inside, the open floor plan is balanced with comfortable living spaces designed for active families and quiet privacy. This rare combination of old and new design elements, along with the highest quality craftsmanship and materials, creates a home of lasting value.

OVERVIEW OF HOME FEATURES

Two story brick and cedar home
Aproximately 4086 square feet of living space
Five bedrooms, three and one-half baths
Raised front porch with wood floorboards
Three car garage - insulated, drywalled, taped
Nine foot first floor ceiling height
Full basement with 9' ceiling and rough-in
for full bath
Hurd clad insulated double-hung windows
with integral divided lights

Hardwood flooring throughout first floor
Custom oak staircase with carpet runner
Custom cherry cabinetry w/ granite countertops
Full walk-in pantry and separate butler's pantry
Full masonry fireplace with rounded raised hearth,
custom oak mantel and gas log lighter
Custom millwork throughout - painted with three
coats of white enamel paint
Zoned heating and cooling system
Volume and tray ceilings per plan

904 JAMES COURT, WHEATON, ILLINOIS
DETAILED LIST OF HOME FEATURES

At Windham Homes, we believe a luxury home should be filled with exceptional features. We think you will be pleased with the amenities included in this home. For further information, please contact Sue Boldt at 630-553-2500.

EXTERIOR

Cedar siding with Olympic stain
Brick watertable with stone sill
Authentic raised wood front porch
Hurd clad insulated double-hung windows with integral grilles
Owens Corning Architectural roof shingles w/ Ice & Water Sheild at eaves & valleys
Copper roof over front bay window and copper flashing throughout
Concrete driveway
Brick front walkway
Fully soded and landscaped yard

MECHANICALS

Two zoned HVAC systems including:
Trane 92% high efficient furnaces
Trane air-conditioners - 10 seer rating
April-Aire humidifiers
Honeywell electronic air cleaners
Honeywell programmable thermostats
Two 50-gallon high efficiency, direct vent hot water heaters
Intercom system
CAT5 phone jacks & cable jacks throughout
Sprayed cellulose insulation

INTERIOR

Poplar 3 1/4" casing and 5 1/4" base
Cased openings w/ transom windows throughout first floor
Select oak hardwood flooring with flush wood vents throughout first floor
Six panel solid core interior doors
Three coat sprayed enamel paint on trim
Schlage Flair satin nickel door hardware

FOYER

Hardwood Flooring
Custom oak staircase with carpet runner
Simpson front door and sidelights
Two coat closets

STUDY - 15'-2" x 13'-0"

Hardwood flooring
Custom built-in bookcases
Bay window
11' ceiling height
Crown molding

DINING ROOM - 18'-0"x 16'-4"

Hardwood Flooring with inlaid border
9' multi-layered ceiling
Box-bay window
Crown molding
Chair rail with panel molding

GREAT ROOM - 15'-2"x 21'-0"

Hardwood flooring
Raised 11' ceiling with box beams & crown
Full masonry brick fireplace with raised radius hearth and wood mantle
Custom built-in bookcases
Oversized windows looking out to backyard

KITCHEN - 13'-3"x 10'9"

Hardwood flooring
Decor custom glazed cherry cabinetry with crown and light rail
Custom furniture-style island with legs
1 1/4" solid granite countertops
Under cabinet counter lighting
GE Monogram cooktop with custom hood
GE Monogram 30" double oven
GE Monogram built-in microwave oven
Bosch integrated dishwasher
Kohler double bowl sink with Delta pull-out spray faucet
Heavy duty garbage disposal
Large 5' x 6' walk-in pantry
Butler's Pantry with Monogram wine cooler

BREAKFAST AREA - 14'-11" x 16'-10"

Hardwood flooring
Oversized windows looking out to backyard
Hurd 6/0 atrium door to backyard

POWDER ROOM - 6'-1"x 6'-0"

Hardwood flooring
Kohler Portrait pedistal sink
Kohler Portrait water closet

LAUNDRY / MUDROOM - 12'-11"x 8'-5"

Hardwood flooring
Coat closet
Built-in benches with coat hooks
9 light exterior door to covered entry
Raised panel cabinetry w/ drop-in laundry sink and upper cabinets

GARAGE - 28'-5"x 20'-2"

Attached three car rear-load
Three insulated overhead garage doors
Hot and cold water spigots
Fully insulated
Drywalled and painted with base molding

MASTER BEDROOM - 15'-5"x 17'-4"

Carpeting
Double door entrance
Sitting Room - 8'-7"x 9'-4"
Trayed ceiling
Two walk-in closets
Ceiling fan

MASTER BATH - 15'-5"x 9'-6"

12"x12" marble tile floor
Vaulted ceiling with plant ledge
Two seperate vanities w/ glazed cherry cabinetry, 1 1/4" granite counter tops, undermount sinks & satin-nickel faucets
Matching cherry linen cabinetry
Oasis six jet whirlpool with marble tile deck
Marble tile 36 x 48 shower
Private shower / water closet area

BEDROOM 2 - 19'-8"x 12'-6"

Carpeting
Tray ceiling
Walk-in closet
Jack-n-Jill bath
Large box-bay window

BEDROOM 3 - 14'-0"x 11'-9"

Carpeting
Cathedral ceiling
Walk-in closet
Jack-n-Jill bath

BEDROOM 4 - 14'-0"x 11'-8"

Carpeting
Walk-in closet
Jack-n-Jill bath

BEDROOM 5 - 13'-1"x 15'-1"

Carpeting
Tray ceiling
Walk-in closet
Jack-n-Jill bath

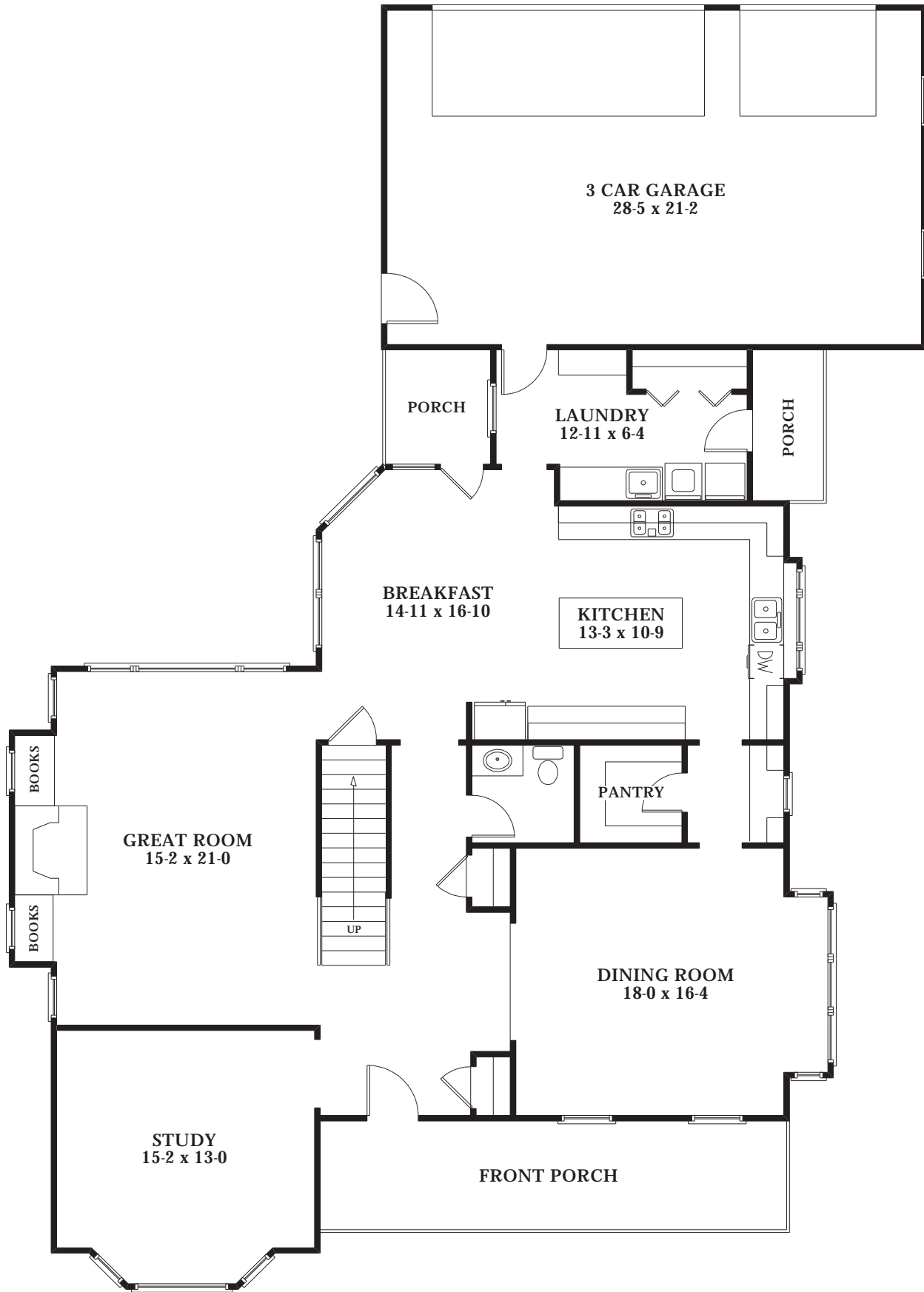
TWO JACK-N-JILL BATHS

Ceramic tile flooring
Cherry cabinetry w/ double bowl sinks
Cast iron tub and shower areas tiled to ceiling
Kohler Wellworth water closets

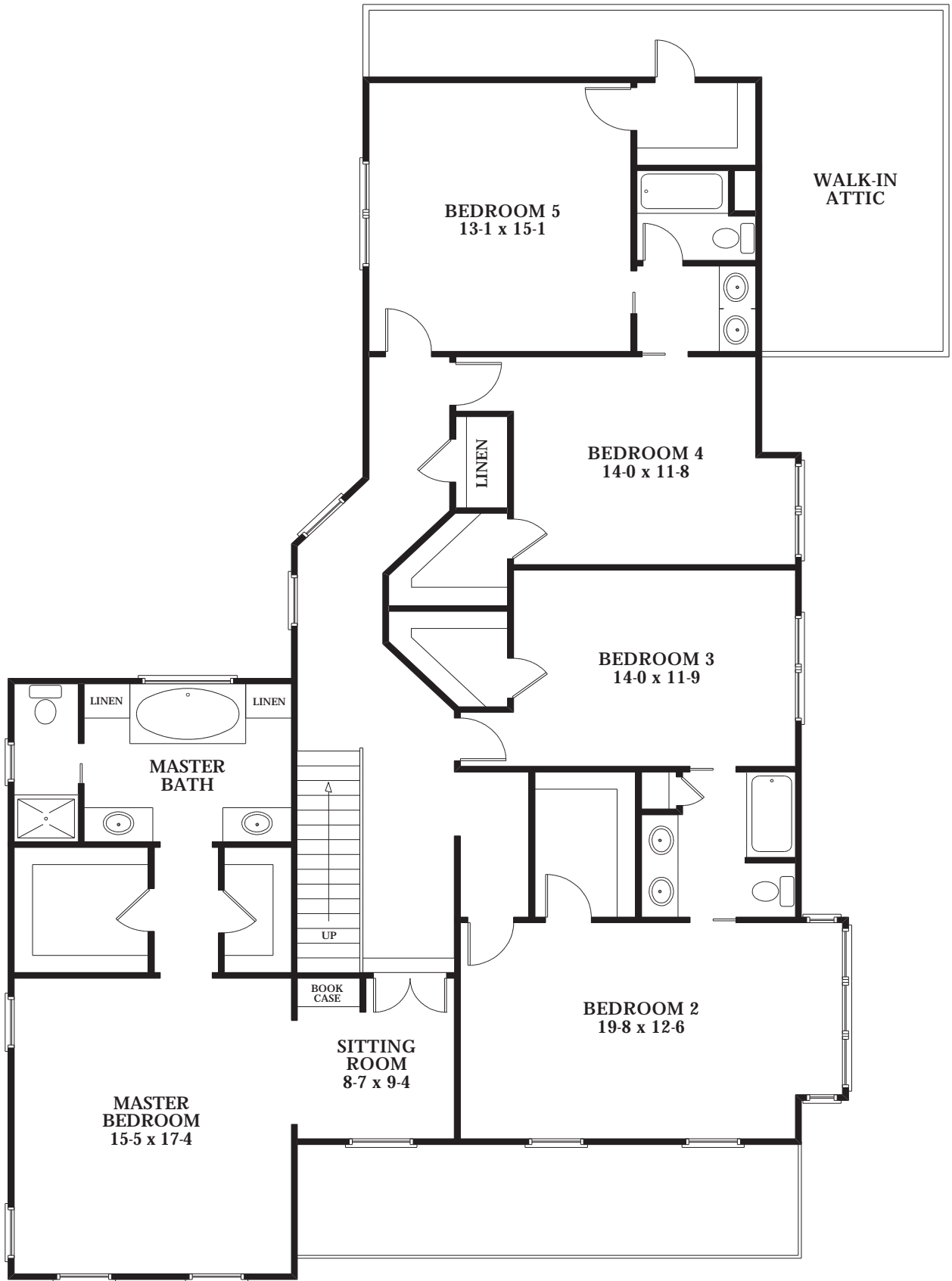
LARGE WALK-IN ATTIC

Winham Homes reserves the right to make changes in design, materials, features and specifications without notice or obligation. 8-1-03

Equal Housing Opportunity 



FIRST FLOOR PLAN
904 JAMES COURT - WHEATON



SECOND FLOOR PLAN
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