



ELEVATE YOUR
LIFE STYLE

HIGHLAND PKWY, ITASCA 60143 | 312.995.0070
WWW.THEHIGHLANDGATE.COM

MODERN REAL ESTATE



ABOUT THE PROPERTY



NESTLED IN THE PRESTIGIOUS HIGHLAND PARKWAY SUBDIVISION, THIS EXCLUSIVE OFFERING PRESENTS AN UNPARALLELED INVESTMENT OPPORTUNITY WITH A COLLECTION OF 11 METICULOUSLY DESIGNED NEW CONSTRUCTION TOWNHOMES.

EACH TOWNHOME SHOWCASES AN EXQUISITE THREE-BEDROOM, 2.5-BATHROOM LAYOUT, THOUGHTFULLY CRAFTED TO MEET THE HIGHEST STANDARDS OF MODERN LIVING.



THE HEART OF THESE HOMES IS A BEAUTIFUL KITCHEN, EQUIPPED WITH TOP-OF-THE-LINE STAINLESS STEEL APPLIANCES, MAKING IT A CHEF'S DELIGHT AND A CENTRAL GATHERING SPOT FOR ENTERTAINING. THE OPEN-CONCEPT DESIGN FLOWS SEAMLESSLY INTO THE LIVING AREAS, WHERE HARDWOOD FLOORING ON THE MAIN LEVEL ADDS WARMTH AND ELEGANCE.



HIGHLAND GATE

MOVE IN
READY
RENTAL
UNITS



HIGHLAND GATE

Starting \$3500

Unfurnished
HIGHLAND PKWY
ITASCA 60143

INTERIOR

2100 SQ. FT. 1-3 BEDROOMS | 2.5 BATHS

- PATIO
- WHITE QUARTZ COUNTERTOPS 42" PREMIUM MAPLE CABINETS
- STAINLESS STEEL APPLIANCES
- RECESSED CAN LIGHTS PACKAGES IN KITCHEN AND GATHERING ROOM
- HARDWOOD FLOORING AS APPLICABLE
- FULL BASEMENT AND 2 CAR GARAGE FOR EXTRA STORAGE
- CUSTOM 2 TONE PAINT
- MAINTENANCE FREE LIVING CLOSE TO DINING AND SHOPPING

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MODERN TOWNHOMES

RESIDENTS WILL ENJOY THE ADDED LUXURY OF HAVING THEIR BACKYARDS OPEN UP TO A SERENE PARK AND TENNIS COURTS, PROVIDING BOTH A PICTURESQUE VIEW AND A CONVENIENT OUTLET FOR RECREATION RIGHT AT THEIR DOORSTEP. THE STRATEGIC LOCATION FURTHER ENHANCES THE APPEAL OF THESE TOWNHOMES, WITH CLOSE PROXIMITY TO THE METRA FOR EASY ACCESS TO DOWNTOWN AND NEARBY EXPRESSWAYS, ENSURING THAT EVERYTHING ONE COULD NEED OR WANT IS WITHIN REACH.

THIS COLLECTION OF TOWNHOMES IN HIGHLAND PARKWAY SUBDIVISION REPRESENTS A RARE OPPORTUNITY TO INVEST IN A TURNKEY SOLUTION THAT COMBINES HIGH-END LIVING SPACES WITH STRATEGIC LOCATION ADVANTAGES.

For 3D Walk Through Please Scan





HIGHLAND GATE AREA MAP



- › WALMART 5 MIN DRIVE
- › TARGET 8 MIN DRIVE
- › WOODFIELD MALL 13 MIN DRIVE
- › O'HARE AIRPORT 21 MIN
- › ITASCA TRANSPORTATION TO DOWNTOWN VIA



GREAT HOMES GREAT SCHOOLS



MEDINAH INTERMEDIATE SCHOOL

7N330 MEDINAH RD, MEDINAH, IL 60157
(630) 529-6105



MEDINAH MIDDLE SCHOOL

700 E GRANVILLE AVE, ROSELLE, IL 60172
(630) 893-3838



LAKE PARK HIGH SCHOOL

600 MEDINAH RD, ROSELLE, IL 60172
(630) 529-4500





Living Room



Living Room







Elegant



BEAUTIFUL



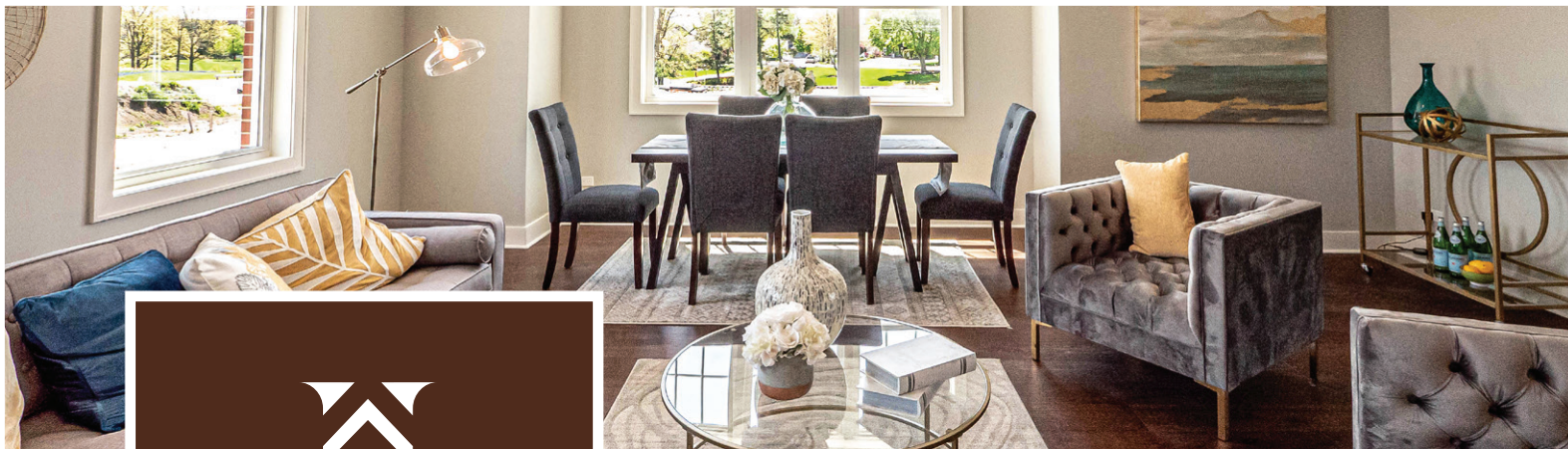


MONTHLY ASSESSMENT
(2024) - \$255

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WHAT'S INCLUDED?

- IRRIGATION
- HOME/COMMON AREA LANDSCAPING
- HOME/COMMON AREA SNOW REMOVAL 2" AND ABOVE
- EXTERIOR HOME INSURANCE



HIGHLAND GATE INCLUDED FEATURES

DISTINCTIVE EXTERIORS

- Architecturally elegant home exteriors
- High quality low maintenance exterior siding materials
- Maintenance free soffits, fascia and gutters
- High performance vinyl windows
- Convenient two indoor two outdoor garage per unit
- Decorative raised panel steel overhead garage door
- Fully sodded lawn
- Asphalt driveways

STRUCTURAL AND MECHANICAL INTEGRITY

- Concrete foundation
- 2x6 Exterior Walls
- Engineered roof trusses 24" on center
- Tongue and groove 3/4" oriented strand board subflooring on upper floors nailed and glued
- Wall studs spaced 16" on center
- %92 efficiency direct vent natural gas furnace
- 13 seer air conditioning with Puron
- Programmable Smart Thermostat
- Exterior Tyvek Home Wrap for greater comfort and improved energy efficiency
- High efficiency 40 gallon gas water heater
- Electric smoke / carbon monoxide detectors with firealarm and sprinkler system

FEATURES AND FINISHES

- 9' First floor ceilings create an open feeling
- Attractive white, 2-panel door and trim
- Satin nickel interior door hardware with privacy locks on all bedroom and bathroom doors
- Luxury kitchen and bath cabinetry in choice of designer finishes
- 42" Kitchen Cabinets
- Designer interior light fixtures with choice of finishes
- High end kitchen appliances including built in dishwasher and slide in oven range
- Stainless steel sink in kitchen, granite countertops in kitchen Quartz*
- Low maintenance, high quality fiberglass showers and bathtubs.
- Faucets in kitchen and bathroom
- Energy saving shower heads.
- Attractive pedestal sink in powder room per plan
- Wall to wall carpet with anti-stain protection and premium carpet pad



ROAD MAP TO YOUR NEW HOME



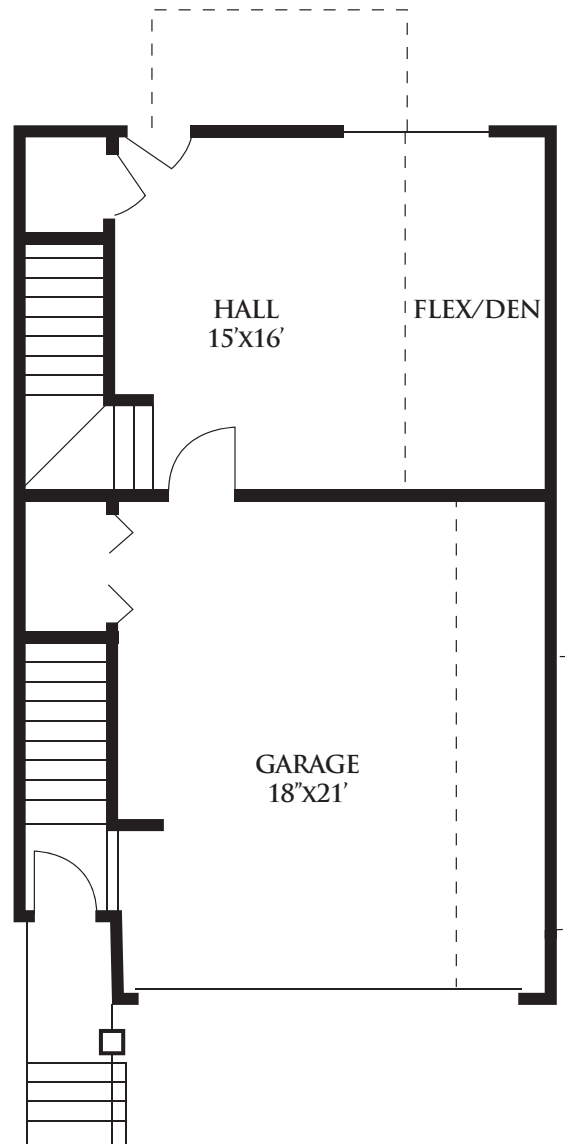


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— GATE —

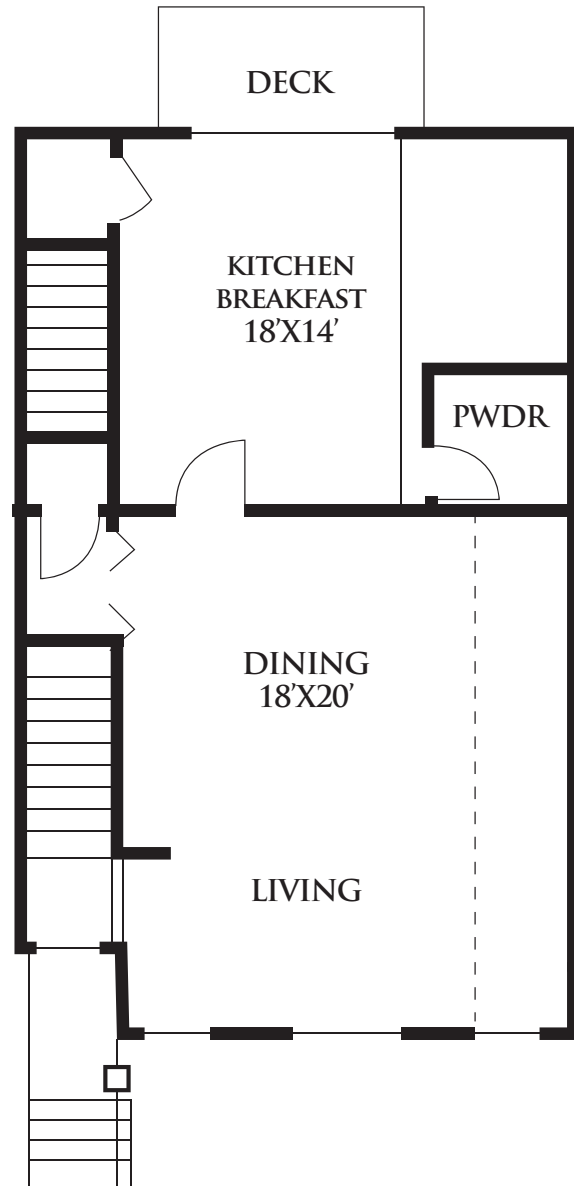
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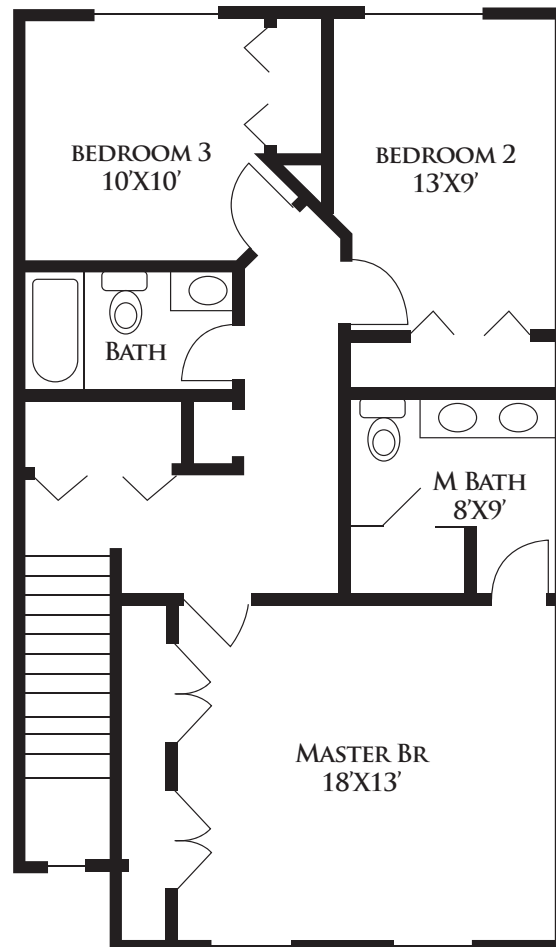
LOWER FLOOR PLAN



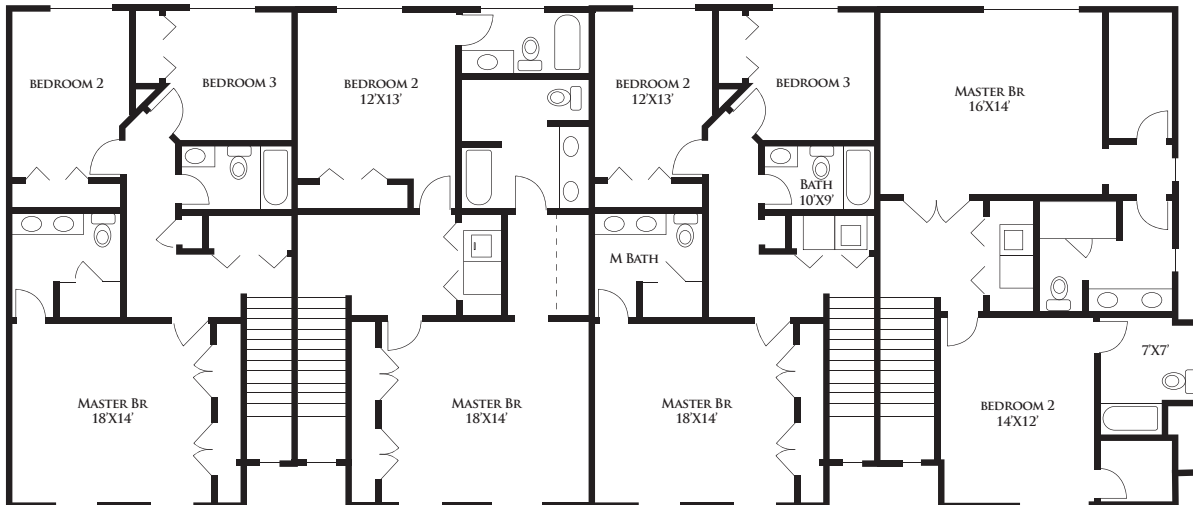
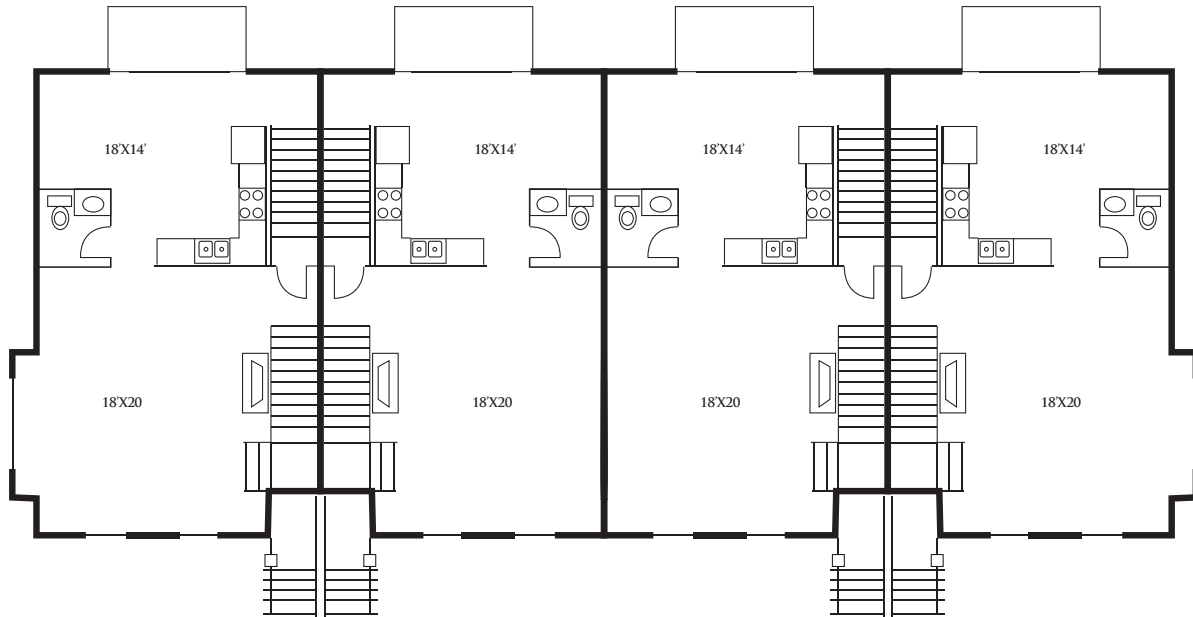
MAIN FLOOR PLAN



UPPER FLOOR PLAN



BUILDING FLOOR PLAN



BUILDING FLOOR PLAN

