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Sterling Ridge

17001 Sheridan's Trail, Orland Park, IL

Over 6,100 square feet of highly livable space on three levels
Clean lined luxury finishes curated for today's casual elegance
18 Rooms, 5 Bedrooms, 4 Full and 1 half bath



COMMUNITY FEATURES:

Sterling Ridge is a custom home community with hand-picked builders, a mandatory Homeowners Association and an Architectural Review Committee to ensure each home is unique, of minimum size, and to encourage good design with the finest materials and landscape. Sterling Ridge, with its rolling topography, offers an abundance of premium lookout and walkout lots, with unique views and sightlines. Sterling Ridge also has a dedicated family park maintained by the Village of Orland Park, Illinois.

Custom Three Story Home

Exterior Features

- Peace of Mind with unmatched 2 year Builder Warranty
- Fully improved executive Lookout home site with paved streets and dedicated park and ponds
- Attached Fully Finished Three-Car Garage with concrete driveway including blown in R-49 insulation, decorative upgraded carriage door with remote door openers and exterior keypad
- Owens Corning Oakridge Lifetime® deep shadow Architectural grade shingle roof
- 2 x 6 exterior wall construction with Tyvek® Housewrap and fiberglass damp proofing
- Energy Saving Insulation: R-21 Walls and R-49 Ceilings for soundproofing.
- Energy Star® rated premium Jeld-Wen® Sitrine Casement Windows with Low-E glass, grills and nesting window operators
- **Maintenance Free Exterior:** Oversized brick with unique stone accent and LP Smartside® lap-siding with aluminum soffit, fascia, gutters, and downspouts
- GFI Outdoor Outlets
- Frost-Proof Hose Bibs
- Professional Melka Design Landscape package with fully sodded yard. Front shrubbery, planting beds, and parkway trees, per plan.
- In ground multi zone sprinkler system by Krupske Sprinkler Systems
- Deck
- Outdoor speakers

Interior Features

- 9 foot ceilings first floor – select volume ceilings on second floor
- Living Room / Parlor with 8' Glass Double Doors
- Premium Millwork 5" baseboards and 3" casings around windows and doors
- Custom all Oak staircase with upgraded newel post by Designed Stairs®
- Designer gas fireplace with custom mantel granite hearth and surround featuring hand-built shiplap accent wall.
- Surround sound in family room

Interior Features (cont.)

- Whole house Central Vacuum
- Updated three panel doors with Schlage® modern straight handled satin nickel hardware.
- Premium oak 3 ½" hardwood flooring with custom finish
- ¾" Tongue and Groove Advantech sub-flooring
- Full Finished Lookout basement with Berber carpet throughout: great room, bedroom with walk-in closet, playroom, exercise room and separate dry-walled mechanical storage room. Wonderful recessed lighting throughout.
- Plush wall to wall Stainmaster® carpeting with deluxe pad in bedrooms
- Energy Saving Insulation: R-21 Walls and R-49 ceilings for soundproofing
- Premium custom Interior Lighting Package with select Energy Star® rated fixtures and ceiling fans
- Security system

Kitchen Features

- 54" Lighted upper cabinets premium flat panel furniture grade white painted finish and upgraded hardware with soft close drawers. Oversized Kitchen island with breakfast bar seating and built in microwave drawer
- Quartz counter tops throughout
- Top of the Line Bosch Benchmark® Professional Stainless Steel Appliance package including: built-in refrigerator with icemaker, built in cooktop, double oven and microwave.
- Touchless professional grade Moen chrome kitchen faucet
- Marble backsplash and wonderful custom inlay design with under-cabinet lighting
- Artisan Tile Floor throughout kitchen and dinette, and butler's pantry with wine captain
- Walk in Pantry with shelving

Bath/Laundry Features

- Master bath suite with furniture grade cabinetry quartz counter tops, double vanities with under-mount lavatory bowls. Upgraded Moen fixtures throughout. Separate shower with designer tile and frameless glass door and seat. Separate stand-alone glamour soaking tub
- Bedrooms all with furniture grade cabinetry, custom tile work, clean lines and quartz counter tops, under-mount bowls and upgraded faucets and bath hardware

Bath/laundry features (cont.)

- Custom mirroring and decorative furniture grade cabinetry with soft close drawers
- First floor laundry includes artisan tile floor, granite Moen® undermount sink, and custom countertop height cabinetry and 42” Uppers (style matching Kitchen).
- Custom “Cubby” in mudroom matching kitchen Cabinets
- Elongated Kohler® comfort height toilets and pedestals throughout

Utility Service Features:

- Recessed and indirect lighting fixtures
- Direct vent high efficiency hot water heater
- Energy Star ® Rated high efficiency dual zoned, direct vent and professionally balanced HVAC units
- All ducts taped and sealed
- All underground utilities, separate storm and sanitary lines
- Exterior and Interior Ground-Fault Interrupter Circuitry
- Copper-Pipe water supply
- Drain Tile and Ejector/Sump Pumps
- 400 amp electrical service with circuit breakers

For more information about this home, Portfolio Properties, The Sterling Ridge Community or our commitment to Green Building please contact:



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Note: Portfolio Properties in an effort to seek and continually improve both homes and process may change materials makes, models and manufacturers at any time. Please consult with your on-site sales consultant for additional information. Information deemed reliable but not guaranteed