

CUSTOM HOMES & VILLAS



PICTURESQUE HOMESITES RECREATIONAL AMENITIES



THE CANTERBURY MODEL

Even from first glance, the newly built homes at Woodfield Third Addition are clearly far from ordinary. In an area flush with towering shade trees and chirping songbirds, these homes stand out from the standard.

Located off Seminary Road in Foster Township, Woodfield claims an address that is mere moments from the new I-255 interchange yet is far outside the traffic noise often associated with that kind of proximity.

Woodfield homes, crafted by one of the region's premier builders, Preferred Developers LLC of Illinois, display a combination of old-world elegance and modern sensibility long sought-after by homeowners.

Expansive lot sizes and equally substantial floor plans mean that there is ample room for either growing families or empty-nesters who enjoy entertaining friends as well as abundant opportunity for a walk-out lower level that leads into a picturesque back garden.

Open floor plans that include curved archways and architectural columns enhance the airy feeling without

sacrificing the crucial element of comfort.

"Several of the owners here have commented that they didn't have the usual delayed effect of 'settling in' emotionally with these houses as they had with previous ones," said developer Dennis Dugan, who worked with architects and interior designers for years before breaking ground in 2002. "They said they felt at home from day one."

Valerie Turner, her husband, Jeff, and their two children moved into their Canterbury-style home a little over two years ago. She said the transition into their new community at Woodfield was seamless.

"It was a really easy move-in," Turner said. "We were looking for a new house, but we also wanted something that still looked like it was set with the landscaping. Now we're taking off from that. This was a wonderful start for us."

As Jeff Turner worked on the new cobblestone patio out back, Valerie said that she couldn't be happier with their selection of Woodfield since living here has made her job as a parent a bit more relaxing.

"We're very happy that the kids have a place to play since there's not a lot of traffic here, and the dead-end street makes it safer for them to ride their bikes. It's very quiet and peaceful."

From the Jacuzzi in the master bath suite to the underground utility lines that protect these homes from outages, there's not much that's missing within this spacious development addition that nine families now call home.

Woodfield is perched on the edge of Godfrey, a village now on the cusp of major expansion. To its advantage, the community is serviced by some of the region's largest public

Woodfield 3rd Addition



Greenleaf Estates



Utility companies. Youngsters can attend either Alton public schools or any one of a handful of private facilities. As for higher education, two colleges are within a 20-minute drive of Woodfield; and St. Louis area schools are just a quick trip away via I-255.

Likewise, residents who are employed in Missouri will find the neighborhood pleasingly accessible to their job sites.

"We were so excited when the 255 extension finally reached us here," said realtor Teri Mack recently as she arranged fresh-cut flowers in advance of a home showing. "You don't know how many clients have told me over the years that they wanted to live out here but didn't like the drive (into St. Louis). Now it's not even an issue."

Woodfield's concrete streets make friendly bike paths for the neighborhood's children, but they also serve as trails for local wildlife such as white-tailed deer and wild turkeys, often seen sauntering and clucking in the golden warmth of the evening sun.

But more important than what's outside these homes is what's inside. Woodfield homes have earned bragging rights for comfort. From the creamy twisted-shag carpet that stretches throughout the living area and into the bedrooms to the tray ceilings that give occupants a sense of openness not experienced in many contemporary homes, all home plans convey luxury. In the spacious master bath, a walk-in linen closet, double sinks set in cultured marble, a glass-enclosed shower and a separate jetted tub prove that modern amenities can be both functional and stylish.

"Everyone knows that it's typically kitchens and bathrooms that sell a house, and that's why we chose these materials," Mack said. "What couple doesn't want two sinks in the bath or a separate tub and shower? We just took those needs one step further by using top-of-the-line materials."

Some house hunters, however, prefer a more modest home footprint one that emphasizes both comfort and ease-of-living. That's where Greenleaf Estates steps up to the plate.

Positioned on the edge of Foster Township on Alton's far northeast side, Greenleaf is also minutes away from I-255 as well as Illinois Route 140/111, inside Alton's boundary lines. That makes these single-family attached and detached homes attractive to municipal employees who must live within city limits but who also enjoy the rural attractions of three readily accessible golf courses and lots of wide open

spaces.

"You've got the city on one side, which is great for many reasons, yet countryside is right up the road," said Dugan, pointing north along Fosterburg Road. "It's the best of both worlds."

The single-family villas at Greenleaf are described as "easy-care" owners pay a small monthly fee and don't have to worry about mowing grass, pulling weeds or shoveling snow. They own their lot and their dwelling up to the multi-layered, soundproof common wall.

"We call it 'zero-lot-line development,'" added Dugan, whose father, retired fire chief Don Dugan, was one of the first to own a villa at Greenleaf. "It's great for retirees or young professionals."

A typical Greenleaf home shows itself to be as luxurious as one at Woodfield, if a bit smaller. The dining and living rooms showcase vaulted ceilings and six-panel doors. In the kitchen, 36-inch raised-panel maple cabinetry, edged in crown molding with rope trim, towers over solid-surface countertops. Stainless-steel appliances stand ready for activity under well-appointed canned lighting fixtures hidden in the ceiling. Outside, decorative keystones are inset over the two-car garage and each double-hung window.



VILLAS AT GREENLEAF ESTATES

Here, too, utility lines are unseen, buried beneath the manicured grass and concrete streets.

Villas at Greenleaf begin in the \$170s; at Woodfield, prices start in the low \$220s. For more information, call RE/MAX River Bend at 618-462-5300 or Preferred Developers at 618-466-BUILD. Furnishings by Lombardi Interiors.



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