

YINGLING DRIVE

*Summerwood Gardens*  
TOWNHOME ESTATES  
HD HVARRE DEVELOPMENT 2016

A residential town home community within  
Country Club Estates, Dixon, IL

LOT 38

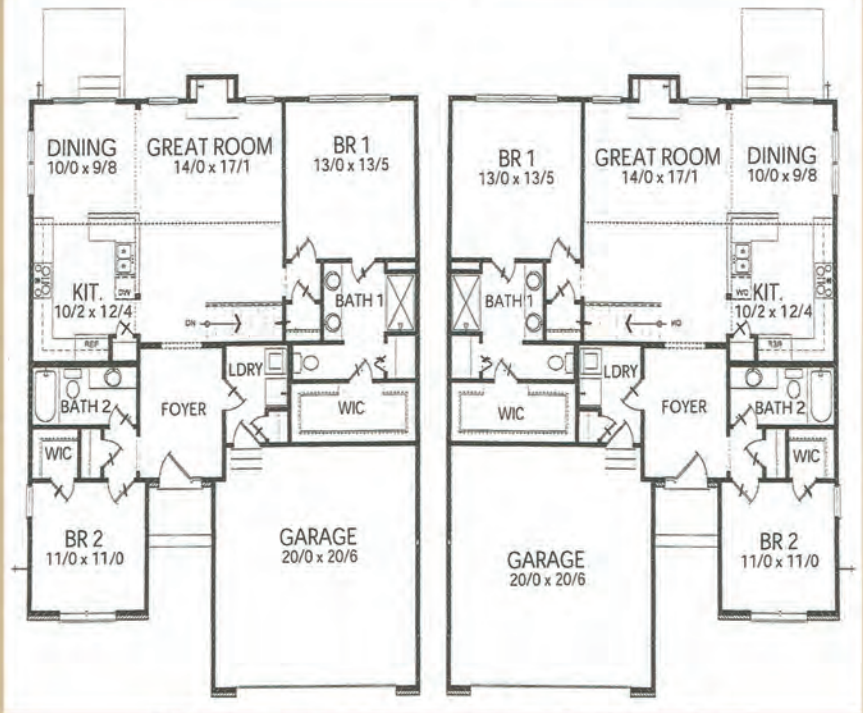
HD

HVARRE  
DEVELOPMENT

LOT 39

DRIVE

BROKER OWNED



**SAMPLE ALEXANDER FLOOR PLAN**

Summerwood Gardens offers maintenance free living which means no more shoveling of snow, mowing, or yardwork. Your \$150 monthly maintenance fee allows for you to just sit back and enjoy your life in your beautifully landscaped setting while others maintain for you.



Dixon is a great place to live. It is located at the hub of 5 major highways, Interstate 88, the Rock River, and Summerwood Gardens is located just North of Timber Creek Country Club which offers golf, swimming, and a restaurant. Many opportunities are available for individuals living in Dixon from a variety of water activities on the Rock River, visiting a variety of historical sites, and a large number of parks. Dixon has more parks per capita than any other city in Illinois, including the 240 acres of Lowell Park.

Dixon also has a vibrant downtown that is a certified member of the Main Street Community which offers festivals and events throughout the year. The Riverfront hosts concerts, festivals, and events and offers a great place to relax and enjoy food from the many restaurants located downtown.

# Summerwood Gardens

*Luxury Features and Amenities*

## **Kitchen**

- Flooring choice of: Ceramic Tile, Engineered Hardwood, or natural stone
- Your choice of quality oak or maple cabinetry
- Moen Faucets
- Countertop in variety of Granite color choices

## **Interior Features**

- Great room
- Choice of trim and doors
- Main floor master bedroom with bath
- Walk in closet

## **Baths and Closets**

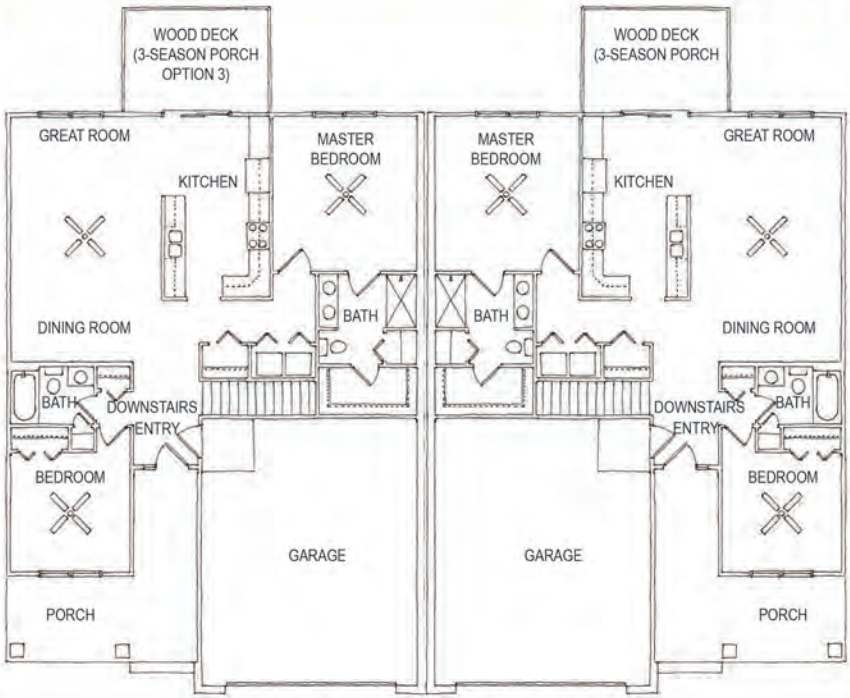
- Choice of granite sink tops with undermount bowls
- 36" tall bath vanities
- Flooring choice of ceramic, porcelain or stone

## **Exterior Finishes**

- 2 car garage with sectional insulated raised panels Asphalt driveways and concrete walkways
- Maintenance free gutters and downspouts
- Private individual patio/deck
- Fully landscaped surrounding
- Walking path through community

## **Utilities and Storage**

- First floor laundry
- 94% high efficiency furnace
- 40 gallon electric water heater
- Central air conditioning
- Lookout and walkout basements available with the option for finishing



**SAMPLE DUPLEX FLOOR PLAN**

**Your monthly assessment provides**

Maintenance of common areas, green spaces, walks, driveways, lawn cutting, fertilization, shrub and tree trimming, snow removal, liability and causality insurance of common property, management and administration services for owners Hvarre Holdings LLC & Summerwood policy of continual attention to design and construction requires that all specification, equipment, landscape plans, dimensions and prices are subject to change without notice. Please contact us for current and or updated specifications.



**HVARRE**  
DEVELOPMENT

Make your home an **HD** home.

Thank you for your interest in Summerwood Gardens,  
we look forward to speaking with you soon.

**You can also find more information at:**

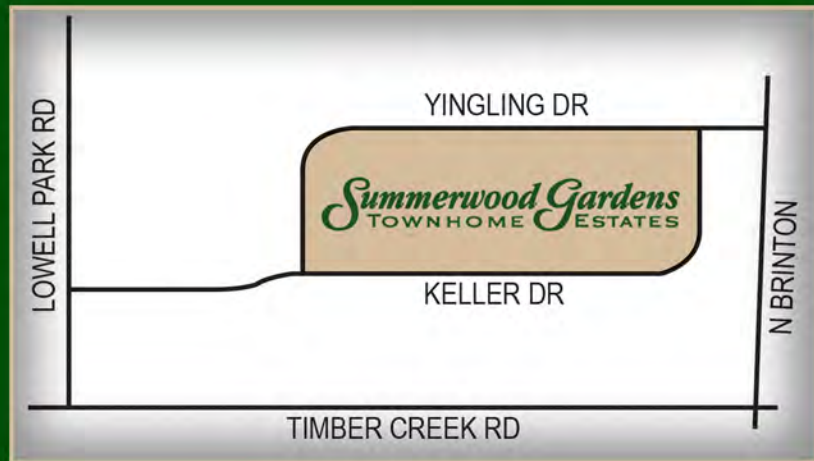
P.O. Box 1142 • Dixon, IL 61021

**815-378-2151**

Visit our website to request more information  
**[www.hvarre.com](http://www.hvarre.com)**

**BROKER OWNED**

Route 26 to  
 Lowell Park Road  
 To Keller Drive  
 "Country Club  
 Estates"  
 Just North of  
 Timber Creek Road



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