



Features and Special Highlights ...

4228 Kayla Lane, Northbrook

This exceptional townhome in the Sanders Prairie subdivision is truly one-of-a-kind providing quality improvements that exceed ordinary expectations. The two-story main floor rooms and first floor master suite are fabulous, but the finished lower level is a truly amazing benefit rarely seen in homes of this type.

This home features centrally wired in-wall /in-ceiling speakers with individual volume controls, a security system with wired motion detector and upgrades throughout including everything from door hinges to door knobs!

ROOM-BY-ROOM FEATURES INCLUDE:

- ★ ***Dining room / Living Room:*** In-wall speakers with volume control, dimmer light switches, oak floors, two-story volume
- ★ ***Family room:*** Multipoint dimmer light switches (remote controllable), custom built media cabinet with large screen TV, oak floors, fireplace, two-story volume
- ★ ***Kitchen/Breakfast area:*** In-ceiling speakers with volume control, 42" cherry-stained maple cabinets, stainless steel appliances (Refrigerator, double ovens, dishwasher, range microwave/hood), oak floors, access to deck, two-story volume, island with breakfast bar, butler's pantry, double-door pantry closet, granite counters
- ★ ***Deck:*** Outdoor speakers with volume control
- ★ ***Master bedroom:*** Dimmer light controls, ceiling fan/light with remote control, surround in-wall speakers
- ★ ***Master bathroom:*** Steam shower, in-ceiling speakers with volume control, in-ceiling heater, whirlpool tub, double-bowl vanity with travertine top
- ★ ***Loft:*** In-ceiling speakers with volume control, dimmer light controls, views on two sides to two-story Living/Dining Room and Family Room/Kitchen Breakfast area.
- ★ ***2nd bedroom:*** In-ceiling speakers with volume control, ceiling fan with light, walk-in closet, south exposure

- ★ **Guest bedroom:** In-ceiling speakers with volume control, ceiling fan with light, walk-in closet, direct access to full bath
- ★ **Basement:** Full-service wet bar, in-ceiling speakers with volume control, three large storage spaces, game area, powder room, office, home theater
- ★ **Theater:** 2 rows of seating (3rd row available for seating or exercise equipment), 7.1 speaker system, 120" screen, HD projector, media room, equipment room (receiver, 2 DVD players, 12 channel amplifier, Lutron graphic eye lighting control with RF controller), floor lighting, ceiling lighting, drop-tile ceiling for easy access to wiring. (Original boxes for equipment)
- ★ **Office:** Desk, chair and bookshelves