

Pre-sales start for Park Ridge Place

Chicago-based Lexington Homes has announced the start of pre-construction sales at Park Ridge Place, a gated community of 16 townhouses in Park Ridge, which according to Movoto Real Estate is one of the top 10 suburbs to live in Illinois.

Construction will begin in September with first delivery available in spring of 2015.

Located on Dee Road, a quarter mile south of Touhy Road, Park Ridge Place offers buyers luxury, new-construction townhouses priced from the \$370,000s. By comparison, many single-family homes in the suburb are priced well in excess of \$1 million.

Bordering Chicago's Northwest Side, just 15 miles from downtown and minutes from a variety of entertainment, dining and retail shops, Park Ridge Place offers an "inner-suburban" location. Additionally, the community backs up to Chipewawa Woods Forest Preserve, providing a natural setting for recreational opportunities, including hiking and biking.

"Park Ridge Place is in an outstanding location, offering proximity to a forest preserve, yet being so close to a real destination downtown and the suburb's core retail district that consists of a variety of charming shops, the Park Ridge Public Library and the historic Pickwick Theatre," said Jeff Benach, co-principal of Lexington Homes. "It's also near the Dee Road Metra Station, the new Rosemont entertainment district and the Fashion Outlets of Chicago, not to mention less than 10

minutes from O'Hare International Airport.

"Park Ridge is one of those rare Chicago suburbs that's close to everything, with easy access to a variety of transportation options and expressways."

Pre-sales are underway at Park Ridge Place, even before Lexington has broken ground. Benach said purchasing now instead of waiting for Lexington to start construction allows buyers to enjoy the best pricing and their first choice of a homesite.

"One or two years ago, it would have been unimaginable to see sales before we broke ground on a development," said Benach. "But given the low inventory for new-construction homes in Chicago's inner-ring suburbs, especially one as desirable as Park Ridge, having pre-sales at this stage is part of today's real estate reality."

Not far from Park Ridge Place is its sister community, Lexington Station in Morton Grove, which recently broke ground on 31 three-story townhouses. It is already 75 percent sold. Benach said

sales from Lexington Station have trickled over to Park Ridge Place as they share the same popular floor plans, which include two to three bedrooms, 2½ baths and attached two-car garages.

The two townhouse plans offered at Park Ridge Place offer 1,758 and 1,913 square feet and are based priced at \$374,990 and \$389,990, respectively.

"The fact that Park Ridge Place is a gated community has been very popular with buyers," Benach said. "They also like that the community's central courtyard provides extra space for relaxing or entertaining outdoors. The combination of open space and a gated community provides a private neighborhood atmosphere that homebuyers in this area desire."

Sales for Park Ridge Place are temporarily being conducted out of the Lexington Station sales office at 8342 Concord Drive in Morton Grove. For more information, visit www.lexingtonchicago.com or call (847) 232-7200.



COURTESY OF LEXINGTON HOMES

Construction of Park Ridge Place, a gated community of 16 three-story townhouses in Park Ridge, is scheduled to begin next month.

