

NEW CONSTRUCTION

Brookside Meadows, Marengo



Brookside Meadows is a single family and multi-family community development located in historic Marengo, Illinois. A range of lot sizes and our custom design services are available to buyers seeking low-maintenance living in value-priced, one-of-a-kind residences constructed with top quality building materials and superior craftsmanship.

The Brookside Meadows plan includes a total of 229 housing units – 173 single family detached homes and 56 ranch town home units – suitable for both the family and empty-nester lifestyle. The pictured home is an 1800 square foot, 3 bedroom, 2 bath residence with full basement. The maintenance-free exterior features brick front with vinyl siding, a rear brick paver patio and professionally landscaped yard. Standard interior finishes include 9-foot first floor ceilings, ceramic tile and/or laminate flooring, upgraded carpets, oak doors and trim and oak kitchen cabinetry with crown molding. Homeowners are offered lighting and appliance allowances to make individual selections. A wide array of upgrades are available to lend a distinctive custom touch to each home. Popular choices

include such features as the addition of stone exteriors, 3-car garages, fireplaces, hardwood flooring, solid surface countertops and maple or cherry cabinetry, vaulted ceilings, skylights and more. Baths may be customized to accommodate dual vanities and jetted tubs; all basements offer plumbing roughed in for a third bathroom as a standard feature. Outdoor living space may be enhanced with additional landscaping and enlarged patio areas.

Environmentally friendly mechanical systems include a high efficiency furnace and central air conditioning, power vent hot water heater, 200 amp electrical service and high efficiency air cleaner, maintaining comfort and moderating utility costs.

With lot prices starting at \$46,000 and single family homes from \$235,000, a one-of-a-kind residence that satisfies every client's individual needs and preferences has never been more affordable. Brachmann Development recognizes that home values are based on more than just cost-per-square-foot. Our ability to custom design the home you want, resulting in an entire neighborhood of uniquely styled homes, adds to the lasting value of the community.



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Brookside Meadows
830 Mildred Drive
Marengo, IL

I-90 West to Route 20 West on
Route 20 8 miles to subdivision
entrance at Mildred Drive.
South on Mildred ½ mile
to residence.