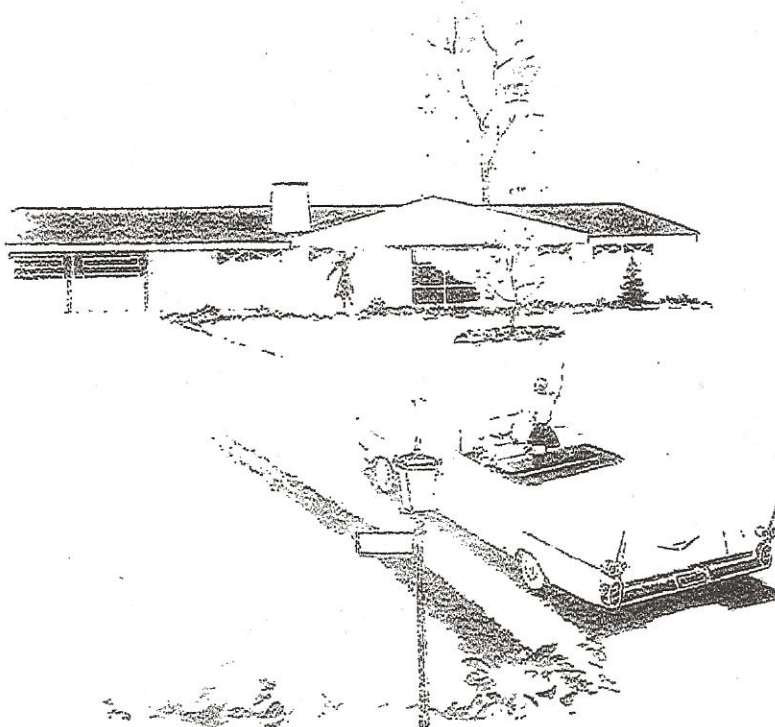


# **plum grove estates**

Proud Possessor of:



## **the plum grove estates story**

open the door to a newer, better life...



## the plum grove estates story

The great cycle of Americana can proudly point to the creation of Plum Grove Estates . . . for here is perpetuated, in all its natural beauty, the fond choice of Vermont settlers who, as early as 1835, selected this area in which to rear their families and earn their livelihoods. Early historical maps show Indian trails, villages, woods and winding streams.

In creating Plum Grove Estates, considerable talent and effort were expended in order to preserve in some measure the beauty found by our forefathers when they beheld this land of their choice.

The way of life of this generation naturally dictates that more than mere Indian trails be provided as access to a homesite. It also dictates that certain essential utilities cannot be dispensed with; therefore, Plum Grove Estates set out to provide fine roads, both site preserving and well engineered. Utilities were installed in such a manner that in few instances are they visible. It was also decided that each homesite be of sufficient size that construction thereon would preserve the natural topography, and provide the resident with an interesting vista in practically all directions.

Further, Plum Grove Estates was first to recognize that modern living and its attendant consumption of water had rendered the old-fashioned septic system obsolete. It may have sufficed in days when the old kitchen sink was an innovation. Therefore, a complete sanitary sewer system was installed, which connects directly with the metropolitan sanitary district system. To sum it up, Plum Grove

Estates has neither destroyed nor blighted beauty, nor has it contaminated this good earth.

In recognition of a fine job well done, The National Association of Home Builders conferred upon Plum Grove Estates its Award of Merit in Neighborhood Development . . . "in recognition of outstanding character and conformance with the highest standards of subdivision practice in land planning and architectural design."

Carl Gardner and Associates, Land Planners; Edward Fletcher, Engineer; Frank Nelson, Surveyor; and Harold Klopp, Landscape Architect, were similarly honored for their participation in this development.

This professional group prepared the rules and regulations which today and forever insures that the planned beauty of Plum Grove Estates will be maintained; thus offering maximum protection to property owners. When visiting Plum Grove Estates you will agree that homes of extraordinary character were built, because as most architects put it, "we have something to work with."

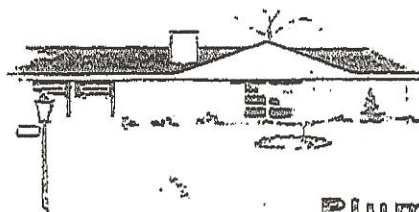
The first modern day settlers here at Plum Grove Estates realized the need for an organ of self government. They conceived and developed an association designed to consolidate their recreational and social lives. The association is also active in matters of maintenance and added beautification. The Plum Grove Estates Property Owners Association has prepared a brochure, which contains the constitution and by-laws and other pertinent information. A copy of this brochure is available upon request.

Unit Four, consisting of 150 homesites has recently been opened for sale. It is high rolling countryside of pleasing character. Although not naturally wooded, hundreds of trees of good quality have been planted as a basis for individual landscaping programs. In this section all utilities have been placed underground, leaving nothing to mar the view.

Plum Grove Estates provides for both the family seeking the site on which to build the home of their dreams; and, as a recent innovation, has employed a group of several builders working collectively to produce homes of excellent quality. These homes incorporate all the luxuries of present day living. Each home is intended to differ from the other externally and internally in order to avoid the "usual building project uniformity." Floor plans were carefully studied to provide good working patterns; attention was given to present day family activities, thus homes have areas for family recreation and adequate living space. All modern appliances and accessories have been included. We realize that homes in this category are the ultimate choice of prospective buyers. It should be added that our subdivision enjoys a SELECT MORTGAGE RATING. Interest rates are lower here than in many other areas.

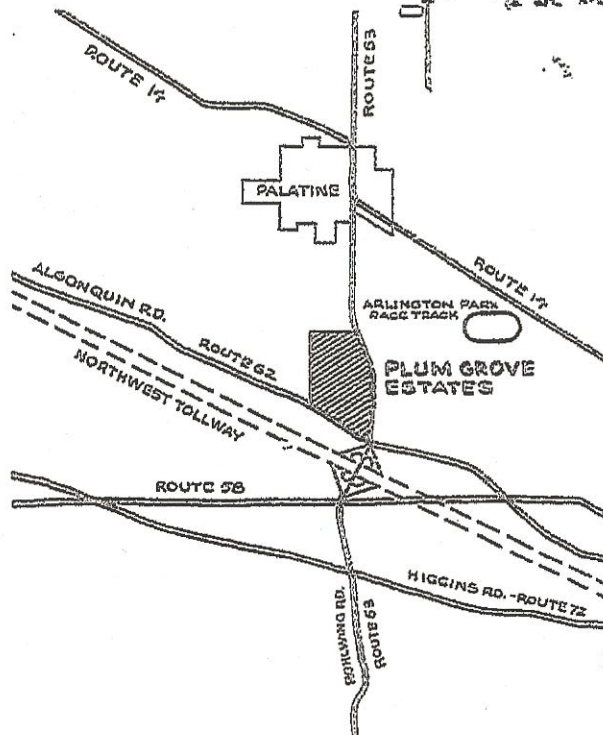
It will be evident to you when you visit us here at Plum Grove Estates, that we are accomplishing something unusual. We look forward to having those of you who are favorably impressed as our future neighbors.





Recheck carefully these  
attractive features which  
**Plum Grove Estates** can offer you:

- An address of distinction in an exclusive community.
- Beautiful layout, with attractive landscaping, winding asphalt roads.
- NAHB Award of Merit Winner.
- Fast convenient transportation, by railway and auto.
- Excellent shopping centers, churches and schools.
- A modern sanitary sewer system...no septic tanks.
- Natural gas available to all.
- An abundant supply of excellent water.
- Underground utilities...no unsightly utility poles.
- Ample playground and recreation area, reserved for the exclusive use of its residents.
- Large home-sites, ranging from  $\frac{1}{2}$  acre to 1 acre.
- A restricted community for discriminating families, protected from encroachment on all sides.
- A life-time investment in healthful, rural living enjoyment with the convenience of a big city.



Follow direction signs to...

**PLUM GROVE ESTATES**

Corner of Rt. 62 (Algonquin Road) and Rt. 53 (Rohlwing Road)  
2 miles south of Palatine. Take Northwest Tollway to  
Highway 53 Interchange, turn north for  $\frac{1}{4}$  mile.

Flanders 9-1860