
Henning Estates

Seven5HomesLLC



CARTWRIGHTHOMETEAM

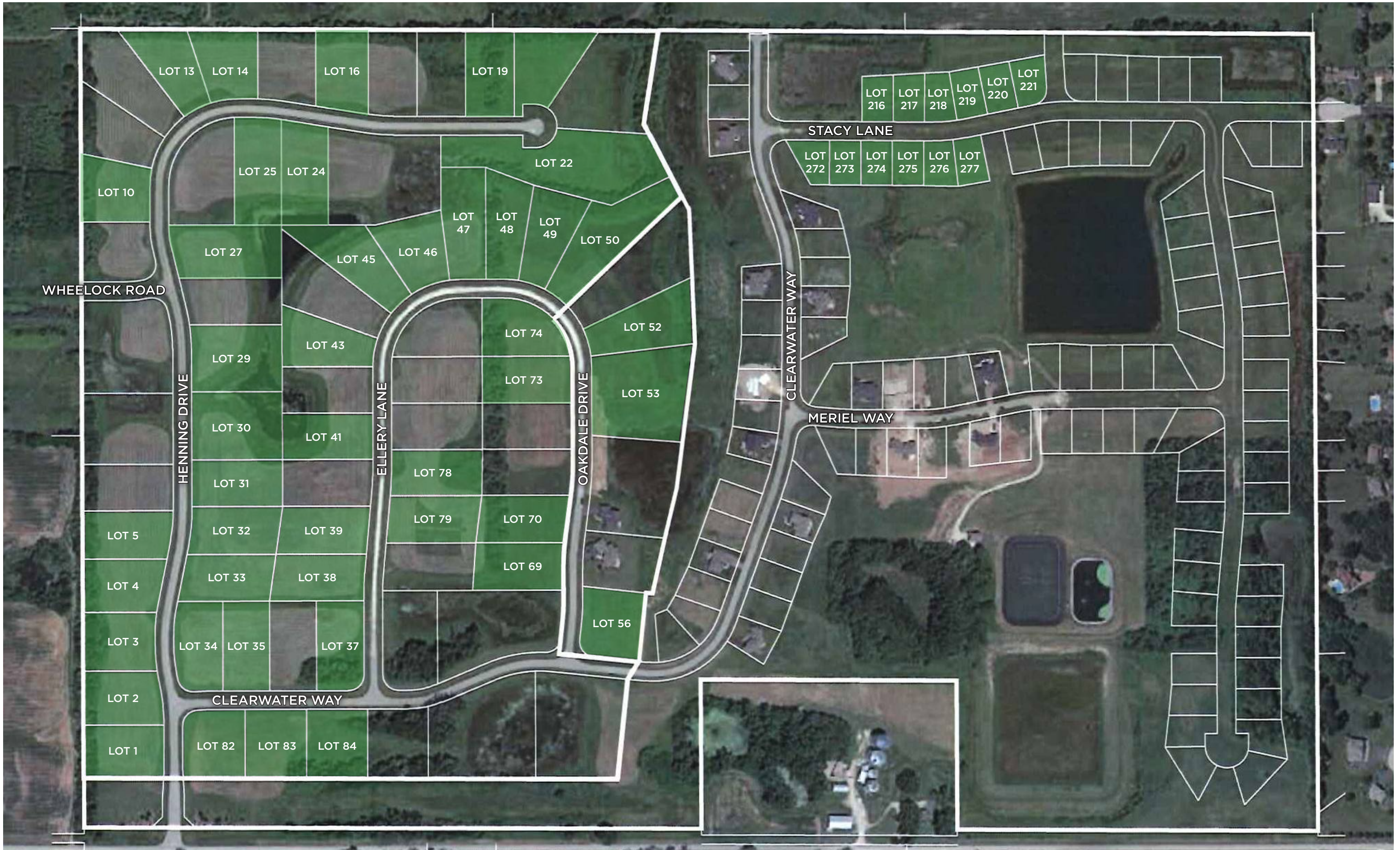
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INTERNATIONAL REAL ESTATE



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LOT 13

LOT 14

LOT 16

LOT 19

LOT 216

LOT 217

LOT 218

LOT 219

LOT 220

LOT 221

STACY LANE

LOT 272

LOT 273

LOT 274

LOT 275

LOT 276

LOT 277

WHEELLOCK ROAD

LOT 10

LOT 25

LOT 24

LOT 22

LOT 27

LOT 45

LOT 46

LOT 47

LOT 48

LOT 49

LOT 50

HENNING DRIVE

LOT 29

LOT 43

LOT 74

LOT 52

LOT 30

LOT 41

LOT 73

LOT 53

LOT 31

LOT 78

OAKDALE DRIVE

MERIEL WAY

CLEARWATER WAY

LOT 5

LOT 32

LOT 39

LOT 79

LOT 70

LOT 4

LOT 33

LOT 38

LOT 69

LOT 3

LOT 34

LOT 35

LOT 37

LOT 56

LOT 2

CLEARWATER WAY

LOT 1

LOT 82

LOT 83

LOT 84

Lot #	MCH Tax ID Number	Property Address
1	17-27-176-006	10509 Henning Drive
2	17-27-176-005	10505 Henning Drive
3	17-27-176-004	10415 Henning Drive
10	17-27-126-002	10201 Henning Drive
13	17-27-126-005	10115 Henning Drive
14	17-27-126-006	10111 Henning Drive
16	17-27-126-008	10019 Henning Drive
19	17-27-126-011	10001 Henning Drive
20	17-27-201-001	9915 Henning Drive
22	17-27-201-003	9907 Henning Drive
24	17-27-128-002	10104 Henning Drive
25	17-27-128-003	10108 Henning Drive
27	17-27-128-005	10208 Henning Drive
48	17-27-201-004	10204 Henning Drive
49	17-27-201-005	10208 Oakdale Drive
50	17-27-201-006	10212 Oakdale Drive
52	17-27-201-008	10218 Oakdale Drive
53	17-27-201-009	10304 Oakdale Drive
56	17-27-252-003	10410 Oakdale Drive
69	17-27-251-003	10405 Oakdale Drive
70	17-27-251-002	10401 Oakdale Drive
73	17-27-202-002	10303 Oakdale Drive
74	17-27-202-001	10215 Oakdale Drive
82	17-27-179-001	10712 Clearwater Way
83	17-27-179-002	10708 Clearwater Way
84	17-27-179-003	10702 Clearwater Way
216	17-27-203-002	16314 Stacy Lane
217	17-27-203-003	16310 Stacy Lane
218	17-27-203-004	16306 Stacy Lane
219	17-27-203-005	16302 Stacy Lane
220	17-27-203-006	16218 Stacy Lane
221	17-27-203-007	16214 Stacy Lane
272	17-27-204-009	16319 Stacy Lane
273	17-27-204-008	16317 Stacy Lane
274	17-27-204-007	16313 Stacy Lane
275	17-27-227-007	16309 Stacy Lane
276	17-27-227-008	16305 Stacy Lane
277	17-27-227-009	16301 Stacy Lane

Lot #	MCH Tax ID Number	Property Address
4	17-27-176-003	10407 Henning Drive
5	17-27-176-002	10401 Henning Drive
29	17-27-128-007	10302 Henning Drive
30	17-27-128-008	10308 Henning Drive
31	17-27-177-001	10316 Henning Drive
32	17-27-177-002	10402 Henning Drive
33	17-27-177-003	10408 Henning Drive
34	17-27-177-004	10502 Henning Drive
35	17-27-177-005	10709 Clearwater Way
37	17-27-177-007	10701 Clearwater Way
38	17-27-177-008	10407 Ellery Lane
39	17-27-177-009	10401 Ellery Lane
41	17-27-177-011	10309 Ellery Lane
43	17-27-128-013	10219 Ellery Lane
45	17-27-128-011	10213 Ellery Lane
46	17-27-128-010	10207 Ellery Lane
47	17-27-128-009	10203 Ellery Lane
78	17-27-178-001	10316 Ellery Lane
79	17-27-178-002	10402 Ellery Lane





Henning Estates

Conservation

At Henning Estates We Believe In Conserving The Environment.

Living in harmony with nature while reducing waste and renewing resources is what we aspire to achieve at Henning Estates. We believe in conserving the beauty of our natural surroundings and in creating a community that is one with nature. Our philosophy is to ensure every home is built to the highest quality standards with energy efficiency and conservation at the focus of our designs.



Quality, conservation and efficiency come together to create a community you will be proud to call home.



Henning Estates 

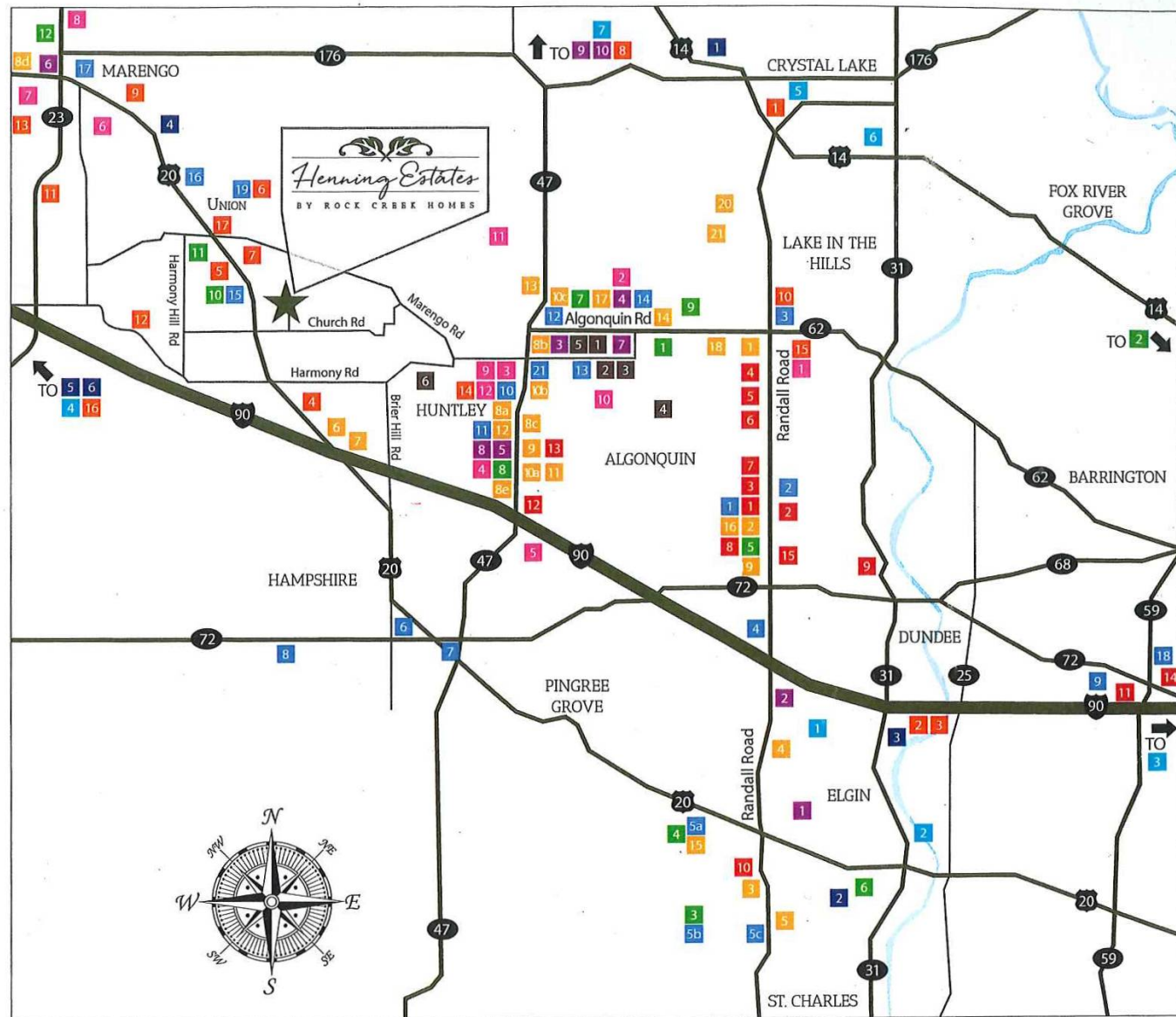
Seven5 Homes

Conservation

Henning Estates includes energy efficient components inside the home and offers a community landscape dedicated to conservation.

- Enhanced Heating Efficiency:**
 - Optimize heating costs with a **98% efficient furnace**.
- Energy Conservation:**
 - Utilize a high-rated **SEER air conditioner** that employs EPA-approved, environmentally friendly refrigerant. SEER stands for Seasonal Energy Efficiency Ratio, and higher SEER ratings translate to greater cooling cost savings.
- Efficient Hot Water Heating:**
 - Benefit from a **50-gallon Energy Star High Efficiency Power Vented Hot Water Heater**, which delivers superior performance while minimizing energy consumption.
- Smart Home Environment:**
 - Employ a **Smart Thermostat** to conserve energy and manage your home environment through a mobile app.
- Scenic Views and Energy-Efficient Windows:**
 - Enjoy picturesque vistas through **Energy Star PELLA windows**.
- Year-Round Comfort:**
 - Maintain a comfortable home throughout the year with **R-30 insulation in the walls** and **R-60 insulation in the ceilings**. These new energy-efficient standards are typically available only in homes constructed after January 1, 2024.
- Electric Vehicle Charging Infrastructure:**
 - Each home includes a **Level 1 or Level 2 electric car charger** as a standard feature.
- Durable Wood Siding:**
 - The use of **LP SmartSide**, a natural renewable wood siding sourced from fast-growing trees and treated for exceptional strength and durability.
- Optimized Air Distribution:**
 - Sealed air ducts** direct conditioned air precisely where it's needed, enhancing both heating and cooling efficiency.
- Natural Beauty and Preservation:**
 - Revel in rarely available scenic views and privacy within the new subdivision, overlooking wetlands, mature woods, and prairie land.
- Land Preservation and Environmental Responsibility:**
 - A substantial portion of the land at Henning Estates will be **preserved or protected with wetlands, ponds, trees, or prairies**.
- Eco-Friendly Wastewater Management:**
 - The community's environmentally friendly waste water management system benefits the land without introducing pollutant chemicals.

Area Attractions



Henning Estates is ideally located near hundreds of local amenities, just a few of which are featured here on this map. Please note boxes represent approximate locations as close as possible.

Map Key Color Coding

- | | | |
|--|---|---|
| ■ Shopping | ■ Everyday Conveniences | ■ Transportation |
| ■ Medical & Municipal Services | ■ Golf Courses | ■ Restaurants |
| ■ Schools, Colleges & Universities | ■ Recreation | ■ Parks & Fitness |
| ■ Churches | | |

Shopping

- Algonquin Commons
Chico's
Clarks Shoes
Dick's Sporting Goods
J. Jill
Jos. A. Banks
Kirkland's
Pottery Barn
Ulta
- Best Buy - Algonquin
- JCPenney - Algonquin
- Kohl's - Algonquin
- Michael's - Algonquin
- SuperTarget - Algonquin
- Home Goods - Algonquin
- Hobby Lobby - Algonquin
- Spring Hill Mall - Dundee
- Burlington Coat Factory - Elgin
- Cabela's - Hoffman Estates
- Huntley Outlet Center - Huntley
50+ Outlet Stores
Ann Taylor Factory Store
Christopher & Banks
Eddie Bauer Outlet
Rockport Outlet
- Hallmark - Huntley
- The Arboretum - South Barrington
Arhaus Furniture
DSW Shoes
LL Bean
Soft Surroundings
Sur La Table
Toms-Price Home Furnishings
Home Goods
- The Great Escape - Algonquin

Golf Courses

- Terrace Hill Golf Course - Algonquin
- Makray Memorial Golf Club - Barrington
- Bowes Creek CC - Elgin
- Elgin Country Club - Elgin
- Randall Oaks - Elgin
- The Highlands - Elgin
- Pinecrest CC - Huntley
- Whisper Creek Golf Club - Huntley
- Boulder Ridge CC - Lake In The Hills
- Blackstone Golf Club - Marengo
- Marengo Ridge Golf Club - Marengo
- Waters Edge Golf Course - Marengo

Recreation

- Raue Center for the Arts - Crystal Lake
- Elgin Symphony & The Hemmens - Elgin
- Grand Victoria Riverboat Casino - Elgin
- Sky Soaring Glider Club - Hampshire
- Cross Winds Equestrian Stables - Marengo
- Illinois Railroad Museum - Union
- Paddock Hills Equestrian Center - Union
- Woodstock Opera House - Woodstock
- Glo Bowl Fun Center - Marengo
- AMC Theater - Algonquin
- Coral Ridge Stables - Marengo
- Double J/R Quarter Horses - Marengo
- Marriehill Farm - Marengo
- Stingray Bay Aquatic Center - Huntley
- Brunswick Zone XL - Algonquin
- Coronado Theater - Rockford
- Donley's Wild West Town - Union

Medical & Municipal Services

- Presence Saint Joseph Hospital - Elgin
- Advocate Sherman Hospital - Elgin
- U.S. Post Office - Huntley
- Centegra - Huntley
(New Hospital Planned for 2016)
- Huntley Fire Department - Huntley
- Marengo Public Library - In District
- Huntley Public Library - Outside District
- Provena Family Health Care - Huntley
- McHenry Cnty Courthouse - Woodstock
- McHenry Cnty Sheriff Dept - Woodstock

Churches

- First Congregational - Huntley
- Shepherd of the Prairie Lutheran - Huntley
- Springbrook Community - Huntley
- St. Mary Catholic - Huntley
- Trinity Lutheran - Huntley
- Willow Creek - Huntley

Parks & Fitness

- Life Time Fitness - Algonquin
- Centegra Health Bridge Fitness - Huntley
- Huntley Park District - Huntley
- Wildflower Park - Huntley
- Rutland Forest Preserve - Hampshire
- Coral Woods Conservation Area - Marengo
- Marengo Park District - Marengo
- Marengo Ridge Conservation Area - Marengo
- Huntley REC Fitness Center - Huntley
- Snap Fitness Huntley - Huntley
- Tomaso Sports Park - Huntley
- Deicke Park - Huntley

Everyday Conveniences

- Grocery Stores - Algonquin
Meijer
Jewel/Osco
Joe Caputo & Sons
- Trader Joe's - Algonquin
- Fannie May Chocolates - Elgin
- Home Depot - Elgin
- Meijer - Elgin
- Gas Stations - Hampshire
BP
Citgo
- Fast Food - Hampshire
Burger King / McDonald's / Subway
- Banks - Huntley & Marengo
Chase Bank (8a)
Harris Bank (8b)
TCF Bank (8c)
Wells Fargo Bank (8c)
Prairie Community Bank (8d)
Castle Bank (8e)
- Fast Food - Huntley
Culver's
Dunkin' Donuts
Taco Bell
Jimmy John's
Tropical Smoothie Cafe
- Grocery Stores - Huntley
Jewel/Osco (10a)
Super Wal-Mart (10b)
Wisteds Supermarket (10c)
- Village Green Dry Cleaners - Huntley
- Walgreens - Huntley
- Ziegler's Ace Hardware - Huntley
- C.V.S. Pharmacy - Lake in the Hills
- The National Bank - Elgin
- Platt Hill Nursery - Carpentersville
- Tom's Market & Greenhouse - Huntley
- Morkes Chocolates - Huntley
- Menard's - Carpentersville
- Lowe's - Lake in the Hills
- Costco - Lake in the Hills

Schools, Colleges & Universities

- McHenry Country College - Crystal Lake
- Elgin Community College - Elgin
- Judson University - Elgin
- Marengo Schools
Riley Elementary School
Marengo Middle School
Marengo High School
- Rock Valley College - Rockford
- Rockford College - Rockford

Restaurants

- Algonquin Commons - Algonquin
Biaggi's Ristorante
Bonefish Grill
Houlihan's
Jiang's Mongolian Grill
Niko's Lodge
On The Border
Thirsty Whale
- Montarra Grill - Algonquin
- Rosati's Pizza - Algonquin
- Elgin Restaurants - Elgin
Burnt Toast
Jimmy's Charhouse
Panara Bread
Rookies Pub & Grill
Starbucks
Sushi Station
- Elgin Restaurants - Elgin
Maciano's Pizza & Pastaria (5a)
Sammy's Mexican Grill (5a)
Porter's Pub (5b at Bowes Creek)
Portillo's (5c)
- Allen's Corner - Hampshire
- Ginny O's Restaurant - Hampshire
- Red Ox Restaurant & Bar - Hampshire
- Claim Jumper - Hoffman Estates
- Huntley Restaurants - Huntley
Starbucks
Jimmy Johns
Rookies Pub & Grill
Little Caesar's Pizza
- Jameson's Charhouse - Huntley
- Sammy's Restaurant & Bar - Huntley
- Village Inn - Huntley
- Bistro Wasabi - Lake in the Hills
- Blackstone Restaurant - Marengo
- Joe's Place - Marengo
- Marengo Restaurants - Marengo
Cafe 20
Fire & Ice Smokehouse & Creamery
Flatlander Market
- The Arboretum - South Barrington
Cooper's Hawk Winery
Pinstripes Bowling Bistro
Ruth's Chris Steakhouse
Georgio's Chicago Pizzeria & Pub
L'Eiffel Bistrot & Wine Bar
- Checkers II - Union
- Colonial Cafe - Algonquin
- Brunch Cafe - Huntley

Transportation

- Big Timber Metra - Elgin
- National Street Metra - Elgin
- O'Hare International Airport - Chicago
- Rockford Airport - Rockford
- Crystal Lake Station Metra - Crystal Lake
- Pingree Road Station Metra - Pingree Grove
- Woodstock Metra - Woodstock

Water Reclamation



Waste Water Reclamation and Reuse System

At Henning Estates, we pride ourselves on being a conservation community. Nearly 60% of our entire community has been designated for the preservation and protection of ponds, wetlands, trees and prairie, providing a beautiful setting for you to build your home. With that at the forefront of our minds, we have chosen to invest in the cleanest, most environmentally friendly waste water management system in existence.

The EPA licensed and regulated system we have invested in offers the latest technology available surrounding community waste water. Our system is environmentally friendly, ensures the ongoing viability of our wetlands and ponds and the treatment process is completely invisible and odorless to our homeowners.

How Waste Water Reclamation Works

HOW IT WORKS:

Waste water from the community is transferred to a series of treatment ponds. Once in those ponds, the water goes through a combination of aeration, filtration, and disinfection. This process can take up to 150 days and is nearly an entirely odorless organic process. Once the water has been treated, it is released naturally, irrigating the prairies and woodlands of our beautiful community.

ENVIRONMENTAL BENEFITS:

Discharged water is rich in nitrogen, phosphorus and potassium, all nutrients plants thrive on

No pollutants can get into the ground water as is typically the case with regular "sewer" systems

No solids = No sludge = No disposal = No pollution = No Smell

COMMUNITY BENEFITS:

Completely Odorless

Keeps community ponds, wetlands, and vegetation vibrant without pollutant chemicals

Helps with mosquito abatement

No backups, no overflows, no septic tanks!

MAINTENANCE AND COSTS:

Licensed operators are responsible for operations and maintenance of the system.



The Elizabeth Model 1800sq ft to 2600sq ft

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SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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MISSION STATEMENT AND VALUES

MISSION STATEMENT

Seven5 is a distinguished investment and construction management firm headquartered in the Northwest suburbs of Chicago. With over 25 years of experience, we specialize in bringing top-quality, commercial and residential projects to life. Our comprehensive services encompass new construction and renovations, all delivered with a commitment to personalized attention and professional excellence that consistently surpasses our clients' expectations.

At present, Seven5 is actively engaged in several large-scale redevelopment projects in the construction phase. Additionally, we are proud to offer a portfolio of new construction homes and renovated homes, ranging in price from \$400,000 to \$1.4 million. Unlike developers who view properties solely in terms of financial value, Seven5 approaches each project with the discerning perspective of a future homebuyer. We understand that quality, community, professionalism, empowerment, accountability, and safety are paramount in creating exceptional spaces (our core values)

QUALITY + SERVICES

Through strategic collaboration with exceptionally skilled individuals and reputable trade partners within the industry, we ensure the delivery of unparalleled quality and service to all our valued clients.

COMMUNITY AND SAFETY

We actively engage in enriching and enhancing the communities to which we belong, while also prioritizing the causes that ignite passion among our employees.

Ensuring the safety of our employees, trade partners, clients, and the communities we serve remains our paramount concern. We are unwavering in our commitment to meticulous care and vigilance in maintaining jobsite safety

PROFESSIONALISM AND EMPOWERMENT

We uphold an unwavering commitment to the highest standards of professionalism, demonstrate respect for our collaborators, and maintain a robust work ethic across the company. Under the guidance of our leadership, we foster an environment that encourages our team members and trade partners to embrace challenges, devise innovative solutions for any situation, and extend beyond their customary boundaries to achieve genuine excellence.

ACCOUNTABILITY

We assume the responsibility of consistently surpassing our clients' expectations, while our employees remain steadfast in delivering work of the utmost quality. Simultaneously, we actively foster their professional growth and development.

The Building Process at Henning Estates: What to Expect When Building a New Ranch Home

Building a new ranch home with Seven5 Homes at Henning Estates commences with establishing a solid foundation of trust. Our primary objective is to ensure your complete satisfaction with your new home, which hinges on open communication, mutual confidence, and timely decision-making throughout the process.

Before signing your new home contract, you'll have ample opportunities to seek clarification about the building process. We encourage you to ask questions to gain a clear understanding of the costs associated with any special requests and to estimate completion timelines. Once you sign the official building contract, you'll be well on your way to moving into your new home at Henning Estates.

Our streamlined building process minimizes buyer involvement, primarily focusing on color and material selections. At various points, you'll be invited to choose features such as exterior colors, cabinets, countertops, [tile](#), hardwood, and carpet. We aim to make this customization process enjoyable and exciting as you create your "forever home." Additionally, we invite you to attend walk-through meetings at different stages of construction, allowing you to witness the progress firsthand.

To ensure a seamless building experience, we recommend finalizing plans for any changes or upgrades promptly. Before construction begins at Henning Estates, feel free to inquire about and make decisions regarding personalized features.

Nathan Schwartzberg

Managing Partner

Over the past two decades, I have held the position of Operations Manager within the firm. My responsibilities encompass managing construction and development projects, including new business origination, financial structuring, and risk evaluation. Additionally, I play a crucial role in shaping the firm's overall direction, investment strategy, and capitalization. As part of revenue generation, I engage in fund raising from investors and lenders. My expertise spans land acquisition, raw land development, estimating, project management, and transaction coordination. For more than fifteen years, I have facilitated real estate acquisitions and dispositions, actively contributing to successful investment transactions totaling millions of dollars. My experience extends to purchasing, rehabilitating, and selling both single-family homes and multi-family buildings.



Rafal Wojcik

Senior Construction Manager

" He who works with his hands is a laborer. He who works with his hands and his head is a craftsman. He who works with his hands, his head, and his heart is an artist. " St Francis of Assisi

Rafal Wojcik boasts an impressive and diverse background in the construction industry. With over 27 years of dedicated building experience, he has successfully overseen the construction of custom and spec-built homes and managed extensive renovation projects. As an independent contractor, Rafal personally handled the framing of every home he built, in addition to installing siding, shingles, decks, windows, doors, hardwood flooring, tile, cabinets, trim, custom built-ins, and all other aspects related to construction. His leadership extends to managing large construction crews, including designers, laborers, plumbers, and electricians. At Seven5 LLC, Rafal contributes a unique and broad range of construction expertise, fostering lasting and exceptional relationships with our valued clients





CARTWRIGHTHOMETEAM

What the Cartwright Home Team offers:

*Trust, Reliability, Dedication,
Exclusive Marketing, Social Media,
Staging, Contractors, & more*

LAURA CARTWRIGHT

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*MREDLLC.com YTD average market sales Inverness

