Flaherty Builders/Developers

Signature Series Townhomes

Misty Creek

The Aster I: Approx 2,100sq ft *$629,900*

Experience effortless ranch-style living in this thoughtfully designed townhome featuring 3 bedrooms, 2 bathrooms, a 2-car attached garage, and a spacious unfinished basement ready for your personal touch. A versatile study offers endless possibilities and can easily serve as a home office, playroom, or third bedroom to fit your lifestyle. The open-concept great room and kitchen create the perfect setting for entertaining family and friends, while 9-foot ceilings throughout enhance the home's bright and airy feel. Personalize your space even further by adding an optional rear covered patio or sunroom, creating the perfect place to relax and enjoy every season.Designed for comfort, flexibility, and modem living, this townhome truly has something for everyone.

The Aster II: Approx 2,100 sq ft $644,900

Enjoy the ease of single-level living in this beautifully designed ranch townhome that perfectly blends comfort, style, and functionality. Offering 3 bedrooms, 3 bathrooms, a 2-car attached garage, and a spacious unfinished basement, this home provides plenty of room to grow and make it your own. A flexible study adds even more versatility and can be customized to fit your needs whether as a home office, playroom, reading nook, or third bedroom. With soaring 9-foot ceilings throughout, the home feels bright, open, and welcoming. For even more living space, choose to add an optional rear covered patio or sunroom and create your own private retreat. Thoughtfully designed with modem lifestyles in mind, this ranch townhome offers the perfect balance of convenience, flexibility, and low-maintenance living.

The Aster III: Approx 2,100 sq ft $629,900

Discover the convenience of effortless single-level living in this thoughtfully designed ranch-style townhome that perfectly balances comfort, style, and flexibility. Featuring 3 bedrooms, 3 bathrooms, a spacious unfinished basement, and a 2-car attached garage-with the option to upgrade to a side-load 3-car garage-this home offers the space and versatility to fit your lifestyle. A versatile study provides endless possibilities and can easily be transformed into a home office, playroom, hobby room, or an additional bedroom to meet your changing needs.With soaring 9-foot ceilings throughout, every space feels bright, open, and inviting. Personalize your home even further by adding an optional rear covered patio or sunroom, creating the perfect indoor-outdoor retreat for relaxing and entertaining year-round.Designed with today's homeowners in mind, this ranch townhome delivers the perfect blend of modem convenience, low-maintenance living, and customizable spaces-creating a home you'll love for years to come.

07/07/2026 -All Pricing is Subject to Change

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The Soho I: Approx 2,080 sq ft $629,900

Designed for comfort and flexibility, this ranch-style townhome offers up to 3 bedrooms, 3 bathrooms, a 2-car attached garage, and a large unfinished basement with endless possibilities. A versatile study provides the perfect space for a home office, children's playroom, or can easily be converted into a third bedroom. The spacious kitchen flows seamlessly into the great room, creating an ideal gathering place for family and friends. Soaring 9' ceilings add to the open, airy feel. Personalize your outdoor retreat with an optional covered rear patio.

The Soho II: Approx 2,180 sq ft $634,900

Experience the ease of ranch-style living in this beautifully designed townhome featuring up to 3 bedrooms, 3 bathrooms, a 2-car attached garage, and a generous unfinished basement ready for future expansion. A flexible bonus space adapts to your needs as a home office, playroom, or additional bedroom. The open-concept kitchen and great room are designed for effortless entertaining, while 9' ceilings throughout create a bright and spacious atmosphere. Enhance your living space even further with an optional covered rear patio.

The Inwood: Approx 2,550 sq ft $634,900

This beautifully designed two-story townhome offers 12-foot ceilings on the first floor, 3 spacious bedrooms and 3 bathrooms with a first-floor Primary Suite and an attached 2-car garage. Upon entering the 2-story foyer, you are greeted by a versatile parlor that welcomes you home - perfect for a formal living room, dining room, library, or private study. The open-concept great room flows seamlessly into a well-appointed kitchen, making it ideal for both everyday living and entertaining, with the convenience of a first-floor laundry room for the organization of life's essentials. The second floor offers a spacious loft with 10-foot ceilings and a designer railing that overlooks the main living space and 2-story foyer, creating an inviting area for multi-generational recreation or a relaxing loungue. This home strikes the perfect balance of comfort, style, and modem living.

The pricing shown includes 9' basements as standard.
Covered Patios / Sunrooms are additional.
See Sales Rep for any Lot Premiums that may apply.

Contact a Sales Associate Today at 815-464-2213 - for more information
Email us at sales@flahertyhomes.com or visit us on the web at
www.flahertyhomes.com

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MISTY CREEK

SIGNATURE SERIES TOWNHOMES

(815) 464-2213 info@flahertyhomes.com www.flahertyhomes.com

Misty Creek Site Plan

School Information

Frankfort Grade
School District 157c
Grand Prairie K-2
Chelsea 3-5
Hickory Creek 6-8

Lincoln-Way High
School District 210
Lincoln-Way EAST

	MODEL
	AVAILABLE
	SOLD
	FUTURE PHASE
P	PREMIUM
A SL	SIDE LOAD

See Sale Center for Current Details.
Revised 09/21/2026.

Signature Series Townhomes Included Features

Kitchen Features
- Gas Range with Exterior Vented Range Hood
- Built in Dishwasher
- Garbage Disposal
- Built-In Trash Pull Out
- Under Cabinet Stainless Steel Basin Sink
- Natural Hardwood Flooring
- Quality Birch Cabinets
- Quartz Kitchen Countertops
- Spacious Breakfast Area

Bath Features
- Private Primary Bath Suite
- Zero-Threshold Shower Entry at Primary
- Ceramic Wall and Floor Tile (per allowance)
- Quality Birch Cabinets
- Quartz Countertops With Undermount Sink
- Chrome/Satin Nickel Sink Faucet
- Ground Fault Circuitry
- Hi-Output Exhaust Fan
- Custom Glass Shower Door at Primary
- Choice of 3 Body Jet Sprayers or Adjustable Personal Sprayer at Shower
- Basement Plumbing Rough-In
- 5’ Deep well Tub or 5’ Shower Base at Secondary Full Bath
- Pedestal Sink at Powder Room
- Comfort Height Toilets with Soft-Close Lids

Laundry Features
- First Level Laundry Room
- Dryer Vented and Natural Gas Line
- Large Walk-In Closets (per plan)
- Linen Closets With Wire Shelving
- Base Cabinets With Stainless Steel Sink

Mechanical Features
- Gas Forced Air High Efficiency Furnace & Central Air Conditioning
- Hot Water Heater
- 200-amp Electric Service
- Copper Water Pipes
- Separate, Sealed Sanitary and Sump Pump at Basement
- 2 Weatherproof Exterior Outlets

Quality Construction
- Architectural Roof Shingles with Lifetime Warranty
- Damp Proof Foundations
- Casement Vinyl Clad Thermo Pane Low E Glazed Windows With Screens
- Dense Pack Cellulose Insulation
- Tyvek or Equivalent House Wrap
- 1” Insulated Glass Patio Door With Screen Carriage Style Insulated Garage Door

Interior Features
- 9’ First Floor (per plan)
- Natural Hardwood Flooring (per plan)
- Oak Posts & Rails With Iron Balusters
- 8’ Doors with Pediments Above in Common Areas
- Painted Trim at Window Stools
- 4 Can lights with Fixture in Primary Bedroom
- Large Insulated Basement For Ranch & 2 Story Homes
- Painted Basement Floors
- Electric Fireplace in Family Room
- 1-Panel Flat or 2-Panel Square Top Doors
- Painted Trim Package & Customizable Wall Colors
- Locker System (per plan)
- Wall to Wall Carpeting (per allowance)
- Smoke Detectors and Carbon Detectors
- Doorbell Button and Chime
- Raised Wall TV Set-Up in Family Room
- 4 Category 5e DATA With Wired TV Jacks
- Large Appliance & Lighting Allowance
- Electrical Ceiling Openings With Wall Switch Provided in All Rooms/Room Closets
- Garage Door Opener with Keyless Entry Access Pad & Smart Phone Wireless Control
- Custom Wood Molded Wainscoting at Staircase and Full Height Feature Wall in Primary Bedroom
- Oversize Casing and Baseboard Moldings

Exterior Features
- Maintenance Free Aluminum Soffits, Fascia, Gutters and Downspouts
- Maintenance Free Landscaping
- Insulated Entry Door
- 1st Floor Natural Stone Exterior
- 2-Car or 3-Car Garage (per plan)
- Finish Garage Drywall Painted
- 2 Frost Proof Exterior Hose Bibs
- Concrete Driveway and Walkways
- Stone Address Block
- Receptables & Fixtures Provided for Exterior Lights at Doorways, Walkway, & Garage
- Final Grade Black Dirt
- Concrete Public Walks
- Underground Utilities
- Fully Improved Lot, City Sewer & Water

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Energy Start Certified Builder. Prices and Features are Subject to Change without Notice. Please Inquire at Our Sales Model for Current Details.
Revised 01/30/2026

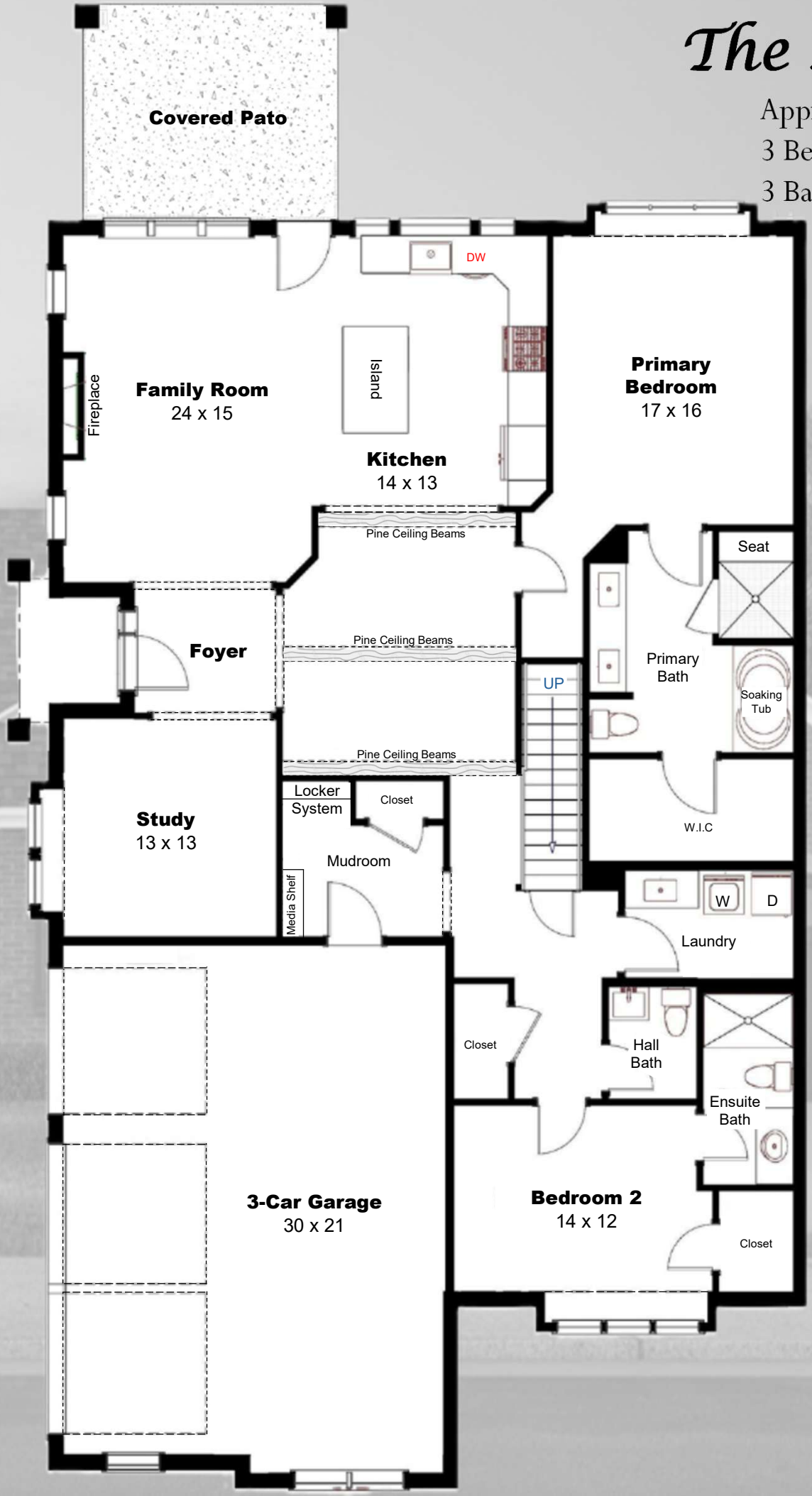
The Aster I

Approximately 2,100 SF
3 Bedrooms
3 Bathrooms

The Aster II

Approximately 2,100 SF
3 Bedrooms
3 Bathrooms

Optional:
Side Load
3 Car Garage
Covered Patio



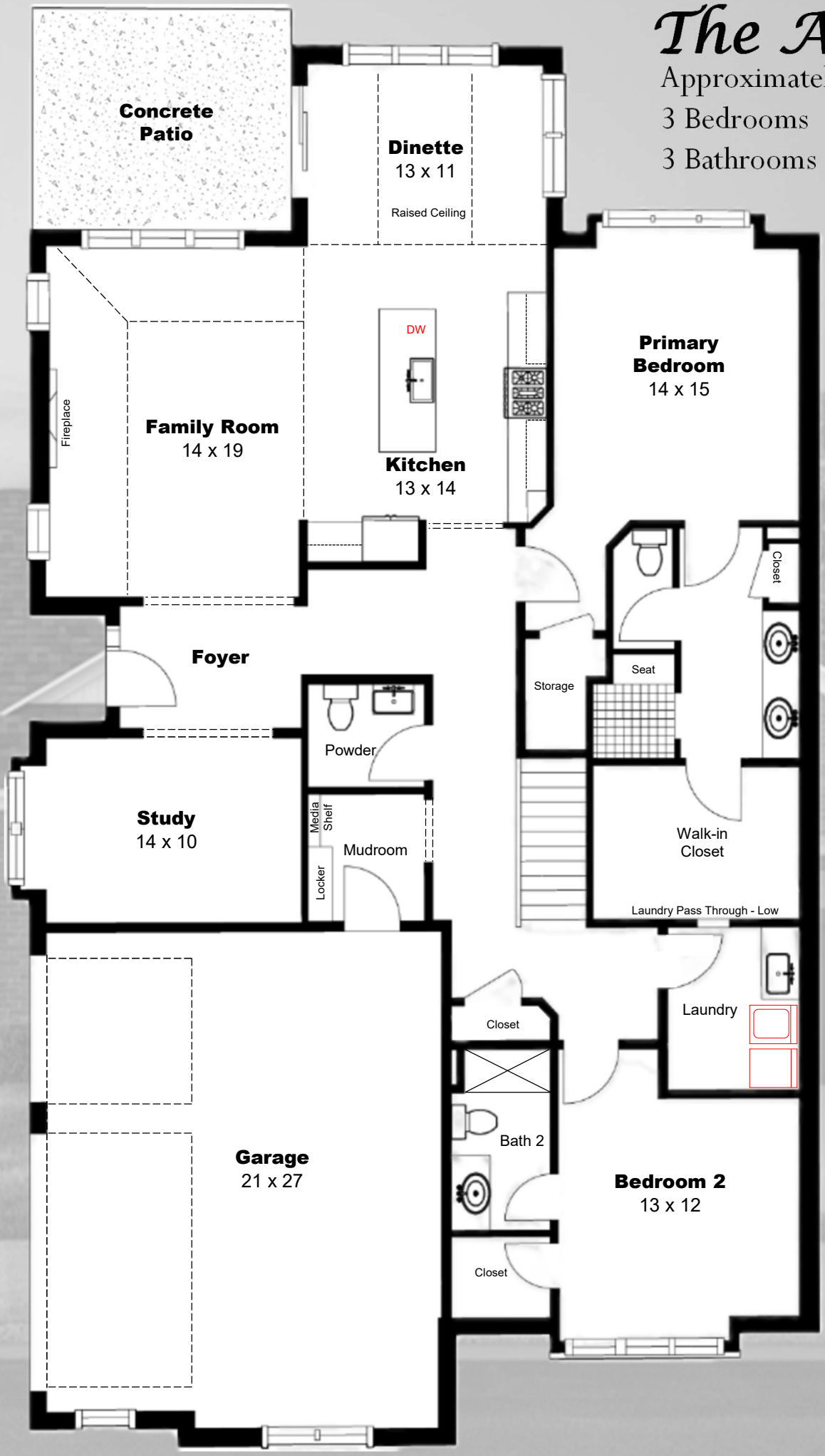
The Aster III
Front Load

Approximately 2,100 SF
3 Bedrooms
3 Bathrooms

The Aster III

Approximately 2,100 SF
3 Bedrooms
3 Bathrooms

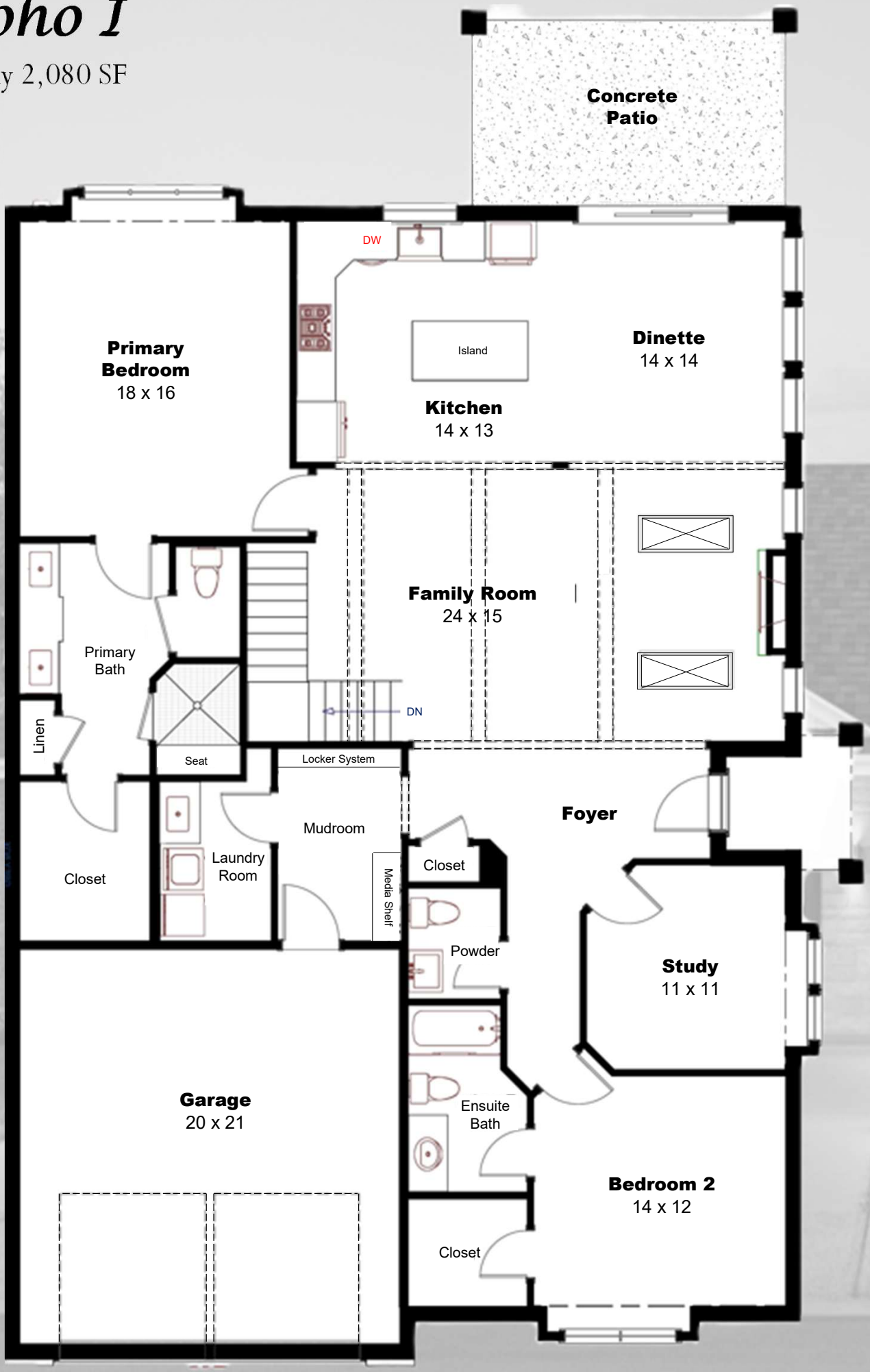
Optional:
Side Load
3 Car Garage
Covered Patio



The Soho I

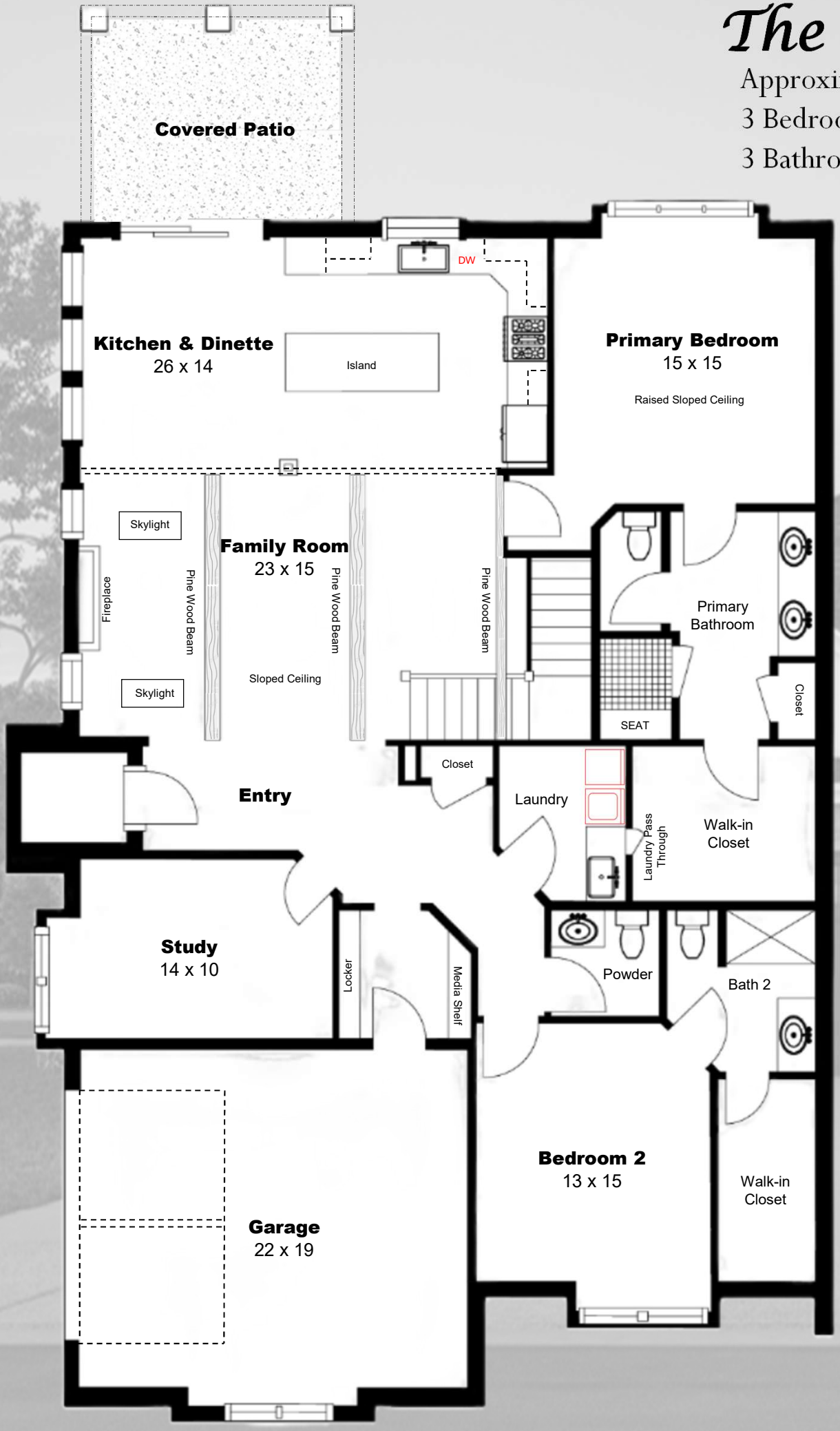
Approximately 2,080 SF
3 Bedrooms
3 Bathrooms

Optional:
Covered Patio



The Soho II

Approximately 2,180 SF
3 Bedrooms
3 Bathrooms



The Inwood

Approximately 2,550 SF
3 Bedrooms
3 Bathrooms

Misty Creek Gardens

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About Us

Flaherty Builders is a second generation, family owned and operated homebuilder with a sterling reputation for quality, design and craftsmanship. After more than 50 years crafting luxury new homes and developing successful communities throughout the southwest suburbs, Flaherty Builders knows what home means for you – and for your family. That's why the Flaherty family is proud to put its name on each new home it builds.

The foundation of our long-term success is integrity and customer satisfaction. As a quality Homebuilder, these values have been the hallmark of our company since its inception. You'll see Absolute dedication to the building process evident in every Flaherty Builder's single-family home
And townhome. Plus, your new home will not only boast the finest workmanship, but you'll also receive personalized attention and dedicated service.

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