



TIMBER TRAILS
• WESTERN SPRINGS •



TIMBER TRAILS COMPLETELY REIMAGINED

Located in prestigious Western Springs, Timber Trails begins with a site of rare natural beauty which is preserved and enhanced in a community plan that includes 20 acres of dedicated open space, with hundreds of mature hardwood trees, extensive trails and a five acre park. Nature's beauty is matched by an extraordinary variety of residences that includes luxury townhomes and three distinct series of single family homes, all of which are to be tailored to your individual tastes. Whatever your lifestyle you will find the perfect fit at Timber Trails.



**OUR PHILOSOPHY
IS SIMPLE:**

**TO DESIGN AND
BUILD THE VERY
BEST HOMES IN
THE VERY BEST
COMMUNITY.**



Photos Courtesy of ChicagoTribune.com

LAND RICH IN HISTORY

In 1833, Joseph Vial settled in Western Springs and built a small log cabin on what is now the Timber Trails. Over time, Vial acquired over 570 acres of land which his son, Robert, inherited and turned into profitable farm land. Robert Vial was an accomplished farmer and one of the first in the area to ship milk to the Chicago market using the Burlington railroad.

In the mid-1920's, the Vial family decided to convert a portion of the land into an 18-hole public golf course. In 1964, the golf course was sold to a land developer who re-designed the course to accommodate the construction of new residential homes, including what is now the Ridgewood subdivision. In 2004, the remaining 104-acre property was sold by the Vial Family.

Today, Timber Trails is under new ownership and home construction is under way once again with a completely reimagined look and feel.



**JULIE HOWARD**

WESTERN SPRINGS, IL

MEET THE DESIGNER

Julie Howard, the in-house designer at Timber Trails, focuses on new construction design to create unique, exquisite homes in the Chicagoland area. Currently, Julie works exclusively for Timber Trails, designing and overseeing all of their spec homes. Julie's holistic approach creates a seamless process and stunning final product. She believes she is much like a conductor of an orchestra bringing a talented team of artisans together to make her ideas come alive.

Julie tends to work backwards in her design approach by drawing inspiration from items that are the final touches. She is drawn to classic design turned up a notch rather than trends that may come and go. Her design esthetic is constantly evolving but remains grounded in traditionalism. Julie studied alongside Brian Taylor at The University of Wisconsin, Madison as well as Harvard's Graduate School of Design.

WESTERN SPRINGS, IL



MEET THE DEVELOPER

Brian Taylor is the President of Timber Trails Development Company (TTDC), which he founded in 2012. Since 2013, TTDC has closed over 110 custom homes in Western Springs.

Brian has over 20 years of homebuilding experience and has worked directly in each step of the process from land purchasing all the way through the customer service warranty period. Brian has been involved in construction through a family business for most of his life, working with some of the most knowledgeable people in the Chicago construction industry in all areas including finance, construction, sales and land entitlements. Brian received his bachelor's degree from the University of Wisconsin.

As the economy has evolved, particularly in the Chicago market, Brian has been able to adapt, and maintains fabulous relationships with his financial partners. Timber Trails is a unique community; as developments of this size are typically controlled by public homebuilding firms, who are more interested in the short term return on equity. Instead, TTDC's goal is to build a great long term community that each of Timber Trails' residents love.

Unparalleled Work Ethic

“BRIAN TAYLOR WAS
TOTALLY COMMITTED
TO ENSURING THAT ALL
OF OUR QUESTIONS
AND CONCERNS WERE
ADDRESSED TO OUR
SATISFACTION.”

JOE S.

Timber Trails Resident





COMING SOON - 1113 HICKORY DRIVE
COASTAL CASUAL



Villandry Azure Encaustic Cement
Fireplace Tile (8" x 8") paired with
Rustic Wood Mantle



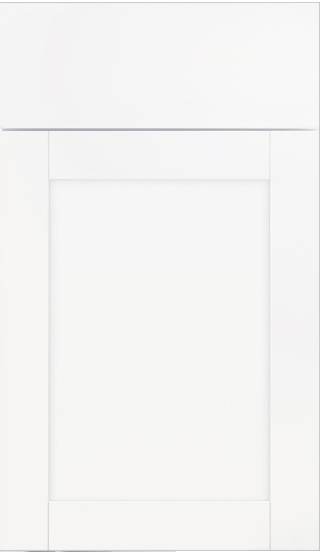
Benjamin Moore
Classic Grey



Benjamin Moore
Revere Pewter



Image shown
for concept
only



White Brellin laminate
cabinet doors from
Aristokraft Cabinetry



Artifacts® Sin-
gle-hole Kitchen
Sink Faucet



Serena & Lily furniture shown
for inspiration only



Wood sample shown for concept only



Image shown for
concept only



Image shown for concept only



Benjamin Moore
James River Grey



Benjamin Moore
Charlotte Slate

AVAILABLE NOW - 1108 HICKORY DRIVE

BLACK & BRASS SHOWSTOPPER



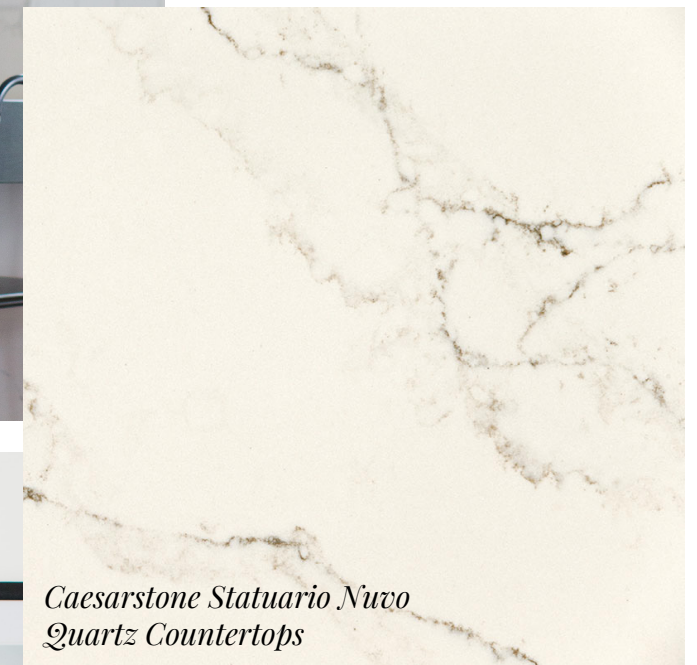
*Artwork in Family Room
from McGee & Co.*



*Charlton Wall Light
from Circa Lighting*



*Alhambra Black and White Hand-
made Cement Moroccan Tile (8" x 8")*



*Caesarstone Statuario Nuvo
Quartz Countertops*



*Single Handle Pull-
Down Kitchen Faucet with
Touch2O® Technology*



*Natural White Oak Hardwood Floors
with No Stain*

AVAILABLE NOW - 6009 FLAGG CREEK LANE NEW CLASSIC



*Darlana Large
Two-Tiered Ring
Chandelier from
Circa Lighting*



*Nova Hex Bianco Ceramic
Mosaic Backsplash Tile*



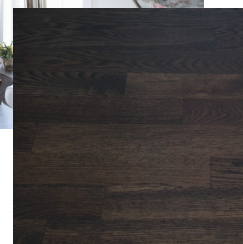
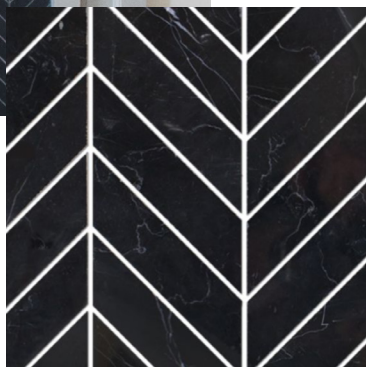
*Caesarstone London Grey
Quartz Countertops*



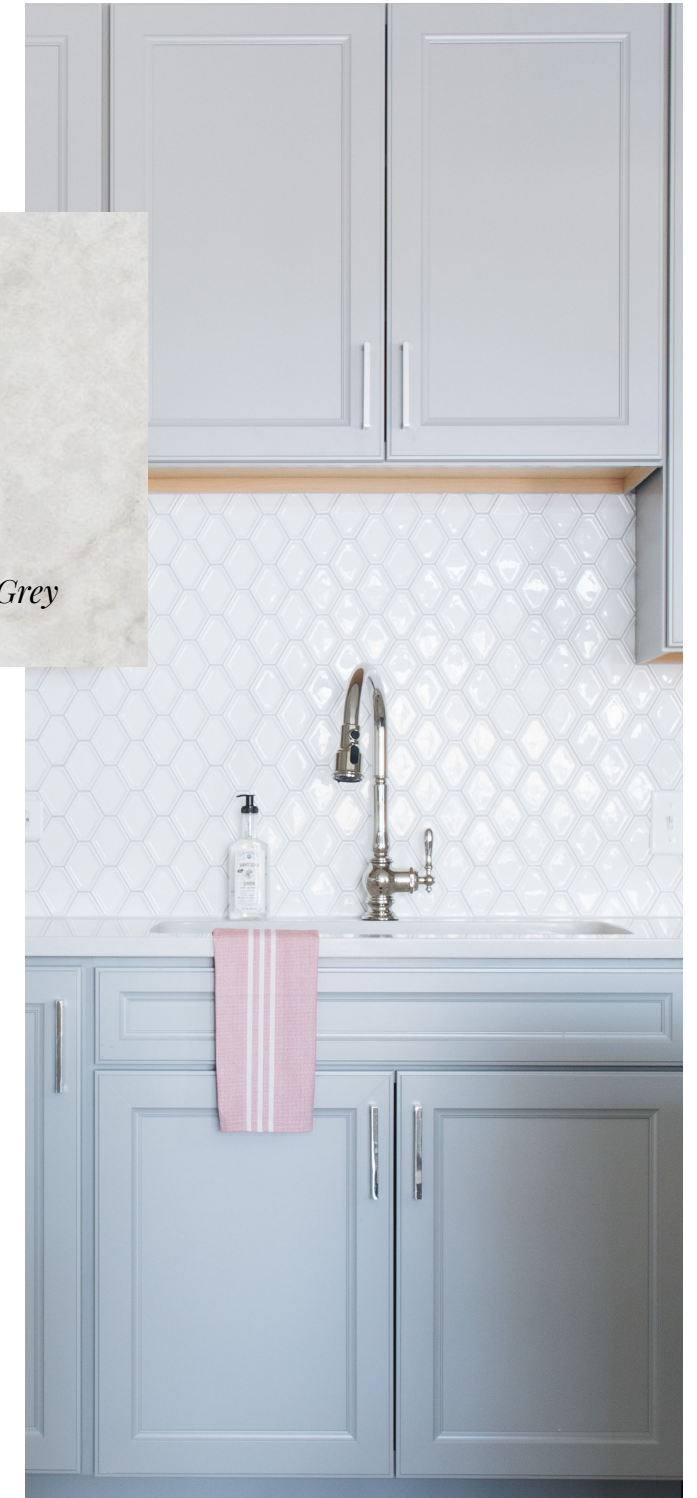
*Benjamin Moore
Classic Grey*



*Black Marquina
Polished Marble
Chevron Mosaic
Fireplace Tile*



*Kohler Polished Nickel
single-hole kitchen
sink faucet with
pull-down spout*





An Experienced Team of Experts

“WE COULD NOT BE
MORE PLEASED WITH
THEIR OVERALL DESIGN
WORK, THEIR GENERAL
WORKMANSHIP AND
THEIR TIMELINESS.”

LARRY Z.

Timber Trails Resident



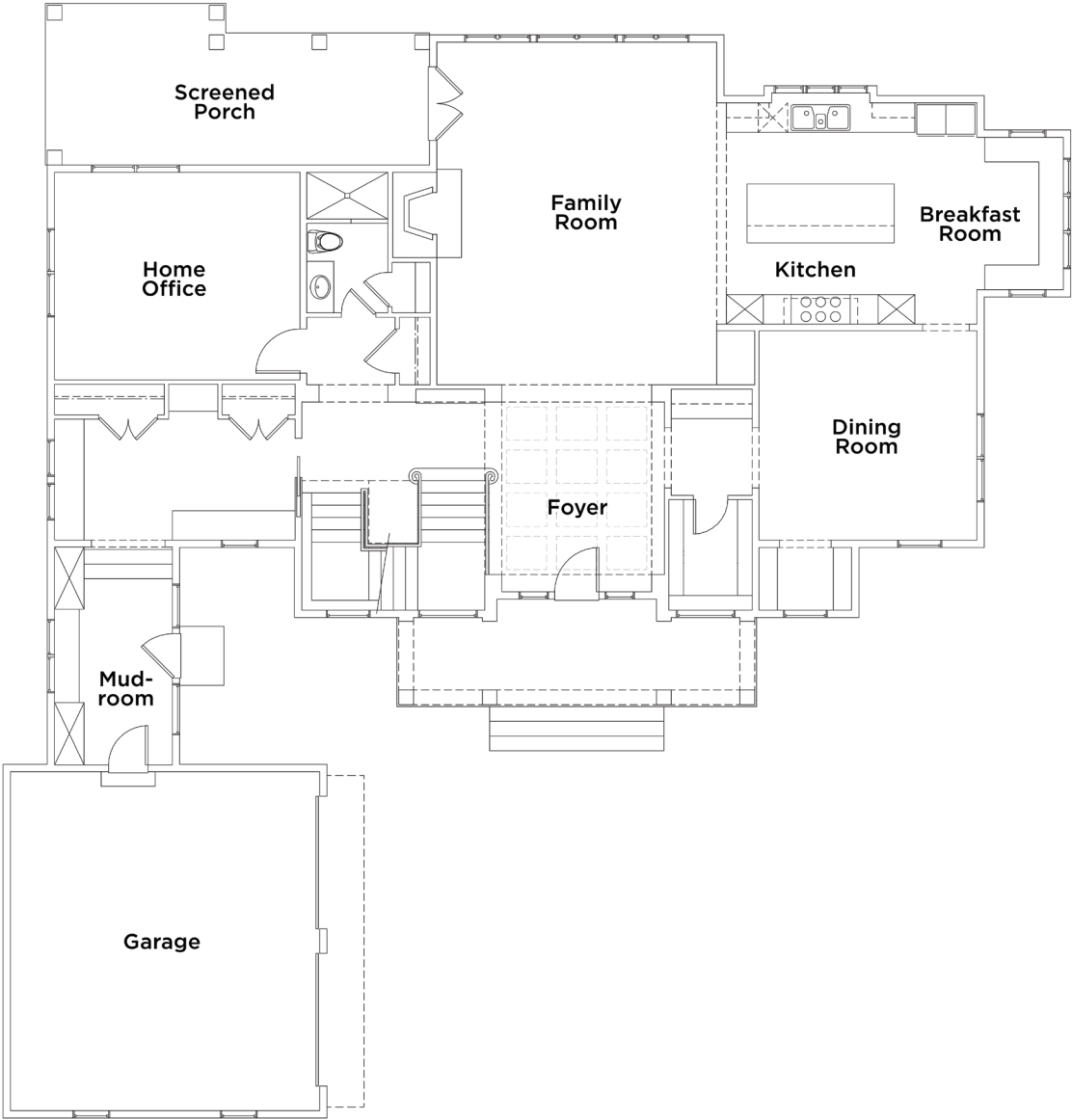


EVERY DETAIL PERFECTLY CURATED

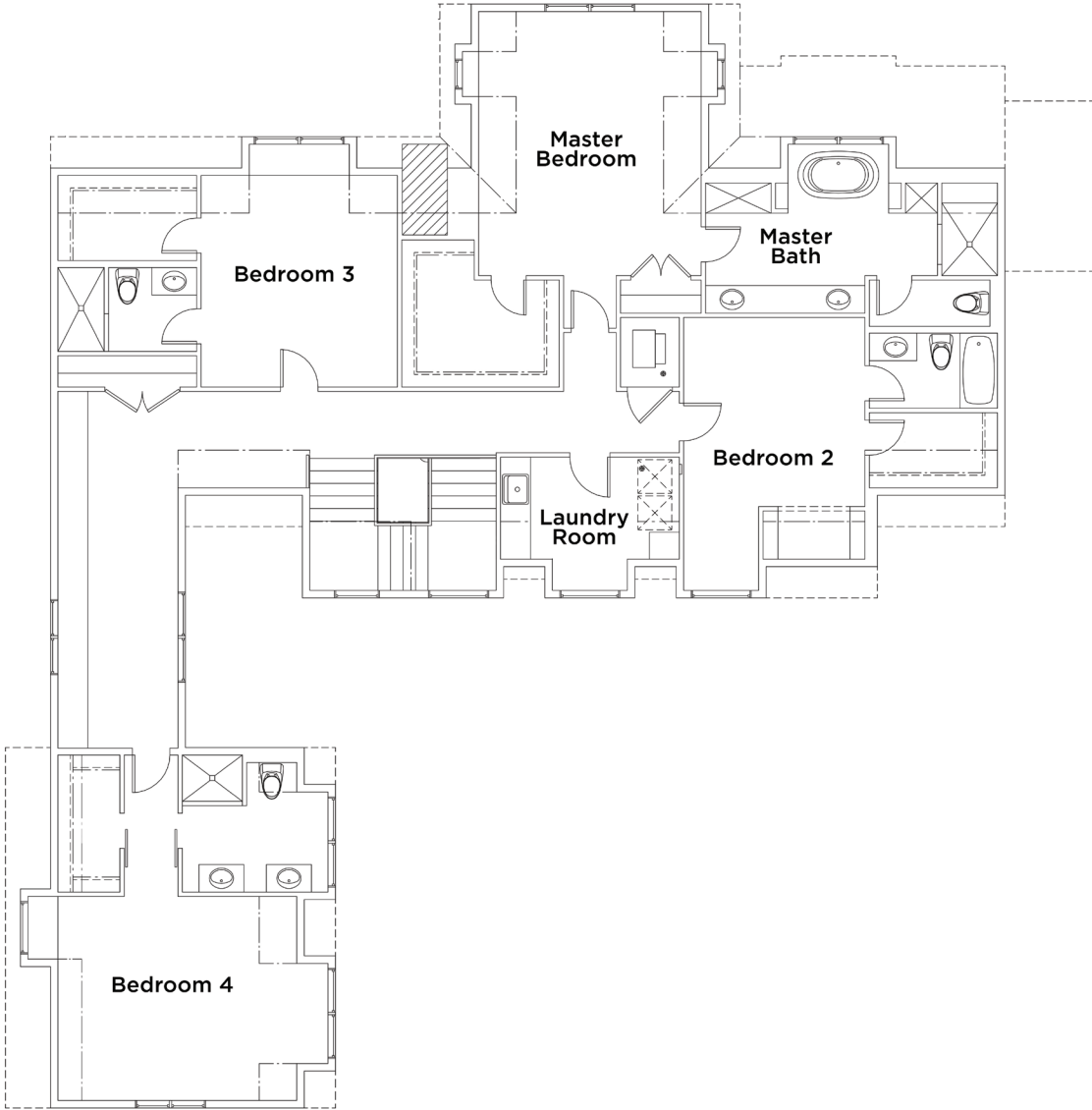
You can have confidence in our ability to make your dreams come true because our company's management team has been in the construction industry for over 30 years. During that time, we have built high-end, full luxury homes in some of the most exclusive suburbs in the Chicagoland region. Whether a stunning single-family home or an equally exquisite maintenance-free townhome is your desire, our management team has demonstrated their experience by completing the following developments: Peregrine Lake Estates of Palatine, Ivy Club Townhomes of Northbrook, Weatherstone of Inverness, Eastgate of Bloomington, Essex Club of Schaumburg and many more.

All of these homes exhibit stunning architectural features, top-of-the-line construction materials, and a virtually endless supply of optional amenities and customization opportunities that will please the most creative personalities. We know a home purchase is one of the biggest financial investments in your life, and we understand that. Thus let us use our years of experience in the luxury home construction industry, to make it one of the most enjoyable and rewarding experiences of your life.

COMING SOON - 5915 TIMBER TRAILS BLVD
FLOORPLAN OPTION

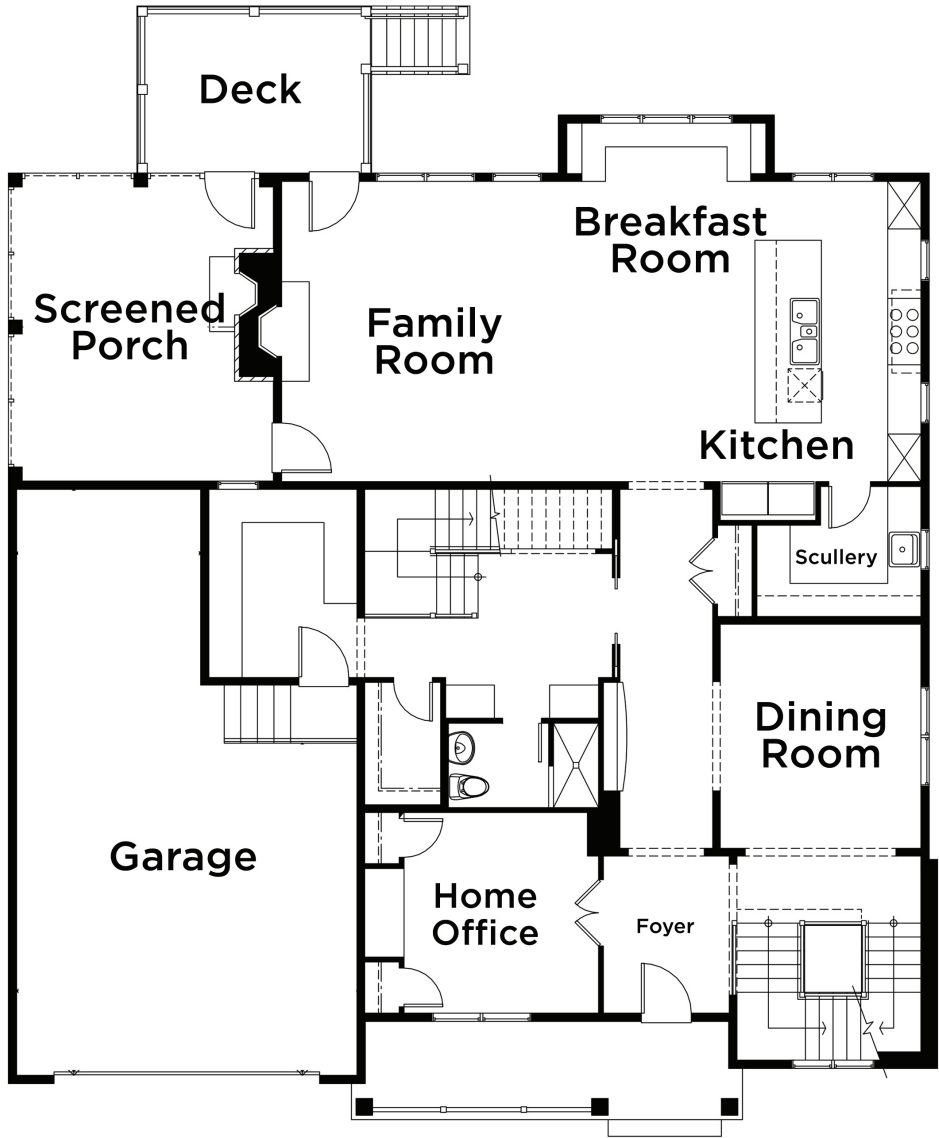


FIRST LEVEL

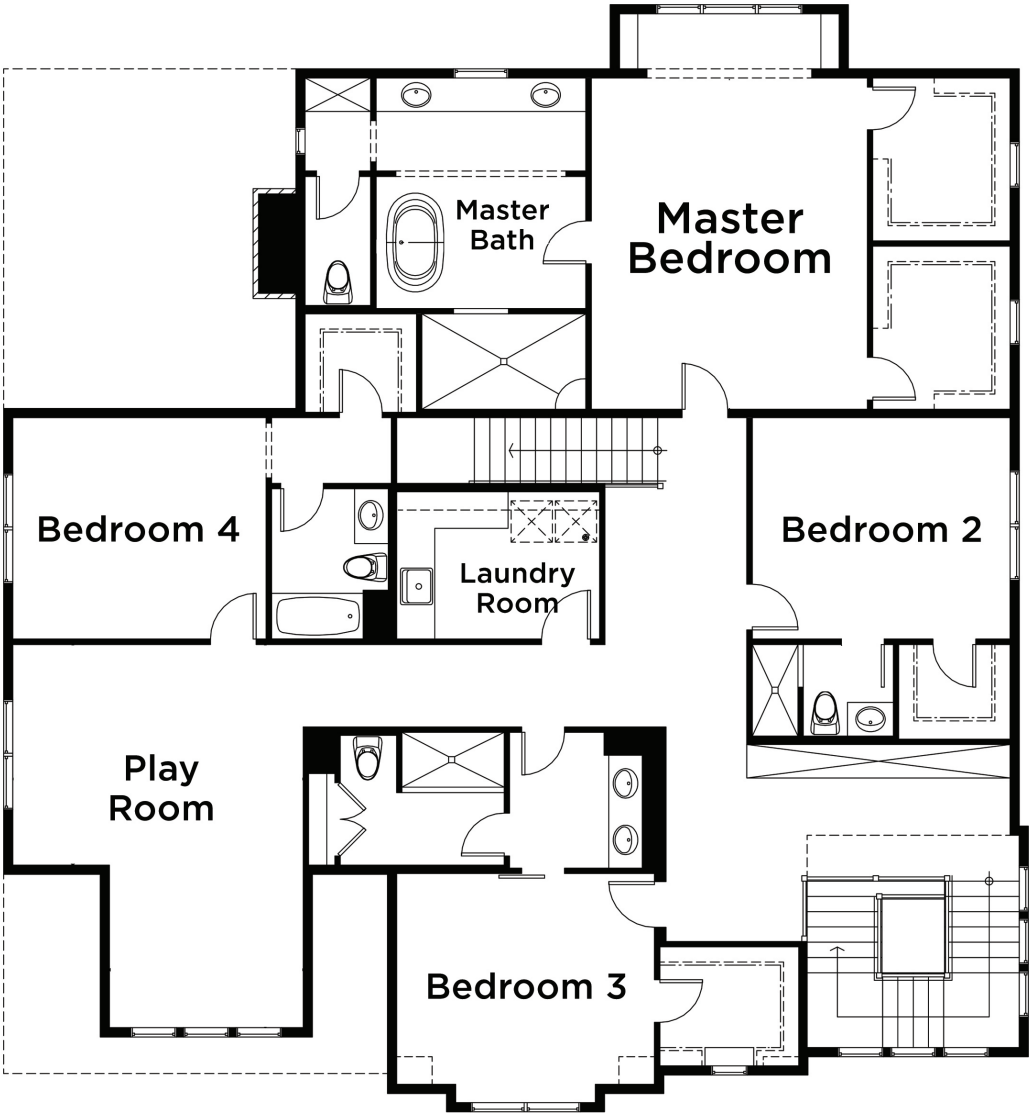


SECOND LEVEL

COMING SOON - 1100 HICKORY DRIVE
FLOORPLAN OPTION



FIRST LEVEL



SECOND LEVEL



Unmatched Expertise

“WE THANK OUR
LUCKY STARS THAT
WE TOOK THE PLUNGE
AND DECIDED TO
BUILD OUR PERFECT
RETIREMENT HOME
IN THIS WONDERFUL
SUBDIVISION.”

GRETCHEN W.
Timber Trails Resident







About **WESTERN SPRINGS**

COMMUNITY - Western Springs is “A Village of Towering Character” located a short 16 miles from Chicago’s Loop and everything Chicago has to offer. Downtown, the picturesque shopping district and the old Water Tower stand as a symbol of its historic charm. It is an area that offers year-round recreation - from numerous golf courses and country clubs, to over 80 acres of parkland. It is an area with the values and character traditional of a small town, yet surrounded by the exceptional convenience of a large city - only 15 miles southwest of Chicago, and a short Metra train ride to the Loop. With easy access to I-294, I-55 and other major highways, as well as area shopping at Oak Brook Center, Yorktown and downtown Hinsdale, Timber Trails is a wonderful community to call home.

PARKS - Nestled among the grand homes of the Timber Trails Neighborhood, is a 5.1-acre park. Timber Trails Park features a state-of-the-art jungle gym, a Little League baseball diamond, and a pavilion with water fountains. Bring checkers or chess pieces for an outdoor mind duel on one of the picnic tables!

TRANSPORTATION - Timber Trails is the perfect location in Chicagoland. It is only 15 miles outside of Chicago and close to many expressways that lead to the city as well as to other suburban hubs. The nearby roads of Ogden Avenue, Route 83, I-294 and I-55 allow for an easy commute to just about anywhere in Chicagoland. The Metra BNSF Train Line is just a couple of miles north of Timber Trails in downtown Western Springs and runs regularly from Aurora to Chicago. The Pace Bus is another great option for city commuters, as it has its own lane on the expressway during rush hour.

SCHOOL DISTRICT 106 - LaGrange Highlands, is a combined elementary and junior high campus, LaGrange Highlands School, lies immediately adjacent to the community and serves about one quarter (1/4) of the Village residents.

PUBLIC HIGH SCHOOL - DISTRICT 204 - Lyons Township High School District, has two campuses. South High School is located in the Village and serves the freshman and sophomore classes. North High School serves the juniors and seniors and is located in nearby LaGrange.

PRIVATE - ST. JOHN OF THE CROSS - St. John of the Cross elementary school is the only private school located within the community. It serves students from the Village and surrounding communities.

LEADERS IN LUXURY

Dawn McKenna has reigned as the #1 agent in Illinois for three consecutive years thanks to her success in the Chicago's Western Suburbs. With a focus on luxury real estate Dawn is known for her sharp negotiations, keen eye for design, and exceptional ability to connect with all people. As the #6 Agent for Coldwell Banker worldwide, Dawn credits her success to only accepting listings of properties or projects she truly believes in.

In 2017, Dawn brought on Coldwell Banker's Rookie of the Year, Lauren Walz, as the local Western Springs expert. Since then, the Dawn McKenna Group has been named the #1 agent in Western Springs by both volume and transactions. As a lifetime resident of Western Springs, Highlands Elementary School, Highlands Middle School and Lyons Township graduate, Lauren brings an unparalleled expertise to the Timber Trails.



Dawn McKenna

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Lauren Walz

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DMG

DAWN MCKENNA GROUP

CHICAGO | HINSDALE | NAPLES