

A Broken Record

Nine months after topping the \$2-million mark, this western suburb notched a new house-sale high-and now anticipates its first \$3 million sale. Sitting among tall trees on a cul-de-sac in Naperville's most exclusive neighborhood, this 12,000-square-foot, 17-room house set a city sales record in April. Just nine months earlier, the town had notched its first sale over \$2 million (some privately conducted sales for higher prices may not have appeared in public records). "Its not going to be much longer before we have one go for over three [million]," says Gail Niermeyer of Coldwell Banker Residential Brokerage, the sellers' agent on this property. "Costs to build a home have gone up 20 to 25 percent in the last two years."



Three years ago, when the house was being built, the sellers-Patty Imhoff and her husband, Brad-worked closely with the builder on the details of the design. For instance, they moved the cupola from its designated spot over a closet, positioning it instead above a children's bathroom. "That way we took advantage of its tall windows to get light into the bathroom," Imhoff says. "It kind of acted as a night-light for my son." The four-car garage is cloaked by an iron-gated porte-cochere, and the rear yard has an outdoor fireplace.

Imhoff says that her family decided to sell the house "for personal reasons." At press time, the names of the buyers had not appeared in public records.

This article was written by Dennis Rodkin of Chicago Magazine, and appeared in the magazine on August, 2005