

# Landscaping boosts sales at Prairie Woods

A heavily wooded landscape has contributed to brisk sales of 12 homes in 2 months in Prairie Woods, a development of 87 semi-custom homes in Island Lake. In addition to the picturesque setting, buyers are impressed with the great value and the easy access to commuter and shopping corridors. Homes start at \$300,000.

Tony and Anne Marie Sherman were one of the first buyers. Tony's job as a real estate appraiser has taught him the value of a house. At Prairie Woods, he determined that the price was fair and he would be getting a great value for his money. The couple selected the 3,400 square foot Hawthorn, a four bedroom, 2 1/2 bath home with a two-story foyer, two-story family room, dual staircase, full basement with 9-foot ceilings, large kitchen and spacious master bedroom suite.

"We were very impressed with the land because of its character - very wooded and hilly with lots of trees and wetlands. Since we live in Wauconda and love it, we weren't planning to move unless we had a very good reason," he added. The Shermans decided that Prairie Woods was worth the move.

Divided into two sections, the southern portion of the Prairie Woods property in which the Shermans will live is unique because it is covered with groves of mature trees and the hilly topography allows many homes to have look-out or walk-out basements. Some of the homes will back up to a nature conservancy providing more scenic views from the owners' backyards.

Abundant recreational opportunities for families exist because the community will have a park complete with a playground for kids, close to a large pond. Homeowners can also take advantage of the 29-acres of wide open space. Conveniently located to important business and shopping corridors, Prairie Woods is three minutes from Rand Road providing easy access to Rt. 53 and Lake Cook Road.

"Originally Island Lake started out as a summer home community because of its beautiful lake. In recent years, it has grown into a great place



**The Hawthorn, featuring a kitchen with a center island, is one of the designs offered at Prairie Woods.**

to live year round", said Carl James, president of Kenneth James Builders.

Many buyers are coming from a 10-mile radius around Island Lake from areas such as Wauconda, Crystal Lake, and Round Lake. "They are impressed with the intimacy of our community, as there are only 87 homes in Prairie Woods compared to some of the huge communities being developed in Round Lake and Wauconda."

Prairie Woods' northern parcel will house 60 homes surrounded by mature trees. Called the Meadow Series, seven floor plans with 1,950 to 3,200 square feet, are offered to be built on 1/4 to 1/2 acre lots. Standard features include full basements, 9-foot first floor ceilings, ceramic tile or hardwood floors in the foyer, 25 year Fiberglass® shingles, maintenance-free siding, and a 2-car garage. Pre-construction pricing starts from the \$300,000s.

The 2,513 square foot Fairfield plan is a two-story home with four bedrooms, 2-1/2 baths and a study. To the right of the grand two-story foyer is a living room, and to the left a formal dining room. An optional butler's pantry acts as a serving

area separating the dining room from the kitchen. Between the living room and two-story family room with optional fireplace is an office entered through French doors. Next to the family room is a large kitchen featuring a center island and breakfast area which provides a large open space for family activities and casual entertaining. Upstairs the 18-by-15-foot master bedroom has a spacious master bath and walk-in closet. The other three bedrooms share a full bath. Completing the home is a full basement.

Boasting an abundance of mature trees, the southern portion of the community features 27 homes in the Arbor Series. Buyers can choose from several larger plans with 3,200 to 3,800 square feet on approximately 1/2 acre lots, all with a three-car garage. Priced from the \$400,000s, the Arbor Series includes oak railings, ceramic tile or hardwood floors in the kitchen, solid surface countertops, oversized master bath with soaker tub and separate shower, and Hardiplank® siding. English or walkout basements are available.

One of the most popular homes in this Series is the Oxford, a 3,800 square foot,

four bedroom, 2 1/2 bath plan featuring an opulent two-story entry foyer, grand two-story family room with a soaring fireplace flanked by floor-to-ceiling windows, and a study. The huge island kitchen includes a large breakfast room and there is a formal dining room and living room.

Upstairs, the master bedroom has a sitting room next to a huge master bath and spacious walk-in closet. Bedrooms 3 and 4 share a bath, while bedroom two can have its own optional full bath. A full basement is included.

Island Lake has many recreational facilities for families. Within the community there is Converse Park which features baseball and soccer fields, a sledding hill, and ice rink. A fully equipped playground was just added. Island Lake, also within the community, has fishing and boating facilities and a swimming pool, as well as five beaches for summer enjoyment.

To reach Prairie Woods from Rand Road and Rt. 176, go west on Rt. 176 for 1 1/2 miles, then north on Darrell for 2 1/2 miles, then left on Dowell for 1/4 mile to entrance on the left side. Call (815) 759-9898.