



NORTHWEST HERALD

BUILDERS SHOWCASE

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Hills, woods attract buyers to Island Lake subdivision

By J.E. Kuyper

ISLAND LAKE – With an abundance of trees and easy access to commuter and shopping corridors, the sales projections of Carl James might be right on target. The president of Kenneth James Builders believes the 87 single family homes planned for the Prairie Woods subdivision near Routes 176 and 12 will be sold out in two or three years.

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

Before a spade was turned, there were 12 buyer deposits. "We offer more value for the money in a picturesque natural setting," James said.

"The southern portion of our property is unique because it's heavily wooded and very hilly allowing many homes to



The two-story four bedroom Fairfield plan will be offered at Prairie Woods in Island Lake by Kenneth James Builders.

have look-out or walk-out basements," he added. Buyers can add their name to a VIP list before the sales trailer opens in May by calling (847) 526-9898.

Prairie Woods is three minutes from Route 12 which has access to Route 53 and Lake Cook Road.

Recreational opportunities for families will be abundant because the community will have a one-acre park complete with a playground for children.

"In addition, homeowners can take advantage of the 29 acres of wide open space. Many of the homes will back up to a nature conservancy providing scenic views from the backyards," James said.

Divided into two sections, Prairie Woods' northern parcel will house 60 homes surrounded by mature trees and a southern parcel will have 27 more expensive homes.

Called the Meadow Series, seven floor plans with 1,950 to 3,050 square

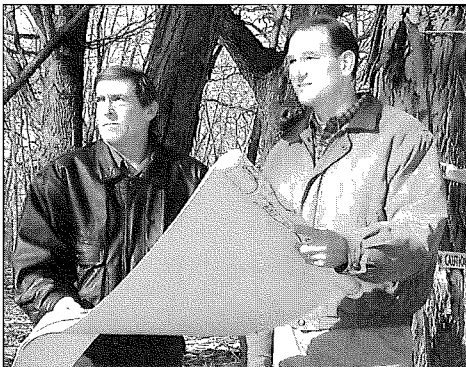
feet, will be built on 1/4 to 1/2 acre lots in the northern parcel.

Standard features include full basements, 9' first floor ceilings, ceramic tile or hardwood floors in the foyer, 25 year Fiberglass® shingles, maintenance-free vinyl siding, and a 2-car garage. Pre-construction pricing starts from the \$280,000s.

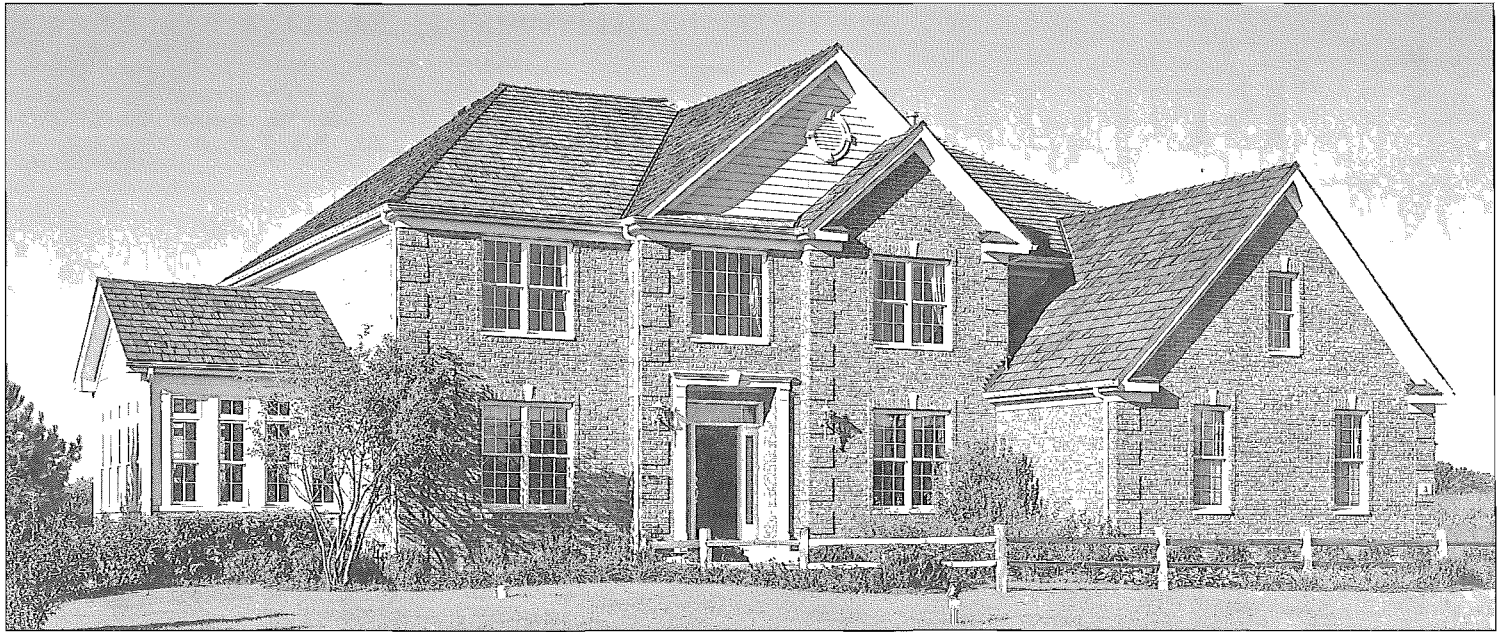
The 2,513 square foot Fairfield plan is a two-story home with four bedrooms, 2-1/2 baths, and a study. To the right of the grand two-story foyer is a living room and to the left a formal dining room.

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 masonry fireplace, is an office with 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



Don Augustin, vice president (left) and Carl James, president of Kenneth James Builders, are building Prairie Woods in Island Lake.



The Oxford is a four bedroom two-story home with 3,800 square feet of living space.

from the kitchen. Between the living room and two-story family room, with optional masonry fireplace, is an office with 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' x 15' 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 Executive Series. Buyers can choose from several larger plans with 3,010 to 3,800 square feet on approximately 1/2 acre lots, with a three-car garage.

Priced from the \$380,000s, the Arbor Series includes oak railings, ceramic tile or hardwood floors in the kitchen, Corian® countertops, English or walkout basements per plan, oversized master bath with soaker tub and separate shower, and Hardiplank® siding.

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, two-story family room with a soaring brick fireplace flanked by floor-to-ceiling windows, and a study.

The island kitchen includes a large breakfast room and there is a formal dining room and living room.

Upstairs, the 19' x 14' 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 2 can have its own optional full bath. A full basement is included.

Children living in the community attend Elementary District 15 which includes Edgebrook elementary school covering grades K-3, Duker elementary school for grades 4 – 5 and McHenry Middle School for grades 6 – 8. Older students will attend East Campus High School in High School District 156.

Recreational facilities include 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 fun.

Less than one mile away is Marine Hills State Park featuring walking trails, biking trails, the McHenry Dam which has fishing facilities and boat rental, a playground and picnic grounds. Offering a full menu of activities for pre-schoolers, youth, teens, adults and seniors, is the Island Lake Park District. Fine shopping is located in nearby Crystal Lake.

"Island Lake started out as a summer home community because of its beautiful lake, and has grown into a great place to live year round", James said. "Just as Wauconda has garnered proper recognition, now it's Island Lake's turn."

Kenneth James founded the company in 1949. For information, call (847) 526-9898, or visit www.kjames.com