

# TODAY'S New Homes

October 22, 2008

Kenneth James Builders • Prairie Woods, Island Lake

## Low maintenance, affordability, health club attract visitors

A picturesque setting, affordable pricing and a low maintenance lifestyle appeal to today's busy homebuyers. Empty nesters looking for an alternative to age-restricted communities, as well as young couples and singles with a hectic schedule have shown an interest in three ranch homes available at Prairie Woods, a development of semi-custom homes in Island Lake.

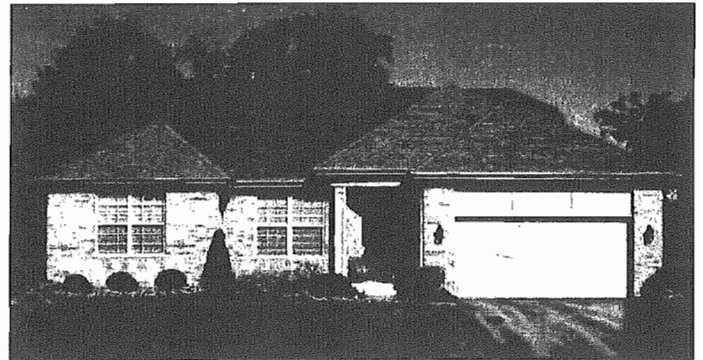
Kenneth James Builders is offering a two-year lifestyle package to buyers who purchase one of the three popular ranch plans priced from \$239,000 to \$322,000. In an effort to encourage a carefree and healthy lifestyle, the builder will provide a two-year program of landscape maintenance and snow removal, as well as a local health club membership.

Just introduced and value priced at

\$239,000 is the two-bedroom Greenbriar ranch. In this cozy home, the central foyer leads to a large family room with vaulted ceiling and fireplace. To the left is a kitchen with a center island and eating nook and breakfast room. The master bedroom has a vaulted ceiling, and shares its master bath with bedroom two. A laundry room completes this first-time buyer home.

At 1,735 square feet, The Stonebrook is a three bedroom ranch featuring an oversized great room with 10' ceiling, kitchen with peninsula and eating area, master bedroom with private bath and walk-in closet, and two-car garage. This home has a partial basement and is priced at \$279,000.

The 2,000 square-foot Victoria is a two bedroom ranch with a den or optional third bedroom and two baths. The stunning



**The Stonebrook is one of three ranch homes at Prairie Woods where homes are priced from \$239,900.**

great room has a 12' ceiling and fireplace, an eat-in kitchen with center island, spacious master suite with 10' ceiling and dual closets. A two-car garage and basement are included and the home is offered at \$305,000.

Divided into two sections, Prairie Woods' northern parcel houses 60 homes surrounded by mature trees. Called the Meadow Series and priced from the mid-\$200s to the mid-\$300s, nine floor plans with 1,388 to 3,220 square feet are being built on ¼ to ½ acre lots. Standard features include full basements, 9' first floor ceilings, ceramic tile or hardwood floors in the foyer, 25 year Fiberglass® shingles, maintenance-free siding, and a 2-car garage.

Groves of mature trees and hilly topography make the southern portion of the Prairie Woods property unique and desirable allowing homes to have look-out or walk-out basements. Some homes back up to a nature conservancy. The Arbor Series features five large plans with 3,220 to 3,825 square feet on approximately 1/2 acre lots, all with a three-car garage.

Priced from the upper \$300s, to the upper \$400s, 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.

Abundant recreational opportunities for families exist because Prairie Woods will have a park complete with a playground for neighborhood children. In addition, homeowners can take advantage of the 29 acres of expansive open space.

Another important advantage to purchasing a home in Prairie Woods is there is no SSA (special service assessments).

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.

Island Lake has many recreational facilities for families. Converse Park features baseball and soccer fields, a sledding hill, and ice rink and a fully equipped playground. Island Lake, within the community, has fishing and boating facilities and a swimming pool as well as five beaches for summer fun.

To reach Prairie Woods from Rand Road and Rt. 176, go west on Rt. 176 for 1 ½ miles, then north on Darrell for 2 1/2 miles, then left on Dowell for ¾ mile to entrance on the left side. The sales center is open weekdays 10 to 6 p.m., Saturday 10 to 5 p.m. and Sunday 11 to 5 p.m. Call (815) 759-9898.



**The Fairfield model at Prairie Woods includes wood floors, two-story fireplace and a picture window wall.**