



Newlyweds Todd and Janica Vogler were sold on Prairie Woods because of all the mature trees surrounding their 3,700-square-foot home in Island Lake.

Buyer Profile:

Newlyweds select large home in a wooded Island Lake setting

Prior to marrying Janica last summer, Todd Vogler lived in a 3-bedroom home in Wauconda built by Kenneth James Builders that offered everything he needed.

"But after we got married, we decided on a larger home with more land. So we upgraded from a 3-bedroom 2,200-square-foot home on 1/4 acre, to a 4-bedroom home with 3,700 square feet on 3/4 acres of wooded land, built by the same builder," says Todd.

"Once we saw the land, we were sold on the home," he adds. Prairie Woods is built on an extremely hilly site surrounded by mature trees and wetlands in a beautiful natural setting in Island Lake. "The peace and serenity one experiences in this community is what attracted us," he explains. "Prairie Woods reminds Janica of her childhood growing up in Massachusetts where she lived in an older neighborhood with a lot of mature trees."

"The quality of construction in my first home was great. The builder came through and completed everything as promised. So when it came time to finding a larger home, Kenneth James Builders received our vote of confidence."

The couple fell in love the Berkshire model, which had three features that cinched the deal. First, the huge 24-foot by 16-foot kitchen, which was personalized to meet their needs. They added a double oven, cooktop, two lazy-susans, built-in refrigerator and granite counters.

Just as important is the spacious 22-foot by 16-foot 2-story family room, adjoining the kitchen which will be great for entertaining. Also high on their priority list is the beautiful architectural details such as the three arched openings from the foyer to the living room and dining room and from the family room to the kitchen. Stately Roman columns anchor each archway. According to Todd, "Kenneth James Builders' strict attention to detail makes our home warm and inviting

and adds a charming touch to each room."

Another impressive feature was the standard inclusions, which are plentiful. Todd was wowed by the 4-inch baseboard moldings and the oversized window moldings, the 3-car garage, 42-inch Aristokraft cabinets, Kohler fixtures and appliances and the gracious all brick façade.

"That didn't stop us from doing a little upgrading. We added a stone fireplace and a beautiful leaded glass front door crowned with a glass transom.

"Not only is the community impressive, but the house is perfect for us, and we can't wait to move in next month. We'll also be close to my parents, my brother and sister," adds Todd.

Prairie Woods is comprised of two separate sections divided by a large pond and connected via a biking and walking trail. Different types of homes are located in each section.

The northern parcel houses 60 homes completely surrounded by mature trees. Seven floor plans with 1,968 to 3,220 square feet are being built on 1/4 to 1/2-acre lots in the Meadow Series with prices starting from \$304,000. Standard features include full basements, 9-foot first floor ceilings, ceramic tile or hardwood floors in the foyer, 25-year Fiberglass shingles, maintenance-free vinyl siding, and a 2-car garage.

The Voglers will live in the southern portion of the property, which is unique because it's heavily wooded and very hilly allowing homes to have look-out or walk-out basements. Many of the homes back up to a nature conservancy providing scenic views from the backyard. The Arbor Series consists of 27 homes priced from \$401,000.

Buyers can choose from four larger two-story plans with 3,220 to 3,825 square feet or a 2,200-square-foot ranch plan - all on approximately 1/2 to 3/4-acre sites with a 3-car garage and full 9-foot basement.

Both series offer the Victoria ranch plan, which has two configurations. It

comes with either a 2 or 3-car garage, or a great room in the smaller series and a great room and family room in the larger series.

Standard features include oak railings, ceramic tile or hardwood floors in the kitchen, solid surface countertops, English or walkout basements per plan, 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.

Visitors 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 nearby. Another important advantage to purchasing a home in Prairie Woods is there is no SSA (special service assessments). Buyers can actually afford more home for their purchasing dollar and save thousands of dollars on their tax bill.

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. 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 fun.

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 1/2 mile to entrance on the left side. The sales center is open weekdays 10 to 6 p.m., Saturday 10 to 5 pm. and Sunday 11 to 5 p.m. Call (815) 759-9898.