

# The Lundberg Team



“Let Jean & Lloyd DANCE you through your Real Estate transaction. They know all the RIGHT STEPS!”

**RE/MAX Action**  
 Please visit our WEBSITES at:  
[www.Lundberg4Homes.Com](http://www.Lundberg4Homes.Com)  
[www.LLundberg.IllinoisProperties.Com](http://www.LLundberg.IllinoisProperties.Com)  
[www.JeanLundberg.com](http://www.JeanLundberg.com) & [www.LloydLundberg.com](http://www.LloydLundberg.com)  
**DIRECT NUMBERS: (630) 841-3531 or (815) 735-5120**  
**E-MAIL: lundberg.rma@gmail.com**



★“Let Lloyd drive you down the fairway to a hole-in-one closing!”★

★ **Chicago Magazine’s Recognition: “Chicagoland’s 2011 - 2018 FIVE STAR REAL ESTATE AGENT AWARD Winner!”** ★  
 (This award was given to the top 1% real estate agents who were rated highest in overall satisfaction by clients, peers, and industry experts.)  
**Top Agent Magazine: 2014 “MIDWEST’S PREMIERE SENIOR REAL ESTATE SPECIALISTS”**

## CARILLON NEWSLETTER - December, 2018

As of this date, **11/25**, our Multiple Listing Service has reported that **113** properties have **closed**. Presently, there are **31** properties that are listed for “Subdivision Carillon” that are for **SALE**; and, of these, **6** are **under contract**. In **2017**, **151** properties had closed by **DECEMBER 31st**. I will be discussing 2019 real estate projections in January’s newsletter.

As the year draws to a close, Lloyd and I are grateful for the buyers and sellers that became our 2018’s customers. **Client SATISFACTION is our GOAL! OUR CUSTOMERS do come FIRST!** The following is a testimonial from Stephan V. Oltean, who illustrates that our success is measured by helping our clients move through this difficult process by providing the resources to make this a minimal stress-free experience.

“I would like to thank the Lundberg Team for the fabulous job they did during the purchase of my new home in Carillon. They went above and beyond any of the agents on my past 12 homes. I felt like they were family. They took care of all the little details and recommended trustworthy lawyers & contractors. They often asked me if I was happy with what was happening during the process. I would definitely recommend them to anyone buying or selling a home!”

Stephan V Oltean

If you are considering selling but have apprehensions because of all of the work involved, we do have the **PROFESSIONAL TEAM** to **ASSIST** you in navigating through this process and getting your home sold in a **TIMELY** manner! Call us for **SELLER INCENTIVES!**

### TERRY KAMINSKI’S TESTIMONIAL:

“No other realtor has a team as efficient and responsible as the Lundberg team. They have a person in place to take care of every need in the selling and moving process”

### MARY BOWDEN’S TESTIMONIAL:

“Jean and Lloyd Lundberg, along with their **INCREDIBLE TEAM**, were invaluable in preparing and selling our parent’s home . . . ”

### THE LUNDBERG'S PROFESSIONAL TEAM

1. The **REALTORS**: Lloyd, licensed Broker-Manager, **43** years of Real Estate **EXPERIENCE**. Jean, Real Estate Broker, Certified Staging Consultant, Seniors Real Estate Specialists.
2. Knowledgeable, multi-talented, competent **CONTRACTOR** to examine and bring to code home inspection issues and bring the property to marketable condition. (Pre & Post)
3. Expert **CARPET CLEANER**
4. Efficient and thorough **HOUSE CLEANER**
5. Helpful **ESTATE LIQUIDATOR**, an estate specialist, who can pack, remove, and **BUYS** furniture, and other items.
6. Very experienced and knowledgeable **ATTORNEY**.
7. **CONTRACTOR** hired to provide exact costs for **BUNDLING RENOVATION LOAN** into **MORTGAGE**. (203K)

As we anticipate the beauty of this holiday season, reflect upon the blessings that we have received, & exchange greetings of good cheer, we extend our wishes that these will be among the gifts you will be given in 2019!

*The Spirit of Hope*  
*The Beauty of Love*  
*The Courage to Forgive*  
*The Blessings of Peace*  
*The Humanity of Kindness*  
*The Sensitivity of Compassion*  
*The Greatest Gift of all...*  
**GOOD HEALTH!!**

HAPPY HOLIDAYS! May we truly embrace


**THANK YOU** for YOUR **REFERRALS**  
and **RECOMMENDATIONS!**

We truly **VALUE THEM!**



# The LUNDBERG'S LISTINGS

## RESALES AVAILABLE: TOWN AND SINGLE FAMILY HOMES

	<p><b>21207 Silktree Circle (Cambridge) - Leclaire - \$224,000</b>  <b>REMODELED/PAINTED/UPGRADED</b>, this 2 BRS, 2.5 BTHS, loft, SR has a <b>GOLF COURSE LOCATION</b> (8th GREEN of the BLUE COURSE). 1st FLR: Utility rm w/W/D/4year-old <b>FURNACE/BRAND NEW HOT WATER TANK!</b> Vaulted ceilings in L/D rooms! <b>UPGRADES: CERAMIC</b> floors: entry/half BTH. <b>WOOD LAMINATE</b> flrs in L/D rms/utility rm/MBTH! <b>KIT: STAINLESS STEEL</b> appliances/<b>NEW GRANITE COUNTERS/</b> self-cleaning oven-range/<b>NEW FAUCETS/newer sink!</b> <b>NEW CARPETING</b> in <b>MBR SUITE/PRIVATE BTH w/NEW SHOWER DR!</b> 2nd FLR: <b>LOFT/BR w/walk-in closet/BTH w/tub/shower combo. NEW HIGHER TOILETS! INSULATED GARAGE w/PULL DOWN STAIRS to ATTIC!</b></p>
	<p><b>21134 W. Cypress Court (Carlisle) - Carmel - \$229,000</b>                  2 BRS/2 BTHS/family room. MBR suite is <b>EXPANDED &amp;</b> has a <b>SITTING AREA/huge WALK-IN CLOSET/PRIVATE BTH w/2 BOWL SINK/ SOAKING TUB/walk-in SHOWER!</b> 2nd BTH: <b>LOW TUB/SHOWER COMBO!</b> Kitchen flows into <b>BAYED DINETTE &amp;</b> opens into the <b>FAMILY ROOM. BAYED</b> kitchen door <b>INCREASES the SIZE</b> of the <b>DINETTE.</b> Large 10x15 ft. <b>PATIO!</b> Kitchen has built-in micro/refrigerator/electric SELF-CLEANING O/R/work <b>ISLAND/3</b> month old dishwasher/6 panel doors/<b>LARGE PANTRY/upgraded CABINETS &amp;</b> trim! Opens to <b>FAMILY ROOM!</b> Conveniently located <b>LDRY</b> room is near kitchen/cabinets/new hot water tank! Finished garage: w/epoxy floor/overhead storage/work bench!</p>
	<p><b>21445 W. Juniper Ct. (Chelsea) - Scottsdale - \$229,900</b>  <b>END UNIT 2 BR/DEN RANCH</b> is in <b>MOVE-IN READY CONDITION!</b> All <b>NEW APPLIANCES &amp; PAINTED!</b> <b>GAS LOG FIREPLACE w/ MANTEL/screen/equipment</b> in living room! Oak cabinets in the kitchen match its new stunning <b>WOOD LAMINATE FLOORING</b> in dinette &amp; <b>FAMILY</b> room. Extra matching cabinet above sink that has a <b>NEW FAUCET!</b> 2 door GE refrigerator w/water dispenser &amp; ice maker/built in micro/self-cleaning oven range/<b>PANTRY!</b> Master bedroom has <b>LARGE</b> walk-in closet, &amp; its <b>PRIVATE BTH</b> has 2 bowl sink/soaking tub/walk-in shower. 2nd BTH has walk-in shower/grip bars! <b>NEW FAUCETS! CERAMIC</b> flrs in BTHS &amp; <b>ENTRY!</b> 2 car attached garage w/extra shelving! <b>IMMACULATE!</b></p>
	<p><b>13738 S. Magnolia Drive (Andover) - Fremont - \$242,900</b>  <b>NEUTRAL 2 BR, 2 BR RECENTLY REMODELED RANCH</b> has a large BSMT. <b>KIT's</b> dinette, deck, living &amp; <b>MBR'S</b> view is of the 8th hole of the White Course. A <b>PRIVACY FENCE</b> installed on <b>NEW LARGE DECK w/GAZEBO!</b> <b>WOOD LAMINATE FLOORING</b> in entry/BTHS/&amp; in o <b>LDRY</b> rm w/<b>NEW W/D!</b> Stunning high-end <b>KIT</b> is a gourmet's delight w/<b>GRANITE COUNTERS/STAINLESS STEEL APPLIANCES/42"</b> wood <b>RETRACTABLE DRAWERS/CHEF'S SINK/NEW</b> faucet/built-in micro/gas self-cleaning OR/ 5 drawer <b>REFRIG/special upgraded lighting!</b> <b>MBR</b> suite: walk-in closet/<b>PRIVATE BTH w/shower: 2nd w/tub/shower combo.</b> Large <b>DR. COZY</b> fireplace in living room. Newer furnace/AC! <b>SHARP!!</b></p>
	<p><b>21013 W. Braxton Lane (Berkshire) - Cypress Point - \$245,900</b>  <b>END UNIT, 3 BR, 3BTH, TH w/a FINISHED BSMT</b> has breath-taking <b>LAKE/POND/GOLF</b> views &amp; is near the club house. Sliding glass door in <b>DINETTE</b> opens to a <b>DECK</b> that has a spectacular water/golf view! 2nd bedroom has a sliding glass door that opens onto front, fenced patio! Master bedroom suite has 2 closets! Combined dining/living room has a <b>GAS LOG</b> fireplace. <b>HARDWOOD FLOORS</b> in entry/living/dining rooms/bedrooms. <b>WOOD LAMINATE</b> in kitchen/dinette! Kitchen: <b>OAK</b> cabinets/2 door refrigerator w/water dispenser/<b>ELECTRIC SELF-CLEANING OVEN-RANGE/</b> built-in <b>MICRO!</b> 1st floor <b>LDRY w/SINK/washer &amp; dryer!</b> Huge <b>BASEMENT w/3rd BTH/3rd BR/REC RM/2nd KITCHEN.</b> "As Is" Property.</p>
	<p><b>13604 S. Magnolia Drive (Applegate) - Augusta - \$254,900</b>                  3 BR, 3 BTH end unit <b>UPGRADED RANCH</b> is exceptional! Deluxe 2 door refrigerator w/water dispenser/pull out bottom freezer/built-in micro-wave/brick back splash/self clean <b>GAS</b> oven range/<b>NEW</b> garbage disposal &amp; <b>DISHWASHER!</b> <b>PANTRY!</b> Sliding patio door leads to front <b>ENCLOSED PATIO!</b> <b>CERAMIC</b> in kitchen (entry/BTHS)! <b>6 PANEL</b> doors! <b>HARDWOOD</b> floors in hallways/2nd BR/&amp; in D/L rms. Sliding patio door leads to <b>MAINTENANCE-FREE DECK w/retractable AWNING!</b> <b>MBR</b> suite has large <b>WALL &amp;</b> huge <b>WALK-IN CLOSETS! PRIVATE BTH w/shower/</b> soaking tub! 2nd BTH: shower! <b>BSMT: WD LAMINATE</b> flrs in <b>LARGE REC RM/GAS log FP/MANTLE/BAR/BR/BTH/STORAGE RM!</b> <b>WOW!</b></p>
	<p><b>21457 W. Juniper Court (Chelsea) - Carmel - \$259,900</b>  <b>IMMACULATE 2 BR, 2 BTH, RANCH w/a SUN ROOM</b> has <b>WOOD LAMINATE FLOORING/CORIAN COUNTERS!WORK ISLAND/ HUGE PANTRY/built-in micro-wave/Amana</b> refrigerator w/pull out freezer drawer/GE Profile oven-range! Kitchen flows into <b>BAYED DINETTE &amp;</b> opens into <b>FAMILY ROOM.</b> Door leads to a stunning Berber carpeted 14x14 <b>SUN ROOM w/VAULTED CEILING/FAN/shelves/&amp; an OPEN VIEW!</b> Adjacent is an <b>UNILOCK 14x13 PAVER BRICK PATIO! EXPANDED MASTER BEDROOM SUITE w/WALK-IN CLOSET &amp; PRIVATE</b> bath w/soaking tub/grip bars/<b>LINEN CLOSET!</b> 2nd bath has large <b>WALK-IN SHOWER/GRIP BARS! MOVE-IN READY!</b></p>
	<p><b>21000 W. Redberry Court (Aberdeen) - Columbus - \$274,900</b> (2017 Air-Conditioner! 2005 Roof/Siding Replaced!)                  2 BR, 3 BTH home w/12x15 <b>SUN RM/paver brick PATIO</b> has <b>VIEW</b> of 9th <b>FAIRWAY</b> of <b>BLUE COURSE!</b> <b>LOFT</b> area has a carpeted <b>BATH w/tub/</b> shower combo. Dramatic <b>VAULTED D/L CEILING! UPGRADED LIGHT FIXTURES! CERAMIC FLOORS</b> in <b>ENTRY/KIT/1st flr BATH!</b> <b>BAYED DINETTE w/CLOSET</b> that has dryer/newer washer! <b>NEW WHIRLPOOL 2 dr REFRIG w/bottom freezer! GE APPLIANCES:</b> continuous clean O/R/built-in micro/2017 garbage disposal/lots of custom cabinets! <b>MBR</b> suite w/large walk-in/wall closets/carpeted <b>PRIVATE BTH w/JACUZZI</b> tub/separate shower! 2nd BTH w/tub/shower combo/<b>CERAMIC FLR! HUGE</b> painted BSMT: large <b>CRAWL/sump pump! A GREAT VALUE!</b></p>
	<p><b>21008 W. Redberry Court (Aberdeen) - Magellan - \$289,900</b> (Just REMODELED, UPDATED, &amp; FRESHLY PAINTED)                  This 3 BR, 2.5 BTH has a <b>GOLF</b> course location. <b>LARGE DECK/SUN ROOM</b> where you can view golfers playing on 9th <b>FAIRWAY</b> of <b>BLUE COURSE!</b> 1st floor: <b>BAYED MBR suite/PRIVATE BTH w/shower/JACUZZI/HIGHER TOILETS/POWDER RM!</b> Large <b>DEN! VAULTED CEILING</b> in LR (w/gas log FP w/MANTEL/canned lights)! Eat-in <b>KIT: NEW STAINLESS STEEL APPLIANCES! LARGE LDRY</b> rm! 2nd flr: <b>LOFT/2</b> large BRS/BTH/<b>HUGE CLOSET! SPACIOUS FULL BSMT: CEMENT CRAWL/LDRY</b> area/back up <b>SUMP PUMP! NEW:</b> carpeting in LR/<b>DEN, STAIRS/STORM WINDOWS</b> facing golf course/shower dr in MBTH/light fixtures/hardware! <b>ROOF REPLACED 2006! IMMACULATE!</b></p>
	<p><b>13747 S. Tamarack Drive (Dover) - Palm Springs - \$294,900</b> (TOTALLY REMODELED 2 YEARS AGO)  <b>GOLF LOCATION! TOTALLY REMODELED 2 yrs. ago.</b> New siding w/contrasting aluminum trim &amp; gutters/<b>NEW ROOF/HARDWOOD FLOORS/10'</b> ceilings in FR/DR/foyer. Gourmet <b>KIT w/granite counters &amp; sink/42" CHERRY</b> cabinets/<b>STAINLESS STEEL</b> appliances. Stunning <b>BATHS w/CHERRY</b> cabinets/ceramic flrs &amp; shower/ADA commodes/granite counters w/decorator bowls. MBTH: large <b>JACUZZI/shower.</b> Expanded <b>MBR:</b> sitting area &amp; walk-in closet. 1st floor <b>LDRY w/new</b> cabinets/stainless steel sink/ceramic floor/W/D. Full <b>DEEP BSMT. ALL NEW</b> light fixtures/faucets. Ceiling fans in BRS &amp; <b>KIT.</b> Radon mitigation/2YO AC/<b>NEW</b> battery backup &amp; regular sump pumps/humidifier/H2O softener. <b>STUNNING!</b></p>

### 2018's LUNDBERG'S CARILLON CLOSED TRANSACTIONS: 1/1-11/23

#### OUR CARILLON CLOSED LISTINGS:

13444 S. Redberry Circle	- Burton	03/23
21017 W. Snowberry	- Augusta	03/27
13750 S. Bristlecone - 307	- Barlett	03/30
13811 S. Hickory Lane	- Wimbeldon	04/23
21308 W. Juniper	- Carmel	05/15
21047 W. Braxton	- Cypress Point	05/16
21013 W. Snowberry	- Turnberry	05/24
13753 S. Hickory Lane	- Wimbeldon	06/08
13745 S. Hickory Lane	- Wimbeldon	06/08

21301 W. Crimson Court	- Pebble Beach	06/11
13750 S. Bristlecone - 409	- Hudson	06/14
20964 W. Blossom	- Augusta	06/14
20912 W. Blossom Lane	- Carmel	07/17
13227 S. Carlisle Lane	- Carmel	08/16
13474 S. Redberry Circle	- Columbus	09/07
13651 S. Redbud	- Seabrook	09/17
21128 W. Buckeye Court	- Cypress Point	09/28
21259 W. Crimson Court	- Carmel	10/22

#### CLOSED CONTINUED (NO PENDING):

*20751 W. Torrey Pines Ln	- Augusta	10/16
13303 S. Red Cedar Lane	- Marquette	11/07
*13642 S. Magnolia Drive	- Alexander	11/08

#### OUR CARILLON BUYERS:

21248 W. Crimson	- Carmel	04/12
21153 W. Cypress Lane	- Carmel	06/05
21512 W. Basswood	- Greenbriar	09/27
13812 S. Tamarack Dr.	- Camelback	10/12
*20751 W. Torrey Pines Ln	- Augusta	10/15
*13642 S. Magnolia Drive	- Alexander	11/08
21302 Monterey Drive	- Greenbriar	11/16

#### OUR CARILLON RENTED LISTINGS:

*13841 S. Balsam - Unit B	- Concord (B)	02/01
*13914 S. Bristlecone Lane	- Plaza (A)	03/24
13841 S. Balsam - Unit B	- Concord (B)	06/05
*13504 S. Redberry Circle	- Burton	06/15
*21201 S. Silktree	- Alexander	06/29
13865 S. Balsam Lane - Unit B	- Concord (B)	11/15
21012 W. Snowberry Lane	- Augusta	12/27

#### OUR CARILLON RENTERS:

*13841 S. Balsam	- Concord (B)	02/01
*13914 S. Bristlecone Lane	- Plaza (A)	03/24
*13504 S. Redberry Circle	- Burton	06/15
*21201 S. Silktree	- Alexander	06/29

**B = Basements**

**\* DUAL AGENTS**