

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
www.LLundberg.IllinoisProperties.Com
www.JeanLundberg.com & 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 - January, 2019 HAPPY NEW YEAR!



CARILLON UPDATE: The **FINAL MLS STATISTICS** won't be in until we reach the first week in January, but this is definitely an early report for December's totals. At the present time, 12/15/2018, **116** properties (3 more than what I reported last month) have **CLOSED**; whereas, in **2017**, the closed count was **151**.

Carillon used to have an inventory of **100** available properties; In contrast, there are a **TOTAL** of only **29**: **6** listings that are **PENDING**, and **23** that are **NOT under contract**. In February's newsletter, I will discuss and analyze these statistics, placing them in understandable charts.

Despite the low number of available homes to list, we managed to be ranked by the **MLS as PLAINFIELD's CARILLON'S NUMBER ONE REALTORS**. We have set new record highs for models sold as well as contributing to short market times.

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!**

SELLERS

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 . . ."

DON VLCEK'S TESTIMONIAL:

". . . Since we didn't live at the property Jean and Lloyd were very helpful as liaisons, arranging all the numerous details to move this sale to conclusion. They arranged for an excellent home repair expert to respond to the home inspection issues and put us in touch with a furniture dealer to remove everything from the house. They helped with countless other issues that popped up during this process. I couldn't ask for a better team than Jean and Lloyd to help sell a home."

BUYERS

STEPHAN V. OLTEAN'S TESTIMONIAL:

"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 of the little details and recommended trustworthy lawyers & contractors. . . . I would definitely recommend them to anyone buying or selling a home!"

JOE and CAROLE SIGETY'S TESTIMONIAL:

"Happy Holidays to all of you Carillon residents. We just moved here and love it. A shout out and a **GRATEFUL** thank you to Lloyd & Jean Lundberg. Not only were they the people who stayed on top of everything for the sale of our house, they are kind people. Thanks so much to you both!"

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** a **RENOVATION LOAN** into the **MORTGAGE**. (203K)

Lloyd and I are wishing you a **HAPPY AND HEALTHY NEW YEAR!**

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

We truly **VALUE THEM!**





The LUNDBERG'S LISTINGS

RESALES AVAILABLE: TOWN AND SINGLE FAMILY HOMES



	21207 Silktree Circle (Cambridge) - LeClaire - \$224,000 REMODELED/PAINTED/UPGRADED , this 2 BRS, 2.5 BTHS, loft, SR has a GOLF COURSE LOCATION (8th GREEN of the BLUE COURSE). 1st FLR: Utility rm w/W/D/4year-old FURNACE/BRAND NEW HOT WATER TANK! Vaulted ceilings in L/D rooms! UPGRADES: CERAMIC floors: entry/half BTH. WOOD LAMINATE flrs in L/D rms/utility rm/MBTH! KIT: STAINLESS STEEL appliances/NEW GRANITE COUNTERS/ self-cleaning oven-range/NEW FAUCETS/newer sink! New CARPETING in MBR SUITE/PRIVATE BTH w/NEW W. L. FLOORING! 2nd FLR: LOFT/BR w/walk-in closet/BTH w/tub/shower combo. NEW HIGHER TOILETS! INSULATED GARAGE w/PULL DOWN STAIRS to ATTIC!
	21134 W. Cypress Court (Carlisle) - Carmel - \$229,000 2 BRS/2 BTHS/family room. MBR suite is EXPANDED & has a SITTING AREA/huge WALK-in CLOSET/PRIVATE BTH w/2 BOWL SINK/ SOAKING TUB/walk-in SHOWER! 2nd BTH: LOW TUB/SHOWER COMBO! Kitchen flows into BAYED DINETTE & opens into the FAMILY room. BAYED kitchen door INCREASES the SIZE of the DINETTE . Large 10x15 ft. PATIO! Kitchen has built-in micro/refrigerator/electric SELF-CLEANING O/R/work ISLAND/3 month old dishwasher/6 panel doors/ LARGE PANTRY/upgraded CABINETS & trim! Opens to FAMILY ROOM! Conveniently located LDRY room is near kitchen/cabinets/new hot water tank! Finished garage: w/epoxy floor/overhead storage/work bench!
	21445 W. Juniper Ct. (Chelsea) - Scottsdale - \$229,900 END UNIT 2 BR/DEN RANCH is in MOVE-IN READY CONDITION! All NEW APPLIANCES & PAINTED! GAS LOG FIREPLACE w/ MANTEL/screen/equipment in living room! Oak cabinets in the kitchen match its new stunning WOOD LAMINATE FLOORING in dinette & FAMILY room. Extra matching cabinet above sink that has a NEW FAUCET! 2 door GE refrigerator w/water dispenser & ice maker/built in micro/self-cleaning oven range/ PANTRY! Master bedroom has LARGE walk-in closet, & its PRIVATE BTH has 2 bowl sink/soaking tub/walk-in shower. 2nd BTH has walk-in shower/grip bars! NEW FAUCETS! CERAMIC flrs in BTHS & ENTRY! 2 car attached garage w/extra shelving! IMMACULATE!
	13738 S. Magnolia Drive (Andover) - Fremont - \$242,900 NEUTRAL 2 BR, 2 BTH RECENTLY REMODELED RANCH has a large BSMT. KIT's dinette, deck, living & MBR'S view is of the 8th hole of the White Course. A PRIVACY FENCE installed on NEW LARGE DECK w/GAZEBO! WOOD LAMINATE FLOORING in entry/BTHS/& in o LDRY rm w/ NEW W/D! Stunning high-end KIT is a gourmet's delight w/ GRANITE COUNTERS/STAINLESS STEEL APPLIANCES/42" wood RETRACTABLE DRAWERS/CHEF'S SINK/NEW faucet/built-in micro/gas self-cleaning OR/ 5 drawer REFRIG/special upgraded lighting! MBR suite: walk-in closet/ PRIVATE BTH w/shower: 2nd w/tub/shower combo. Large DR. COZY fireplace in living room. Newer furnace/AC! SHARP!!
	21013 W. Braxton Lane (Berkshire) - Cypress Point - \$245,900 END UNIT, 3 BR, 3BTH, TH w/a FINISHED BSMT has breath-taking LAKE/POND/GOLF views & is near the club house. Sliding glass door in DINETTE opens to a DECK 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 GAS LOG fireplace. HARDWOOD FLOORS in entry/living/dining rooms/bedrooms. WOOD LAMINATE in kitchen/dinette! Kitchen: OAK cabinets/ 2 door refrigerator w/water dispenser/ ELECTRIC SELF-CLEANING OVEN-RANGE! built-in MICRO! 1st floor LDRY w/ SINK/washer & dryer! Huge BASEMENT w/3rd BTH/3rd BR/REC RM/2nd KITCHEN. "As Is" Property.
	13604 S. Magnolia Drive (Applegate) - Augusta - \$254,900 3 BR, 3 BTH end unit UPGRADED RANCH is exceptional! Deluxe 2 door refrigerator w/water dispenser/pull out bottom freezer/built-in micro-wave/ brick back splash/self clean GAS oven range/ NEW garbage disposal & DISHWASHER! PANTRY! Sliding patio door leads to front ENCLOSED PATIO! CERAMIC in kitchen (entry/BTHS)! 6 PANEL doors! HARDWOOD floors in hallways/2nd BR/& in D/L rms. Sliding patio door leads to MAINTENANCE-FREE DECK w/retractable AWNING! MBR suite has large WALL & huge WALK-IN CLOSETS! PRIVATE BTH w/shower/ soaking tub! 2nd BTH: shower! BSMT: WD LAMINATE flrs in LARGE REC RM/GAS log FP/ MANTLE/BAR/BR/BTH/STORAGE RM! WOW!
	21457 W. Juniper Court (Chelsea) - Carmel - \$259,900 IMMACULATE 2 BR, 2 BTH, RANCH w/a SUN ROOM has WOOD LAMINATE FLOORING/CORIAN COUNTERS/WORK ISLAND/ HUGE PANTRY built-in micro-wave/Amana refrigerator w/pull out freezer drawer/GE Profile oven-range! Kitchen flows into BAYED DINETTE & opens into FAMILY ROOM . Door leads to a stunning Berber carpeted 14x14 SUN ROOM w/VAULTED CEILING/FAN/shelves/& an OPEN VIEW! Adjacent is an UNILOCK 14x13 PAVER BRICK PATIO! EXPANDED MASTER BEDROOM SUITE w/WALK-IN CLOSET & PRIVATE bath w/soaking tub/grip bars/ LINEN CLOSET! 2nd bath has large WALK-IN SHOWER/GRIP BARS! MOVE-IN READY!
	13747 S. Tamarack Drive (Dover) - Palm Springs - \$294,900 (TOTALLY REMODELED 2 YEARS AGO) GOLF LOCATON! TOTALLY REMODELED 2 yrs. ago. New siding w/contrasting aluminum trim & gutters/ NEW ROOF/HARDWOOD FLOORS/10' ceilings in FR/DR/foyer. Gourmet KIT w/granite counters & sink/42" CHERRY cabinets/ STAINLESS STEEL appliances. Stunning BATHS w/CHERRY cabinets/ceramic flrs & shower/ADA commodes/granite counters w/decorator bowls. MBTH: large JACUZZI/shower. Expanded MBR: sitting area & walk-in closet. 1st floor LDRY w/new cabinets/stainless steel sink/ceramic floor/W/D. Full DEEP BSMT. ALL NEW light fixtures/ faucets. Ceiling fans in BRS & KIT. Radon mitigation/2YR AC/ NEW battery backup & regular sump pumps/humidifier/H2O softener. STUNNING!
	21012 W. Snowberry Lane (Canterbury) - Augusta - \$1,900/Month (Rented: Occupancy 12/27) END-UNIT, 3 BR, 3 BTH RANCH has many DAZZLING FEATURES: entry & garage doors are painted to look like real wood! Unique CROWN MOLDING! Striking CERAMIC entry/ HALLWAYS maintain carpeting! KIT has built-in micro/self-cleaning O/R/2 dr refrig w/water dispenser/ GRANITE COUNTERS! SGD leads to front patio. LR w/ GAS LOG FP! SGD to BACK DECK overlooks tee box to 7th HOLE! MBR w/ WALK-IN CLOSET! Private BTH: 2 bowl sink/ SOAKING TUB & SHOWER! 2nd BTH: HIGHER BLUE-LIGHT TOILET! Washer/dryer located on 1st floor! BSMT: BTH w/ SHOWER/BR w/WIC/Fam Rm w/WETBAR/cabinets/storage areas! 2 car GARAGE has UTILITY SINK! NO SMOKERS/PETS!
	21008 W. Redberry Court (Aberdeen) - Magellan - \$289,900 (Inder Contract: Contingent Financing Closing 12/27) This 3 BR, 2.5 BTH has a GOLF course location. LARGE DECK/SUN ROOM where you can view golfers playing on 9th FAIRWAY of BLUE COURSE! 1st floor: BAYED MBR suite/ PRIVATE BTH w/shower/ JACUZZI/HIGHER TOILETS/POWDER RM! Large DEN! VAULTED CEILING in LR (w/gas log FP w/ MANTEL/canned lights!) Eat-in KIT: NEW STAINLESS STEEL APPLIANCES! LARGE LDRY rm! 2nd flr: LOFT/2 large BRS/BTH/ HUGE CLOSET! SPACIOUS FULL BSMT: CEMENT CRAWL/LDRY area/back up SUMP PUMP! NEW: carpeting in LR/ DEN, STAIRS/STORM WINDOWS facing golf course/MBTH: shower dr/light fixtures/hardware! ROOF REPLACED 2006! IMMACULATE!

2018's LUNDBERG'S CARILLON CLOSED TRANSACTIONS: 1/1-12/14

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:

*20751 W. Torrey Pines Ln	- Augusta	10/16
13303 S. Red Cedar Lane	- Marquette	11/07
*13642 S. Magnolia Drive	- Alexander	11/08
21008 W. Redberry Court	- Magellan	12/27

OUR CARILLON PENDING LISTINGS:

21012 W. Snowberry Ln	- Augusta	12/27
21008 W. Redberry Court	- Magellan	12/27

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

* DUAL AGENTS
B = Basements

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