



The Lundberg Team



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

RE/MAX Action

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★”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.)

CARILLON NEWSLETTER - April, 2019 THE SPRING MARKET HAS ARRIVED! NOW IS THE PERFECT TIME to LIST and SELL!

March came in “as a **LION**” with an acceleration of homes coming under contract. There is definitely a **SCARCITY** of homes for sale.

PRICE-LOCATION-CONDITION: for properties having an outstanding **LOCATION** and in top **CONDITION** and being offered for a reasonable selling **PRICE**, these will get the **SELLER** top dollar. For exceptional properties, the **LACK of INVENTORY** will produce: **QUICK MARKET TIMES-MULTIPLE OFFERS-TOP DOLLAR.**

- SHORTAGE of INVENTORY**
- CONTINUING STRONG DEMAND**
- STABLE LOW INTEREST RATES**
- STRONG SELLER’S MARKET!**
- CONTINUING STEADY PRICE APPRECIATION**

The time to put your home on the market is now while the **COMPETITION** is still **LOW!**

LIST with LLOYD and JEAN and RECEIVE:

- **FREE MARKET ANALYSIS**
- Home **STAGING CONSULTATION**
- A Proven Successful **MARKETING PLAN** (A Track Record of 30 Years **SPECIALIZING** in Carillon)
- The Acquisition of an **OUTSTANDING** Professional Team Assembled to **ASSIST** Our Clients to Smoothly Transition to Their Next Residence
- We also have **OTHER SPECIAL SELLER’S INCENTIVES**

THE LUNDBERG'S PROFESSIONAL TEAM

1. The **REALTORS:** Lloyd, licensed Broker-Manager, **44** years of Real Estate **EXPERIENCE.** Jean, Real Estate Broker, Certified Staging Consultant. **BOTH** are Seniors Real Estate Specialists since 1999!
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.** “We were thrilled with the carpets . . . Best job we have ever seen.”
4. Professional **CARPET STRETCHER/INSTALLER.**
5. Efficient and thorough **HOUSE CLEANER.**
6. Helpful **ESTATE LIQUIDATOR**, an estate specialist, who can pack, remove, and **BUYS** furniture and other items.
7. Very experienced and knowledgeable **ATTORNEY.**
8. **CONTRACTOR** who prepares the paperwork providing the exact costs for **BUNDLING** a **RENOVATION LOAN** into the **MORTGAGE.** (203K)

List Your home with the **LUNDBERGS, 2018’s NUMBER ONE CARILLON REALTORS.**



**Have a Blessed, Happy Easter
A Happy Passover
And a Healthy, Joyous Spring**





The LUNDBERG'S LISTINGS



RENTALS and RESALES AVAILABLE: TOWN AND SINGLE FAMILY HOMES

	13328 Red Cedar Lane (Cambridge) - Alexander - \$1,800 Per Month (Available 4/16) END-UNIT RANCH TH w/2 BRS & 2 BTHS has an outstanding floor plan! Spacious combined L/D are great for entertaining. Large MBR suite has wall & walk-in closets! PRIVATE BTH has walk-in shower/separate tub/linen closet! 2nd BR has lots of natural light & a large wall closet. Adjacent BTH has a tub/shower combo/new counter. Utility room has cabinets/working washer/dryer. KIT is equipped w/all appliances/lots of cabinets/new counters. NEWERS: NEUTRAL CARPETING/"luxury vinyl" floors in KIT & BTHS/LIGHT FIXTURES/FANS. Door leads to a 2 car garage w/lots of storage room. NO SMOKERS/cats. Small dogs OK. Long term renters preferred! Available for OCCUPANCY April 16.
	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!
	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!
	21013 W. Braxton Lane (Berkshire) - Cypress Point - \$220,000 (Under Contract - Contingent Financing, Closing 3/29 [Had 2 Offers!]) 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 MICROWAVE! 1st floor LDRY w/SINK/washer & dryer! Huge BASEMENT w/3rd BTH/3rd BR/REC RM/2nd KITCHEN. "As Is" Property.
	13738 S. Magnolia Drive (Andover) - Fremont - \$239,900 (Under Contract - CASH—Closing 5/1) 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 is next to NEW LARGE DECK w/GAZEBO! WOOD LAMINATE FLOORING in entry/BTHS/LDRY room that has 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!!
	21440 W. Larch Drive (Dover) - Greenbriar - \$282,900 (Under Contract: Contingent Financing (Closing 4/29)) Beautifully landscaped 3 BR, RANCH w/maintenance free exterior. PAVER-BRICKS expand drive-way & patio! KIT's WOOD LAMINATE flr blends beautifully w/its UPGRADED OAK CABINETS. GRANITE COUNTERS/STAINLESS STEEL self-cleaning OR/RETRACTABLE DRAWERS/refrigerator w/bottom freezer. OPENS to EXTENDED FAMILY RM w/gas log FP w/MANTLE. Formal L/D rms. 2 BERBER carpeted MBR SUITES & PRIVATE BTHS are in SEPARATE WINGS have SPACIOUS WALK-IN CLOSETS. 1st floor. LDRY rm: cabinets *UTILITY SINK * 5/2018 W/DRYER! HUGE BSMT has CONCRETE CRAWL! PAINTED GARAGE/pull down STAIRS to ATTIC! IMMACULATE!
	21445 W. Juniper Ct. (Chelsea) - Scottsdale - (CLOSED 2/28/2019 \$210,000 - Had 2 Offers!) 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!
	21457 W. Juniper Court (Chelsea) - Carmel (CLOSED 2/11/2019 - \$250,000 Had 2 Offers!) 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!
	21008 W. Redberry Court (Aberdeen) - Magellan (CLOSED 1/11/2019 - \$275,000) 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!

2019's LUNDBERG'S CLOSED & PENDING TRANSACTIONS: 1/1 - 3/22/2019

OUR CARILLON CLOSED LISTINGS:

21008 W. Redberry Court	- Magellan	01/11
21457 W. Juniper Court	- Carmel	02/11
21445 W. Juniper Court	- Scottsdale	02/28

OUR CARILLON PENDING LISTINGS:

21013 W. Braxton Lane	- Cypress Point	03/29
21440 W. Larch Drive	- Greenbriar	04/29
13738 S. Magnolia Drive	- Fremont	05/01

OUR CARILLON RENTED:

13864n S. Balsam Lane	- Fountainbleu (D)	03/31
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OUR OUT-OF-CARILLON CLOSED LISTINGS:

19321 Jacqui Ave., Romeoville	02/08
1345 Caribou Trail, Carol Stream	02/15

OUR OUT-OF-CARILLON PENDING LISTINGS:

*1514 Brookfield Drive, Plainfield (Lease to Purchase)

OUR OUT-OF-CARILLON RENTED LISTINGS:

*1514 Brookfield Drive, Plainfield 03/01

* = DUAL AGENTS
B = Basements

THANK YOU for YOUR REFERRALS and RECOMMENDATIONS!

We truly VALUE THEM!

