

VILAS DEVELOPMENT CORP.

Common area renovation completed at Deer Run

Renovated clubhouse, swimming pool and tennis courts are part of the \$1.5-million in common-area improvements recently completed at Deer Run, a development of condominiums in southwest suburban Oswego.

"Our extensive common area renovation program at Deer Run includes new roofs, windows, patios with sliding glass doors, professional landscaping, renovated tennis courts, a clubhouse and a new basketball court and playground area," said Dr. Ganesan Vish, president of Oakbrook Terrace-based Vilas Development Corp., the developer. "Residents can enjoy the benefits of these amenities. The clubhouse is a perfect place for residents to entertain guests, especially with access to the outdoor swimming pool."

The parking lot also has been repaved and all the buildings have been repainted.

"The landscaping has been sig-

nificantly embellished with about \$100,000 in exterior improvements, including shrubbery and trees," Vish said.

Built on 13 acres, Deer Run homeowners can take advantage several walking paths nearby. Deer Run Condominiums also is currently undergoing a \$3.5 million build-out of residence interiors.

"Improvements in individual residences will include new washer/dryer hook-ups, new plumbing and electrical trim and new 220-volt air conditioning units," said sales manager Frank Chiodo.

The renovation also includes new kitchen appliances, new carpeting, new tile, new cabinetry and new vanities and tile in baths.

Deer Run offers five home designs featuring one or two bedrooms (with an optional third bedroom per plan), one or two baths and 545 to 1,164 square feet of living area. All residences have

a concrete patio or a wood deck.

Sales of Phase IV are currently under way. This phase includes 48 units base priced from \$51,500 to \$89,900. Eighty of the total 240 condominiums remain for sale at Deer Run.

"A large percentage of buyers at Deer Run — about 65 to 70 percent — are first-time buyers between the ages of 21 and 35," Chiodo said. "Thirty percent of the buyers are empty-nesters or retirees."

"First-time buyers moving from apartments now can own a home and have mortgage payments equal to or less than what they paid in rent," Chiodo said. "Federal Housing Administration-insured financing is available and management is currently paying \$1,000 toward closing costs for new residents to this community."

Buyers can customize their home by choosing cabinets, countertops, carpeting, kitchen

flooring and bathroom vanities. Standard features include wall-to-wall carpeting, washer/dryer hook-ups, smoke detectors and finished interior trim. Kitchens are equipped with Whirlpool appliances (range hood and fan, refrigerator, disposal, dishwasher and double-bowl stainless-steel sink). Baths feature ceramic tile in tub areas, cultured marble vanity top, finished vanity cabinet and vinyl flooring.

Major builders are beginning to discover the Oswego area, Chiodo said.

"Builders recently have been attracted to Oswego and property values are escalating," he said.

To visit Deer Run Condominiums, take Interstate 88 to Illinois 31. Go south seven miles to Light Road and the models. The sales office is open Saturday through Thursday from 11 a.m. to 5 p.m. or by appointment. The office is closed on Thursday and Friday. Call (630) 554-1701.