

WINTER 2007



Exclusively Palatine

Magazine



INSIDE THIS ISSUE...

4th Quarter 2006

Home Sales

Homes,
Homes, Homes

Ways to
"Move That House"

**More Than Ever 30+
Years Of Real Estate
Experience Counts!
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Presented By



Laura Weaver
RE/MAX

Unlimited Northwest

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Mike Angelina

1626 Colonial Parkway

Inverness, Illinois 60067



1149 Blackburn

*T*his exceptional, spacious home is situated on a picturesque one-acre parcel in the original "McIntosh" Inverness area!

Step through the front door into the spacious open floor plan: an entertainment sized great room/living room has vaulted ceiling and soaring stone fireplace, and is open to the "dinner party" sized dining room. An all season atrium adds a new dimension to every day living. The bright eat-in kitchen has built in appliances and gadgets... very "gourmet." New hardwood flooring in the great room and the dining room. The oversized family room has a floor to ceiling fireplace with wet bar, fridge, and built-ins.

There are four bedrooms on the second floor, including a master suite with upgraded, remodeled full bath.

The spacious lower level has fifth bedroom, full bath, exercise room, and full kitchen...perfect for a nanny or in-laws.

The large in ground pool is separated from the house with a very "country club" feeling.

Top rated "Knuth Builders" will update/remodel kitchen or anything at "Builders Cost" before closing, (call Laura for details).

Allow Laura to show you this wonderful opportunity to enjoy all that this property has to offer. **Offered at \$650,000.**

For more detailed information call

1-888-359-0147 x204 or visit www.LauraWeaver.com

CONTACT INFORMATION

Laura Weaver 847.359.0147
RealEstate@LauraWeaver.com

letter from the editor



Welcome to the Winter Issue of Exclusively Palatine... We're having a tough one, aren't we?! Too much snow and cold... it does effect showings on listings, which affect sales. But, the activity has definitely improved over 2006.

In this issue, I'm featuring eleven (11) listings, an exclusive interview with Home Inspector, Allen Monet (Portrait of a Home Inspector), stats on 2006 4th quarter Sales in Palatine, and some tips on getting a home sold (Move That House!).

Please enjoy this issue and as always, I can do a free estimate of your home's value, an update on a past evaluation, or advice to increase your home's value, just call to schedule an appointment.

Enjoy being with family and those you love,

Laura Weaver
RE/MAX Unlimited Northwest
www.LauraWeaver.com
RealEstate@LauraWeaver.com

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Exclusively Palatine

NEW PALATINE CONDOMINIUMS

★ **UPSCALE CONDO LIVING!** ★

77 N. Quentin Rd.

★ *In the brand new enclave of Quentin Pointe.*

This 2 bedroom 2 bath condo is elegant and fabulous! Top floor unit overlooking preserve and park.

Upgrades throughout: Hardwood floors, 3" granite in kitchen, Italian marble in baths, recessed lighting, stainless steel appliances, 42" cherrywood cabinets, cherrywood vanities, upgraded carpet and padding, custom tile and more...

Heated garage and storage. Washer and dryer in unit.

Offered at \$365,000 or Rent for \$2000/month



133 W. Palatine Rd.

★ *In popular Benchmark.*

This 2 bedroom 2 bath sparkling unit faces Palatine Town Square Park and is on the quiet top floor.

Large walk-in closet and entry, light maple cabinets in kitchen with corian counters, upgrade GE stainless steel appliances.

Washer and dryer in unit, and heated garage and large storage.

Offered at \$389,900 or Rent for \$2100/month



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255 West Wood

P A L A T I N E

You've got to see this one! In popular, centrally located "Palatine Station". This 2 Bedroom/3 ½ Bath Rowhouse is just 3 years old and loaded with upgrades! There is expensive "on-site" finished maple flooring throughout the 1st floor and in the Family Room. Other upgrades include double crown molding, closet organizers, scalloped grouting with custom tile in the Master Bath, recessed lighting, to name a few! The gourmet Kitchen has 42" cherrywood cabinets, granite counters, and stainless appliances...there's a breakfast area and access to a "French" balcony with a gas line. The Living Room has a "bayed" window area and a marble fireplace with gas logs. There's a true full Basement, roof top deck with a gas line and skyline views, and 2+ car attached garage!

Offered at **\$450,000**. For more detailed information call 1-888-359-0147 x221

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RealEstate@LauraWeaver.com



WINTER 2007

318 Clyde

Brand New Listing!

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RealEstate@LauraWeaver.com

Looking for the perfect place to raise your family in the top-notch palatine school district? Well look no further, you've found it!

On a quiet street with a homeowners' association owned beautiful conservation area right outside your front door that can never be built on, this home is a great opportunity. As you enter the two-story foyer, the rich hardwood flooring throughout the main level catches your eye. To your left you step into the formal living room bathed in natural light from the extra large windows. The gorgeous eat-in kitchen waits for you to come in and relax. You also have access to a wonderful deck with great views. You'll be dreaming of warmer weather and barbecues soon enough. The family room, off the kitchen, is again flooded with natural light that brings out all of the beauty of the fire-place. A first floor office has floor to ceiling windows and amazing built-ins. A formal dining room, powder room, and laundry room complete the first floor.

Travel upstairs to the second floor and into the master bedroom. High ceilings, more great windows, and a massive walk in closet make this room special. The master bath has a sunken corner tub, separate shower and double bowl vanity. The huge basement has a second office space/fifth bedroom, large media area, exercise room or playroom. Tons of storage and the full bath are just extra bonuses.

Don't miss out on this charming home, call Laura Weaver for a personal tour today.

Offered at \$ 775,000 For more detailed information call 1-888-359-0147 x209 or visit www.LauraWeaver.com.

www.ExclusivelyPalatine.com



Exclusively Palatine

3

MOVE

that



HOUSE!

I know that any house will eventually sell, but what if it's taking too long? In the Palatine area, the average time-on-the-market is currently a few days less than six (6) months, compared to when it was a hot Seller's market, when the average time was less than one (1) month.

Here's some suggestions to improve "market time":

1. Walk In The Buyer's Shoes

What do I see when I pull up to the house? How do I feel when I open the door and go inside? What captures my attention? Was I distracted by anything? By keeping a Buyer's observation in mind, I have photos taken of the areas and angles of the home that drew my attention.

2. Offer To Pay Association Dues At Closing.

Condos and Townhomes are staying on the market longer, even when priced correctly or lower than comparables. Offer to pay a few months of association dues at closing, as an incentive. Buyers love getting something for free and it can make the listing stand-out from others.

3. Update Remarks On The MLS

I update the listing descriptions (remarks) and the exterior photos in the MLS systems regularly. These slight changes keep the listing fresh, and sometimes capture a whole new audience.

4. Add A Home Warranty

If two homes are almost identical and one has a warranty and one doesn't, the one with the warranty will sell before the property without. Studies have been done that support a home with a warranty has a better chance of selling, in a shorter period of time, and for more money than a comparable home without a warranty.

5. Condition! Condition! Condition!

Change it...

- Fertilize the lawn
- Add landscape
- Paint
- Remove wallpaper
- Put excess furniture in storage

6. Lighten Up

Put 100-watt bulbs in the house, and open the curtains. Remove heavy window treatments. Buyers are attracted to bright exposures.

It's well worth the effort...you'll sell your home in fewer days, and move that house!

Columnist – Laura Weaver



855 Willow

Talk about curb appeal, well this home has it! Enter the two-story foyer and head straight to the kitchen. This space will surely become a fast favorite. There is so much natural sunlight shining onto the deep, gorgeous woodwork. The cabinets almost seem to glow. Beautiful built-ins, an island for extra counter space and a double oven make this room extremely attractive and functional.

The family room has high ceilings and a wonderful fireplace flanked by windows. Relaxing here will be a joy. A living room, dining room, powder room and a first floor laundry make the main floor complete.

The second floor boasts four bedrooms and a wonderful bonus room! And for the new owner, the master bedroom will serve as a personal sanctuary. This space is huge, with bayed windows and a gigantic walk-in closet. The other bedrooms all have great natural light and plenty of closet space. The bonus room has wonderful high ceilings and would make a great office, playroom, media room, or just a hide-away to relax and regroup.

An enormous unfinished basement awaits you and all of your ideas. Call Laura Weaver for a tour today!

CONTACT INFORMATION

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 RealEstate@LauraWeaver.com

Brand New Listing!



Offered at \$725,000



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HOME SALES

4TH QUARTER 2006

Listed in alphabetical order by street name. Sales of single family homes \$300,000 and above.

911 E ANDERSON DR	\$330,000	10/27/2006
918 E ANDERSON DR	\$380,000	10/03/2006
2408 ARLINGDALE DR	\$580,000	10/17/2006
967 ARROWHEAD	\$454,000	10/19/2006
127 S ASH ST	\$325,000	11/28/2006
303 N BABCOCK DR	\$310,000	10/26/2006
848 BABCOCK DR	\$313,000	12/18/2006
727 E BALSAM LN	\$440,000	10/16/2006
726 BENNETT	\$305,000	12/04/2006
420 E CARPENTER	\$440,000	10/04/2006
998 S CEDAR ST	\$606,500	10/30/2006
1111 W CHATHAM DR	\$510,000	11/30/2006
118 CHEWINK	\$325,000	12/27/2006
445 E COLFAX ST	\$316,000	11/04/2006
166 N CRESCENT	\$520,000	12/04/2006
1264 CROOKED WILLOW	\$612,500	11/10/2006
129 E CUNNINGHAM DRIVE	\$310,000	12/18/2006
944 N DEER AVE	\$507,000	11/22/2006
1174 N DOE	\$399,900	11/09/2006
42 S ELM ST	\$340,000	10/11/2006
240 N FLAKE	\$348,000	10/31/2006
2122 W FROST	\$860,000	11/10/2006
41 E GLADE	\$790,000	12/18/2006
1114 GRISSOM DR	\$433,000	10/12/2006
1215 W GROH CT	\$780,000	11/17/2006
341 S HALE	\$702,500	10/05/2006
Lot 2 HARRISON	\$800,519	10/19/2006
1418 JOAN DR	\$321,000	11/16/2006
32 S KERWOOD	\$311,500	12/26/2006
1477 KING GEORGE CT	\$359,000	11/20/2006
1027 E KITSON DR	\$306,000	12/05/2006
1538 E LAKE LOUISE DR	\$385,000	12/01/2006
1175 N LAKESIDE DR	\$443,000	10/30/2006
2085 LINDEN LN	\$412,000	11/06/2006

CONTINUES ON PAGE 9.

Listed and sold by various participants in the Multiple Listing Service of Northern Illinois. Information herein deemed reliable but not warranted.

Which

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DID YOU BUY YOUR HOME FROM???



30+ YEARS EXPERIENCE

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*Above
the
Crowd!*

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800-991-9358 X258

THANK YOU!

To all my Palatine Clients

**www.LauraWeaver.com
RealEstate@LauraWeaver.com**

952 N. Hedgewood

P A L A T I N E

Pristine and Perfect! A must see! This 4 Bedroom/2 ½ Bath Split in popular “Reseda” in North Palatine. Newer majors including windows, driveway, “paver” patio and walk and front entry, roof (tear-off), central air, water heater, sump pump. Updated Kitchen overlooks generous Family Room with new “berber” and floor-to-ceiling fireplace. Updated Hall Bath. 6-Panel doors. *Crown moldings. *Freshly painted throughout. *Walk or bike to grade school, parks galore and pool! Most importantly, this home has been pampered by it’s owners.

Offered at \$400,000

For more detailed information
call 1-888-359-0147 x203 or visit
www.LauraWeaver.com



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RealEstate@LauraWeaver.com

625 N. Walden Drive

P A L A T I N E

“Sparkling” and “Pampered” are understatement when describing this true 3 Bedroom (all on 2nd floor)/2 ½ Bath Townhome in ideally located “Timberlake Estates”! There’s a full “English” Basement with a Rec Room wired for sound, and a large unfinished area with storage space galore. *Because this is an end unit, it offers more privacy and a sunny exposure. There’s a transferable warranty on all the “majors” and appliances. *Walk to the Palatine Golf Course, Parks, and Shops!

Offered at \$365,000.

For more detailed information
call 1-888-359-0147 x220 or visit
www.LauraWeaver.com



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RealEstate@LauraWeaver.com

HOME SALES

4TH QUARTER 2006

From page 6.

Listed in alphabetical order by street name. Sales of single family homes \$300,000 and above.

955 N MAPLE	\$318,000	12/07/2006
1713 S MEACHAM RD	\$450,000	12/19/2006
216 N MORRIS DR	\$370,000	10/16/2006
1061 W MYRTLE ST	\$350,000	10/27/2006
167 E OLD BRIDGE	\$358,000	10/25/2006
1056 N OLD MILL	\$367,500	10/20/2006
1007 OLDE VIRGINIA	\$312,000	11/17/2006
310 PARK DR	\$456,000	10/30/2006
1033 S PARKSIDE DR	\$415,000	10/30/2006
59 S PATRICIA LN	\$325,500	10/25/2006
43 E PEPPER TREE DR	\$403,000	12/15/2006
746 W PEREGRINE DR	\$495,000	10/24/2006
927 E PLATE	\$555,000	11/20/2006
225 N PLUM GROVE RD	\$304,000	10/12/2006
1106 S PLUM TREE LANE	\$485,000	10/30/2006
3380 PORTSHIRE CT	\$505,000	10/30/2006
1146 E PRATT DR	\$350,000	12/18/2006
509 E PROVIDENCE RD	\$440,000	11/30/2006
353 REYNOLDS	\$313,000	10/25/2006
1433 E REYNOLDS	\$349,900	11/13/2006
1513 E REYNOLDS DR	\$307,000	11/30/2006
562 N ROBINSON DR	\$345,000	11/17/2006
255 W ROSALIE	\$342,000	10/18/2006
485 W ROSILAND DR	\$725,000	10/20/2006
1440 ROSITA	\$356,250	10/26/2006
1453 E ROSITA DR	\$317,500	12/21/2006
907 N SLAYTON DR	\$300,000	12/26/2006
653 SLIPPERY ROCK	\$757,000	10/09/2006
936 STARK	\$340,000	12/13/2006
744 E STARK DR	\$340,000	10/18/2006
727 N VICTORIA	\$485,000	10/04/2006
749 WILLIAMS	\$380,500	10/05/2006
919 W WILLOW ST	\$600,000	11/09/2006
135 E WILMETTE DR	\$510,000	11/13/2006
61 S WINSTON DR	\$315,000	12/22/2006

Listed and sold by various participants in the Multiple Listing Service of Northern Illinois. Information herein deemed reliable but not warranted.

Portrait Of A Home Inspector



Curious about what a home inspector actually does, and what he's thinking? Here's an interview with an "original", and one of the best, Allan Monet, owner of METRO REAL ESTATE INSPECTIONS, INC.

Weaver: What are your qualifications?

Allan: I'm on the Illinois Home Inspectors Advisory Board...since 2002, which is when Illinois started licensing home inspectors. I actually helped write the "Home Inspection Licensing Act" and the "Illinois Standards of Practice".

I've been performing home inspections for fifteen (15) years. We've done over 5400 inspections.

Weaver: Impressive! So what's the home inspection process?

Allan: I inspect the home and all its major components, which include structure, exterior, roofing, plumbing system, heating and cooling systems, electrical, Kitchens, and Bathrooms.

Weaver: What are common things that come up during the inspection?

Allan: Most common are electric problems such as double taped wires, over-fuzzed wires, outlets not having GFCI at all appropriate locations, and reversed polarity. Gas leaks come up. Garage doors not having electric sensors. All of these are easily correctable.

Weaver: What do you consider a "deal killer", or rather, what shows up that you think should discourage a Buyer from moving forward on a home purchase?

Allan: Structural problems are the most significant. As a home inspector, I can't make the determination on engineering or structural situations; I can recommend further evaluation by a structural engineer.

Evidence of previous water in the basement or the crawl space is not always a deal killer, but an "issue".

Weaver: What are the signs of a well-cared for home?

Allan: I can normally tell when I walk-in the door...by the cleanliness and the visual overall condition. Age is not a factor. I've seen many vintage homes that are in much better condition than newer homes.

A dirty furnace filter can be a tip-off that the furnace has not been maintained properly.

Weaver: Do you frequently get called by Sellers before they put their home on the market?

Allan: Yes...and it's a really good idea. It makes things go more smoothly if they know what the problems are. It gives them clearly, an idea of what they'll face with the Buyer's home inspection.

Weaver: I agree. It's also good to know any issues so that a Seller can take those things into consideration when they are negotiating the sale price.

Allan: Good plan.

Weaver: What are Buyers biggest concerns?

Allan: Most Buyers are anxious about structure, water problems, and the roof.

Weaver: How is your fee determined?

Allan: I charge \$250 for a condo inspection, \$300 for a townhome, \$350 for a single family home, but the price goes up as the square footage increases, and for homes with dual heating and cooling.

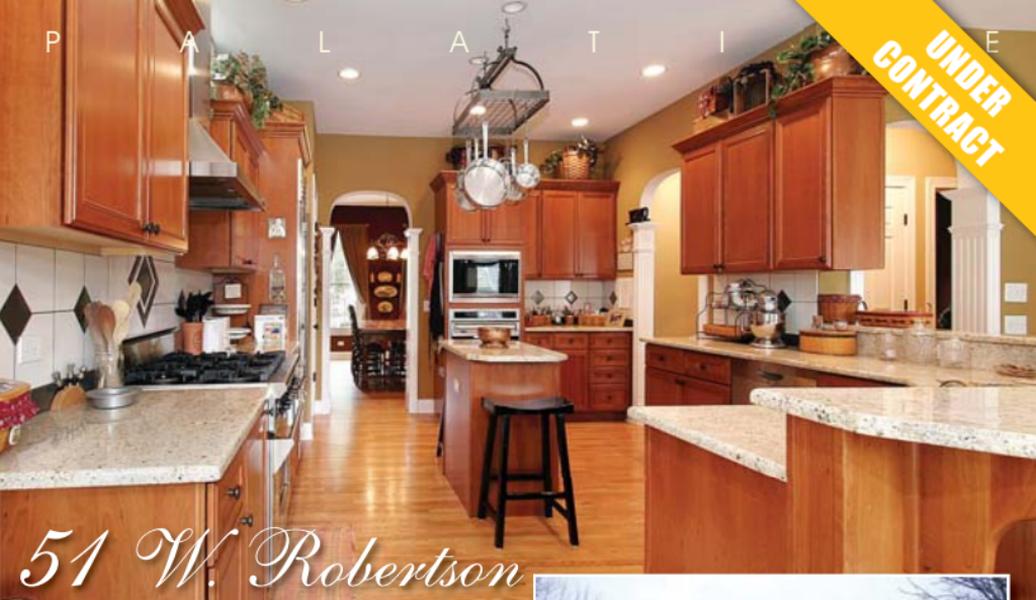
Weaver: I've been recommending your service for fifteen (15) years and I haven't had a complaint yet.

Allan: Yes...you were one of the original Realtors I got referrals from.

Weaver: "Original" is good. Thank you, Allan.

Allan Monet
Metro Real Estate Inspections Inc.
Ph: 800-300-3143

Columnist: Laura Weaver

UNDER
CONTRACT

51 W. Robertson

When old world charm meets modern convenience, you have 51 W. Robertson! This stunning three years new two-story offers the look and feel of a historical home, yet contains all the bells and whistles of new construction.

Step inside to the ten-foot ceilings on the main level. Here you will find a gourmet island kitchen and large breakfast bay open to the more than generous family room with fireplace. Granite, stainless steel, cherry cabinets, and hardwood floors are all here! There is also a formal living room and dining room.

The finished full basement offers wonderful high ceilings and natural light. Four bedrooms are located on the second floor, including the luxurious master retreat. And don't miss the third floor walkup attic with its own oak staircase and windows galore. Call Laura to see this charmer.

Offered at \$ 798,500 For more detailed information call 1-888-359-0147 x205 or visit ww.LauraWeaver.com



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450 Haleys Hill

Seeing is believing! 450 West Haleys Hill has great curb appeal and much more. Located on a secluded cul-de-sac, this Yorkshire model is a definite must see.

The oversized gourmet kitchen is incredible. Meal preparation will be a joy with all the gorgeous granite workspace, 42" cherry cabinets, stainless steel appliances, and a large walk-in pantry. Add a huge breakfast area to pull it all together. The 2-story family room with soaring fireplace is open to the kitchen and invites you to come in and relax. The living room has vaulted ceilings and is smothered in natural light. The dining room is stunning with a truly formal feel. A first floor study, which could be used as a fifth bedroom, has direct access to a beautiful full bath.

Upstairs the master retreat has a separate seating area and a massive walk-in closet. The master bath boasts impressive tile work, a sunken tub and separate shower. Three more bedrooms are all generously sized and all with walk-in closets. The finished basement is perfect for entertaining. The beautiful built-ins and gorgeous granite top wet bar complete this space.

Don't miss out on this spectacular home. Call Laura Weaver today for your appointment today. **Offered at \$875,000**



For more detailed information call **1-888-359-0147 x206** or visit www.LauraWeaver.com

P A L A T I N E



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JUST SOLD!

257 W. WOOD



CONTACT INFORMATION
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RealEstate@LauraWeaver.com

When you first arrive you immediately notice how well manicured and beautifully kept this property is. These newer Chicago style "Row Homes" are immaculate.



The 1st level family room features tobacco walls and upscale "Frisse" carpeting. An impressive gourmet kitchen is waiting for you to come and appreciate the luxury. Granite counters, 42" maple cabinets and stainless steel appliances compliment designer colors. There is also access to a lovely patio perfect for an evening barbecue.

The living room and dining room are spacious and very open. The gas fireplace has a custom granite surround. Upstairs the master suite has plantation shutters and a large walk-in closet. The master bath features an oversized Jacuzzi tub, custom tile, separate shower, and double sinks.

An amazing roof top patio is another bonus. Grab a glass of wine and head up to see the sunset over the Palatine skyline and let the stress of a busy day melt away.

This home is packed with upscale taste and upgrades galore. Call Laura Weaver today to see this incredible property!
Offered at \$449,900. For more detailed information call **1-888-359-0147 x217** or visit www.LauraWeaver.com

P A L A T I N E





Winter Getaways!

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STEPS TO BEACH! - FLORIDA

Sought after PV Beach. World renowned TPC Sawgrass and spas. First floor unit luxury villa in gated community is just minutes from historical Saint Augustine.

Other features include granite, crown molding community heated swimming pool, hot tub, sundeck, cabana and more.

Bedrooms: 3

Year Built: 2006

Full Baths: 2

For Sale or For Rent

Contact Liz at (847) 705-7500

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Beautiful new 2 story on the lake. Dramatic views, open floor plan and loaded w/upgrades: granite, stainless steel, fireplace, bonus room and more.

Bedrooms: 5

Full Baths: 3

Approx. Heated: 3,000

Year Built: 2006

For Sale or For Rent

Contact Liz at (847) 705-7500

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One Renaissance Place Unit 1122

P A L A T I N E

This is a rare super-sized 2 Bedroom/2 Bath Condo on the eleventh floor of popular Renaissance Towers. It's a corner unit with skyline/city and park views. There's a 2 Car Garage!! (Garage spaces rent for \$150-\$200 per month). The Kitchen is updated with bleached oak cabinets and all new appliances. The Bathrooms are updated as well. There's a Washer and Dryer in the unit...very unusual! All three heating/cooling units are New, and oversized. There's a spacious formal Foyer in the unit and a "bayed" Dining Room, besides the large Living Room. It's "resort-like" living, and right next to the award winning Palatine Library.



Offered at **\$ 290,000**

For more detailed information
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