

## More townhouses planned for Marengo



**Discussing the artist's renderings for Deerpass Meadows townhouses are Leonard W. Besinger, Jr., and Jennifer Rounds. Besinger is president of Leonard W. Besinger & Associates, and will begin construction on the Marengo townhouses. Rounds is sales manager.**

**MARENGO** - A townhouse community is under way at Deerpass Meadows. Until now, the Leonard W. Besinger & Associates subdivision has featured primarily single-family homes, although an earlier townhouse community called Deerpass Village was completed several years ago.

Deerpass Meadows is being developed within The Communities of Deerpass, a 250 acre new housing community on the city's north side.

Plans for the new townhouse community were announced by Leonard W. Besinger, Jr., president of the Marengo company.

When completed, the new community will have 73 two or three-bedroom town houses. The first 15 units being sold this summer during the pre-construction phase are priced from \$119,900. Once construction begins, the prices will be as much as \$10,000 higher. Ground breaking is planned for July with first occupancies slated for Thanksgiving.

"This new community represents one of the best opportunities to come along in recent years for home buyers," Besinger said, "While many builders have put their construction plans on hold this year, we are forging ahead with our development because we see a need in the suburbs for brand-new affordable housing for young people and for 'right-size' housing for empty-nesters," he said.

"These townhouses represent exceptional value considering that the average price for townhouses in McHenry County is about \$170,000. At Deerpass Meadows, the average price is \$129,000," Besinger said.

"We are able to produce housing at a lower cost than most of the other builders because of our in-house design-and-build capabilities and our low-cost land, which was purchased back in 1989."

Besinger is a home designer and can draw floor plans to fit different housing budgets.

"The prices, besides attracting buyers from other Chicago suburbs, also will encourage young people and empty-nesters to stay in Marengo", Besinger added.

Three plans with one or more full bathrooms are offered. They range from two bedroom ranches to a two-bedroom bi-level and a three-bedroom, two-story.

Sizes range from 1,007 to 1,554 square feet of living.

Each unit includes an attached two-car garage, two open parking spaces, a dining area with sliding glass doors leading to the rear yard, and a U-shaped kitchen with peninsular cabinets.

Each townhouse will have a great room, and the 17 foot-long master bedrooms have walk-in closets.

Luxury version of these plans are available. Buyers can personalize via a range of options, such as larger bedrooms and dining/family areas, a tiled whirlpool tub, stall shower and his-and-hers vanities, air-conditioning, a rear patio, a powder room and an additional full bathroom.

The townhouses will be grouped in 30 buildings, with two to four units per structure. They will be built along landscaped green spaces and curvilinear streets.

"The land plan includes a quart-mile sidewalk safely around the community without crossing any streets", Besinger said.

"The sidewalks are of brick paving and add to the charm of the neighborhood", Besinger added.

A private park, encircled by town houses, provides a secure haven for picnics or socializing.

Residents will become members of a homeowners association. The monthly fee is estimated to be about \$75.

"This fee is low compared with other communities, which can charge as much as \$200 per month", Besinger said. The fee will cover exterior maintenance, such as landscaping and snow removal.

Reasons offered by Besinger for the low maintenance, fee are the high-quality products used in construction, including 3-year-warranty architectural roof shingles and lifetime-warranty, heavy-duty vinyl siding.

The office at 976 Beaver Pond Drive is close to Prospect Street and Route 176. It is open 10 a.m. to 6 p.m. daily.

For information, call (815) 568-0011 or visit [www.deerpass.net](http://www.deerpass.net).