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# The Villas at Madison Lane offers low-maintenance living in boutique community

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Submitted by Meritus Homes

Now more than 50% sold, The Villas at Madison Lane has proved to be a popular choice among homebuyers looking to “right size” in Elgin.

Being developed by Meritus Homes, the neighborhood on the city’s far west side features just 12 new ranch duplexes including several that are ready for quick move-in.

Local residents Jack and Gloria Kellenberger were drawn to The Villas at Madison Lane because it is a boutique community and not a large, master-planned development. Both born and raised in Elgin, they were thrilled to find a new home in an area they were familiar with — their prior home was only about two miles away — and never wanted to leave.

“We like that we’re not in a big subdivision, yet we’re right next to an established neighborhood with people of all ages,” said Gloria. “We have family and friends nearby, a park is down the street, and we’re close to church and everything we need. The location is simply unbeatable.”

Less than 2 miles from Randall Road, The Villas at Madison Lane offers homeowners access to a multitude of shopping, dining and entertainment venues along with recreational opportunities at Hawthorne Hill Nature Center, Powder River Park and Eagle/Burnridge Park, and the Elgin Sports Complex.

The Big Timber Road Metra Station is less than



PHOTOS COURTESY OF MERITUS HOMES

A full suite of stainless steel appliances adds a touch of elegance to the ranch homes at The Villas at Madison Lane in Elgin.

three miles away, as well, for anyone commuting into the city or Northwest suburbs.

Neighborhood children attend Creekside Elementary, Kimball Middle School and Larkin High School while Elgin Community College offers higher learning and continuing education classes. Numerous places of worship are within minutes as is Advocate Sherman Hospital.

The Kellenbergers moved to The Villas at Madison Lane this past June. After vacationing in a one-bedroom villa in Florida, they realized they no longer needed a large, single-family home and were ready to “right size.”

They attended an open house at the community then purchased a low-maintenance, ranch duplex. Although the home was under construction, they still were able to make all their own selections for fixtures, finishes and interior appointments so they had the hands-on experience of truly building a home — something they had never done before.

“We had the freedom to pick everything from major items like flooring, cabinet colors, countertops, and lighting to the small details like hardware. Meritus Homes offered a variety of options so we could add our personal touches, but we were never overwhelmed with choices. The process was not stressful at all,” said Gloria.

One of her favorite features in her new home is the open-concept layout that positions the kitchen and dinette right next to the family room, giving the entire area an extra sense of spaciousness.

The gourmet kitchen is created for both cooking and entertaining ease with a large center island that in the Kellenberger’s case has quartz countertops, 36-inch wall cabinets with crown molding and soft-close doors and drawers, a garbage disposal, and a full suite of stainless steel appliances including a refrigerator.

Sliding glass doors off the dinette lead to a deck, which is a cozy spot for morning coffee, an afternoon snack or a relaxing

evening.

The primary suite, which Gloria described as restful and roomy, has a walk-in closet and en suite bath for privacy.

“We moved from a house with a pedestal sink in the main bath so having a vanity with two sinks is much more comfortable,” she said.

The Kellenbergers use the second bedroom in their new home mainly as an office; however, it can serve as a guest room if needed. Other elements in the Geneva ranch duplex are a hall bath, laundry room off the attached two-car garage, and a lookout basement.

“Overall, this home’s layout is perfect for us, and there’s so much natural light,” she continued. “We hope to finish the basement in the future. Even though we don’t need the space for everyday living, it would be nice for large family gatherings and for resale value ... even though we plan on staying here the rest of our lives.”

The remaining ranch homes at The Villas at Madison Lane are under

construction allowing home shoppers to move in more quickly than if building from the ground up. Offering 1,367 square feet, two bedrooms, two full baths, lookout lower levels, attached two-car garages, and decks, available homes are priced from the low \$400s. They are filled with high-quality standard features such as nine-foot first-floor ceilings, three-panel doors, decorative touches such as 2¼-inch door casings and 4½-inch baseboards, and central air conditioning. In a few cases, buyers still have time to make their own interior selections.

Homes also have energy-efficient construction with Tyvek® house wrap, ice and water shield protection for the roof, a damp-proofed foundation, 90-percent-efficiency gas forced-air furnace, 40-gallon high-efficiency water heater, R-21 wall and R-49 ceiling insulation, and 2-by-6 exterior wall construction.

Outside, each ranch duplex features classic architecture accented with brick detailing,

landscaping and a fully sodded yard. All common area maintenance along with individual homesite lawn care is handled by the homeowner’s association making for carefree living at The Villas at Madison Lane. That means this fall the Kellenbergers won’t have to worry about raking leaves and come winter snow removal will be taken care of for them, too.

Meritus Homes is a family run business with decades of experience crafting homes throughout Chicagoland. As a result, the company has an unrivaled understanding of what it takes to build a home that offers extraordinary quality, comfort and value. The builder prides itself on creating an exceptional customer experience offering the promise of a personal connection, attentiveness and confidence.

Home shoppers can view Meritus Homes’ workmanship firsthand by touring a decorated model of the Geneva at The Villas at Madison Lane, located at 558 Madison Lane in Elgin. To reach the community, take Randall Road and turn east onto West Highland Avenue. Travel about a half mile and turn north onto Trinity Terrace, then east onto Madison Lane.

The model and sales center are open from 10 a.m. to 5 p.m. Monday, Tuesday, Wednesday, and Saturday and from 11 a.m. to 5 p.m. Sunday (closed Thursday and Friday).

For more information or to schedule a tour of a Quick Move-In Home, call (847) 877-1123 or visit [MeritusHomebuilders.com](http://MeritusHomebuilders.com).

50% SOLD OUT

## The Villas

at Madison Lane

BRAND-NEW  
OPEN-CONCEPT  
RANCH DUPLEXES

**Move-in ready, maintenance-free ranches in Elgin from the low \$400s**

The livability of all-new ranch designs. The convenience of a maintenance-free lifestyle. And a desirable location just minutes from the Randall Road corridor, Big Timber Road Metra station and I-90. It’s all here...and ready NOW...at The Villas at Madison Lane, Elgin’s boutique new-home community.

### THE GENEVA



#### QUICK MOVE-IN HOME 572 MADISON LANE

Luxury appointments:

- Open-concept layout
- 3 bedrooms & 3 baths
- Gourmet kitchen
- Lookout basement
- Still time to make interior selections!

**\$403,417**  
(plus selections)



The Villas at Madison Lane is located on the north side of W. Highland Avenue, between N. Airlite Street and Trinity Terrace, approximately 2 miles east of Randall Road in Elgin.

Decorated model open Saturday to Wednesday 10 a.m. to 5 p.m.

