

Yaeger Place

Condominiums

Litchfield, Illinois

*Maintenance Free Living
for those at least 55 years young*



Built by NICCOL Development Company, Inc.



JUDY SPENCER-DONA
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Century 21
Reid Baugher Realty

Judy
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THERE'S NO PLACE LIKE HOME

Standard Features

Interior Standard Features:

- ◆ Two bedrooms, per plan
- ◆ Two bathrooms
- ◆ Eat-in kitchen
- ◆ Laundry room
- ◆ Ceiling fans
- ◆ Vaulted ceilings
- ◆ Walk-in closets
- ◆ Fiberglass shower & tub
- ◆ Cultured marble vanity tops
- ◆ Chrome Delta faucets
- ◆ White colonist doors with white trim
- ◆ Stainless steel sink in kitchen
- ◆ Cable jacks
- ◆ Phone jack
- ◆ Closet shelving & rod
- ◆ Electric air flow furnace
- ◆ Central A/C
- ◆ 200 amp service
- ◆ 40-gallon electric water heater
- ◆ R38 blown ceiling insulation
- ◆ R13 batting wall insulation
- ◆ R15 Cellulose exterior wall spray

Exterior Standard Features:

- ◆ Brick & vinyl exterior
- ◆ One & two car garage with finished drywall
- ◆ Concrete driveway & sidewalks
- ◆ Underground utilities
- ◆ Paved street with curbing
- ◆ Street lights
- ◆ City water
- ◆ City sewer
- ◆ Common area with gazebo
- ◆ 30 year shingle guarantee
- ◆ Single hung, tilt-in thermal windows
- ◆ Landscaping package
- ◆ 6-panel steel entry doors
- ◆ Concrete porches as per plan

Monthly Maintenance Fee Includes:

- ◆ Lawn and landscape maintenance
- ◆ Leaf removal
- ◆ Gutter care
- ◆ Snow removal
- ◆ Common area maintenance
- ◆ General liability and building insurance



Flooring, lighting, cabinetry & appliance allowance included, per plan.

Optional features and upgrades available.

Standard features subject to change without notice.

For more information, contact:

Judy Spencer-Dona

Cell: 217-825-3082

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Welcome to Yaeger Place Condominiums

About the area...

For golfers, shoppers, nature lovers and anyone looking for a life of fun and relaxation, Yaeger Place Condominiums offers an ideal location. Several golf courses are just minutes away. Three area lakes provide opportunities for fishing, boating and simply enjoying the outdoors. Excellent medical care is available close by while the spiritual needs of the community are met by places of worship representing a variety of denominations. With quick access to Interstate 55, Yaeger Place residents are within easy reach of St. Louis, Missouri and Springfield, Illinois. It's the perfect place for those who want to remain close to friends, family and all the familiar places that you call "home".

About the condominiums...

With several designs to chose from, you can select a home that suits your lifestyle and your budget. Large bright kitchens, his & hers bedrooms, luxurious master suites, spacious garages and ample storage space are just a few of the exciting features of these easy-living homes. Include something here about the maintenance free aspect of condo living.

About the builder/developer...

Kevin Sievers' passion and hard work is the foundation upon which Niccol Development Company, Inc. is built. Kevin's formula for success is simple...build the best house for the money, in the right location and work to delight the customer throughout the entire home-buying experience. What makes Niccol homes so special? It is asking a lot of questions and then designing homes that meets the needs of their customers. It is the extra value they build into Niccol homes by using high quality building products. It is the peace of mind that comes with knowing that Niccol stands behind each and every home they build.

About the listing agent...

From home selection and design coordination through financing, closing and beyond, Judy Spencer-Dona is dedicated to making the process of buying a condominium as enjoyable as possible. At every step Judy is available to offer you assistance and answer your questions. Judy, who has the mature moves designation, will help guide you...from listening to what you want and what you can afford to pay, to assisting you in personalizing your home with selections, adding options or upgrades and more..

Welcome home!

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Directions to condominiums...

Interstate 55 to Exit 52.

East on Route 16.

Left on Yaeger Lake Trail.

Condos on left.

