

# Mason Properties Rent Rates and Availability

## June 17, 2025 (8:59am)

### Important!

Prices and availability subject to change without notice. Mason Properties is not responsible for errors or omissions.  
Please call us at (815) 756-1198 for the most current information.

#### *Ashbury Court Apartments: 829 W. Taylor @ (815) 748-0449*

<i>Unit Size:</i>	Current Availability/Notes:	Rent:	Utilities Included w/ Rent:	Sq. Ft. Est
<i>Studio</i>	Availability July - September 2025	\$775.00	Heat, Water, and Garbage	411
<i>1 Bedroom</i>	Availability in August 2025	\$880.00	Water and Garbage	655
<i>1 Bedroom w/heat</i>	Availability July & August 2025	\$915.00	Heat, Water, and Garbage	657
<i>2 Bedroom</i>	Available 7/31/25	\$975.00	Water and Garbage	800
<i>2 Bedroom w/heat</i>	SOLD OUT UNTIL WINTER 2025	\$1,025.00	Heat, Water, and Garbage	825
<i>3 Bedroom/ 1.5 Bath</i>	Availability in July - September 2025	\$1,080.00	Water and Garbage	950
<i>Storage Units</i>	SOLD OUT	\$40.00	NO UTILITIES	5' X 10'
<i>Garages</i>	SOLD OUT	\$90.00	NO UTILITIES	10' X 20'

#### *Ashbury Court East: 807 W. Taylor @ (815) 748-0449*

<i>Unit Size:</i>	Current Availability/Notes:	Rent:	Utilities Included w/ Rent:	Sq. Ft. Est.
<i>1 Bedroom</i>	SOLD OUT UNTIL WINTER 2025	\$880.00	Heat, Water, and Garbage	620
<i>2 Bedroom Reg</i>	Availability in July & August 2025	\$955.00	Heat, Water, and Garbage	722
<i>2 Bedroom Extra Large Kitchen</i>	Availability in August 2025	\$999.00	Heat, Water, and Garbage	776

**Cardinal Apartments: 823 W. Lincoln Hwy @ (815) 756-1198**

<i>Unit Size:</i>	Current Availability/Notes:	Rent:	Utilities Included w/ Rent:	Sq. Ft. Est.
<i>1 Bedroom</i>	Availability in August 2025	\$860.00	Water and Garbage	512
<i>2 Bedroom</i>	Availability in August 2025	\$999.00	Water and Garbage	788
<i>3 Bedroom/ 2 Bath</i>	SOLD OUT UNTIL FALL 2026	\$1,170.00	Water and Garbage	1024

**Colonial Townhouses: 1004-1010 W. Lincoln Hwy @ (815) 756-1198**

<i>Unit Size:</i>	Current Availability/Notes:	Rent:	Utilities Included w/ Rent:	Sq. Ft. Est.
<i>Studio</i>	SOLD OUT UNTIL SPRING 2026	\$795.00	Electric, Water, and Garbage	500
<i>2 Bedroom</i>	Available on 8/19/25	\$995.00	Electric, Water, and Garbage	500
<i>3 Bedroom TH/ 1.5 Bath</i>	Availability in August & September 2025	\$1,350.00	Tenant Pays all Utilities	1100

**James Court Apartments: 2509-2632 N First Street @ (815) 748-0434**

<i>Unit Size:</i>	Current Availability/Notes:	Rent:	Utilities Included w/ Rent:	Sq. Ft. Est.
<i>Studio</i>	Available in August & September 2025	\$775.00	Water and Garbage	525
<i>1 Bedroom</i>	Available in September 2025	\$860.00 \$920 - W/D	Water and Garbage	650
<i>2 Bedroom/2 Bath</i>	Available in July & August 2025	\$1060.00 \$1120 - W/D	Water and Garbage	750
<i>3 Bedroom/ 2 Bath</i>	Available in July & August 2025	\$1240 - W/D	Water and Garbage	920

**Lynwood Apartments: 1025 Arcadia Drive @ (815) 756-1198**

<i>Unit Size:</i>	Current Availability/Notes:	Rent:	Utilities Included w/ Rent:	Sq. Ft. Est.
<i>2 Bedroom/ 2 Bath</i>	Available on 8/11/25	\$1,065.00	Tenant Pays all Utilities	920-940

***Mason Townhouse Suites: Deerpath Lane @ (815) 756-1198***

<i>Unit Size:</i>	Current Availability/Notes:	Rent:	Utilities Included w/ Rent:	Sq. Ft. Est.
<i>4 Bedroom TH/ 3 Bath</i>	<b>Available NOW</b> Availability in August & September 2025	\$2,030.00	Tenant Pays all Utilities	2200

***Normal Road Apartments: 921 Normal Road @ (815) 756-1198***

<i>Unit Size:</i>	Current Availability/Notes:	Rent:	Utilities Included w/ Rent:	Sq. Ft. Est.
<i>2 Bedroom</i>	Availability in July - September 2025	\$865.00	Heat, Water, and Garbage	651
<i>4 Bedroom TH/ 1.5 Bath</i>	SOLD OUT UNTIL FALL 2026	\$1410.00	Electric, Gas, Water, and Garbage	1130

***Old Orchard Townhouses: 1001 W Lincoln Hwy @ (815) 756-1198***

<i>Unit Size:</i>	Current Availability/Notes:	Rent:	Utilities Included w/ Rent:	Sq. Ft. Est.
<i>4 Bedroom/ 2.5 Bath</i>	SOLD OUT UNTIL FALL 2026	\$1200.00	Tenant Pays all Utilities	1650
<i>5 Bedroom TH/ 2.5 Bath</i>	SOLD OUT UNTIL WINTER 2025	\$1,450.00	Tenant Pays all Utilities	1800

***St. Albans Greens: 711 South Main Street in Sycamore @ (815) 761-8601***

<i>Unit Size:</i>	Current Availability/Notes:	Rent:	Utilities Included w/ Rent:	Sq. Ft. Est.
<i>Studio</i>	SOLD OUT UNTIL FALL 2026	\$790.00	Water and Garbage	500
<i>1 Bedroom</i>	Available 7/11/25	\$850.00	Water and Garbage	624
<i>2 Bedroom/2 Bath</i>	SOLD OUT UNTIL WINTER 2025	\$1,100.00	Water and Garbage	876
<i>3 Bedroom/2 Bath</i>	SOLD OUT UNTIL WINTER 2025	\$1,165.00	Water and Garbage	1158
<i>2 Bedroom TH/ 2 Bath *BRAND NEW*</i>	Availability in August 2025	\$1,600.00 - \$1,650	Tenant Pays all Utilities (No gas, all electric)	1128

***Timbercrest Apartments: 517 Lucinda Ave @ (815) 756-1198***

<i>Unit Size:</i>	Current Availability/Notes:	Rent:	Utilities Included w/ Rent:	Sq. Ft. Est.
<i>One Bedroom W/Study</i>	SOLD OUT UNTIL FALL 2026	\$1010.00	Electric, Gas, Water, and Garbage	620
<i>2 Bedroom</i>	SOLD OUT UNTIL FALL 2026	\$895.00	Water and Garbage	620
<i>4 Bedroom TH/ 2 Bath</i>	SOLD OUT UNTIL FALL 2026	\$1150.00	Water and Garbage	1200

**University Heights Apartments: 1110-1120 Varsity Blvd @ (815) 748-0447**

<i>Unit Size:</i>	<b>Current Availability/Notes:</b>	<b>Rent:</b>	<b>Utilities Included w/ Rent:</b>	<b>Sq. Ft. Est.</b>
<b>Studio</b>	<b>Available NOW</b> Availability in July - September 2025	\$730.00	Heat, Water, and Garbage	433
<b>1 Bedroom</b>	Availability in July - September 2025	\$850.00	Heat, Water, and Garbage	565
<b>1 Bedroom Utilities Included</b>	Available on 8/29/25	\$890.00	ALL UTILITIES INCLUDED	
<b>1 Bedroom W/ Study</b>	Available on 8/11/25	\$910.00	ALL UTILITIES INCLUDED	
<b>1 Bedroom TH</b>	SOLD OUT UNTIL FALL 2026	\$870.00	Heat, Water, and Garbage	600
<b>2 Bedroom Apt</b>	SOLD OUT UNTIL WINTER 2025	\$899.00	Heat, Water, and Garbage	750
<b>2 Bedroom TH</b>	Availability in August 2025	\$940.00	Heat, Water, and Garbage	866
<b>3 Bedroom Apt/ 2 Bath</b>	Availability in July & August 2025	\$1,075.00	Heat, Water, and Garbage	1100
<b>3 Bedroom TH</b>	Available on 8/23/25	\$1,015.00	Heat, Water, and Garbage	1130
<b>3 Bedroom TH w/ 2 Baths</b>	SOLD OUT UNTIL FALL 2026	\$1,100.00	Heat, Water, and Garbage	1130
<b>3 Bedroom TH w Study</b>	Available on 8/26/25	\$1,040.00	Heat, Water, and Garbage	1130
<b>4 Bedroom TH</b>	SOLD OUT UNTIL FALL 2026	\$1,040.00	Heat, Water, and Garbage	1130

**The White House 905 W Taylor St. @ (815)756-1198**

<b>6 Bedrooms</b>	<b>SOLD OUT UNTIL FALL 2026</b>	<b>\$1,920.00</b>	<b>Tenant Pays all Utilities</b>	<b>1,948</b>
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