

# Mason Properties Rent Rates and Availability

## August 26, 2025 (8:52am)

### 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>	<b>Current Availability/Notes:</b>	<b>Rent:</b>	<b>Utilities Included w/ Rent:</b>	<b>Sq. Ft. Est</b>
<i>Studio</i>	<b>Available:</b> 9/18/25	<b>\$775.00</b>	<b>Heat, Water, and Garbage</b>	<b>411</b>
<i>1 Bedroom</i>	<b>Available:</b> 1/5/26	<b>\$880.00</b>	<b>Water and Garbage</b>	<b>655</b>
<i>1 Bedroom w/heat</i>	<b>Available:</b> 10/16/25	<b>\$915.00</b>	<b>Heat, Water, and Garbage</b>	<b>657</b>
<i>2 Bedroom</i>	<b>Available:</b> 12/8/25 12/29/25	<b>\$975.00</b>	<b>Water and Garbage</b>	<b>800</b>
<i>2 Bedroom w/heat</i>	<b>SOLD OUT</b>	<b>\$1,025.00</b>	<b>Heat, Water, and Garbage</b>	<b>825</b>
<i>3 Bedroom/ 1.5 Bath</i>	<b>SOLD OUT</b>	<b>\$1,080.00</b>	<b>Water and Garbage</b>	<b>950</b>
<i>Storage Units</i>	<b>SOLD OUT</b>	<b>\$40.00</b>	<b>NO UTILITIES</b>	<b>5' X 10'</b>
<i>Garages</i>	<b>SOLD OUT</b>	<b>\$90.00</b>	<b>NO UTILITIES</b>	<b>10' X 20'</b>

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

<i>Unit Size:</i>	<b>Current Availability/Notes:</b>	<b>Rent:</b>	<b>Utilities Included w/ Rent:</b>	<b>Sq. Ft. Est.</b>
<i>1 Bedroom</i>	<b>SOLD OUT</b>	<b>\$880.00</b>	<b>Heat, Water, and Garbage</b>	<b>620</b>
<i>2 Bedroom Reg</i>	<b>Available:</b> 11/25/25	<b>\$955.00</b>	<b>Heat, Water, and Garbage</b>	<b>722</b>
<i>2 Bedroom Extra Large Kitchen</i>	<b>SOLD OUT</b>	<b>\$999.00</b>	<b>Heat, Water, and Garbage</b>	<b>776</b>

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

<b><i>Unit Size:</i></b>	<b>Current Availability/Notes:</b>	<b>Rent:</b>	<b>Utilities Included w/ Rent:</b>	<b>Sq. Ft. Est.</b>
<b><i>1 Bedroom</i></b>	Available: 11/26/25	\$860.00	Water and Garbage	512
<b><i>2 Bedroom</i></b>	Available: <u>SOON</u>	\$999.00	Water and Garbage	788
<b><i>3 Bedroom/ 2 Bath</i></b>	SOLD OUT	\$1,170.00	Water and Garbage	1024

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

<b><i>Unit Size:</i></b>	<b>Current Availability/Notes:</b>	<b>Rent:</b>	<b>Utilities Included w/ Rent:</b>	<b>Sq. Ft. Est.</b>
<b><i>Studio</i></b>	SOLD OUT	\$795.00	Electric, Water, and Garbage	500
<b><i>2 Bedroom</i></b>	SOLD OUT	\$995.00	Electric, Water, and Garbage	500
<b><i>3 Bedroom TH/ 1.5 Bath</i></b>	Available: <u>NOW</u>	\$1,250.00	Tenant Pays all Utilities	1100

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

<b><i>Unit Size:</i></b>	<b>Current Availability/Notes:</b>	<b>Rent:</b>	<b>Utilities Included w/ Rent:</b>	<b>Sq. Ft. Est.</b>
<b><i>Studio</i></b>	Available: <u>SOON</u>	\$775.00	Water and Garbage	525
<b><i>1 Bedroom</i></b>	Available: 11/20/25	\$860.00 \$920 - W/D	Water and Garbage	650
<b><i>2 Bedroom/2 Bath</i></b>	SOLD OUT	\$1060.00 \$1120 - W/D	Water and Garbage	750
<b><i>3 Bedroom/ 2 Bath</i></b>	SOLD OUT	\$1240 - W/D	Water and Garbage	920

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

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

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

<i>Unit Size:</i>	<b>Current Availability/Notes:</b>	<b>Rent:</b>	<b>Utilities Included w/ Rent:</b>	<b>Sq. Ft. Est.</b>
<i>4 Bedroom TH/ 3 Bath</i>	Available: <u>SOON</u> 9/12/25	\$2,030.00	Tenant Pays all Utilities	2200

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

<i>Unit Size:</i>	<b>Current Availability/Notes:</b>	<b>Rent:</b>	<b>Utilities Included w/ Rent:</b>	<b>Sq. Ft. Est.</b>
<i>2 Bedroom</i>	Available: 11/19/25 12/11/25	\$865.00	Heat, Water, and Garbage	651
<i>4 Bedroom TH/ 1.5 Bath</i>	SOLD OUT	\$1410.00	Electric, Gas, Water, and Garbage	1130

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

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

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

<i>Unit Size:</i>	<b>Current Availability/Notes:</b>	<b>Rent:</b>	<b>Utilities Included w/ Rent:</b>	<b>Sq. Ft. Est.</b>
<i>Studio</i>	SOLD OUT	\$790.00	Water and Garbage	500
<i>1 Bedroom</i>	SOLD OUT	\$850.00	Water and Garbage	624
<i>2 Bedroom/2 Bath</i>	SOLD OUT	\$1,100.00	Water and Garbage	876
<i>3 Bedroom/2 Bath</i>	Available: 11/26/25	\$1,165.00	Water and Garbage	1158
<i>2 Bedroom TH/ 2 Bath *BRAND NEW*</i>	Available: <u>SOON</u>	\$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>	<b>Current Availability/Notes:</b>	<b>Rent:</b>	<b>Utilities Included w/ Rent:</b>	<b>Sq. Ft. Est.</b>
<i>One Bedroom W/Study</i>	SOLD OUT	\$1010.00	Electric, Gas, Water, and Garbage	620
<i>2 Bedroom</i>	SOLD OUT	\$895.00	Water and Garbage	620
<i>4 Bedroom TH/ 2 Bath</i>	SOLD OUT	\$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>SOLD OUT</b>	<b>\$730.00</b>	<b>Heat, Water, and Garbage</b>	<b>433</b>
<b>1 Bedroom</b>	<b>Available: 10/29/25 11/17/25</b>	<b>\$850.00</b>	<b>Heat, Water, and Garbage</b>	<b>565</b>
<b>1 Bedroom Utilities Included</b>	<b>SOLD OUT</b>	<b>\$890.00</b>	<b>ALL UTILITIES INCLUDED</b>	
<b>1 Bedroom W/ Study</b>	<b>SOLD OUT</b>	<b>\$910.00</b>	<b>ALL UTILITIES INCLUDED</b>	
<b>1 Bedroom TH</b>	<b>SOLD OUT</b>	<b>\$870.00</b>	<b>Heat, Water, and Garbage</b>	<b>600</b>
<b>2 Bedroom Apt</b>	<b>Available: 10/10/25</b>	<b>\$899.00</b>	<b>Heat, Water, and Garbage</b>	<b>750</b>
<b>2 Bedroom TH</b>	<b>Available: <u>SOON</u> 1/13/26</b>	<b>\$940.00</b>	<b>Heat, Water, and Garbage</b>	<b>866</b>
<b>3 Bedroom Apt/ 2 Bath</b>	<b>SOLD OUT</b>	<b>\$1,075.00</b>	<b>Heat, Water, and Garbage</b>	<b>1100</b>
<b>3 Bedroom TH</b>	<b>SOLD OUT</b>	<b>\$1,015.00</b>	<b>Heat, Water, and Garbage</b>	<b>1130</b>
<b>3 Bedroom TH w/ 2 Baths</b>	<b>SOLD OUT</b>	<b>\$1,100.00</b>	<b>Heat, Water, and Garbage</b>	<b>1130</b>
<b>3 Bedroom TH w Study</b>	<b>SOLD OUT</b>	<b>\$1,040.00</b>	<b>Heat, Water, and Garbage</b>	<b>1130</b>
<b>4 Bedroom TH</b>	<b>SOLD OUT</b>	<b>\$1,040.00</b>	<b>Heat, Water, and Garbage</b>	<b>1130</b>

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

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