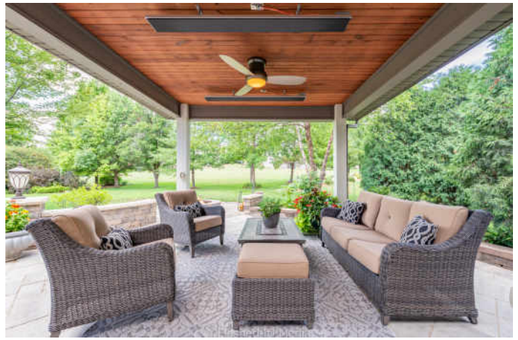
0S644 BRANFORD LANE

MILL CREEK, GENEVA

@properties®

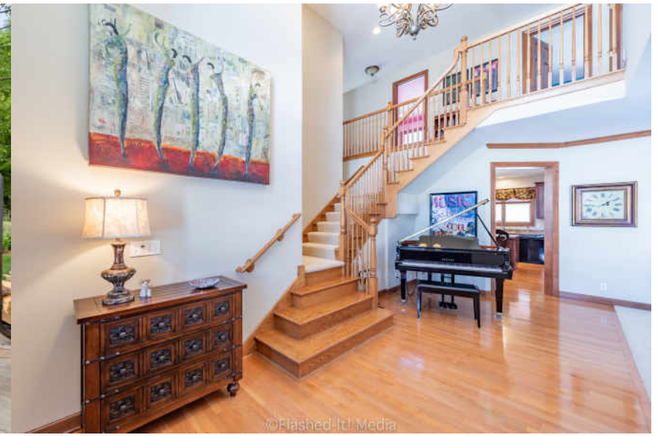


ROOM DIMENSIONS

FOYER : 16' × 9'
LIVING : 14' × 13'
DINING : 15' × 12'
KITCHEN : 15' × 15'
EATING : 15' × 10'
FAMILY : 22' × 20'
1ST FLOOR DEN : 12' × 12'
LAUNDRY : 9' × 8'
OWNER'S SUITE : 18' × 17'
BEDROOM 2 : 14' × 13'
BEDROOM 3 : 15' × 12'
BEDROOM 4 (EN SUITE) : 14' × 12'

4 BEDROOM
3.1 BATH

This Franklin XL III features over 3700sf of living space on one of the most amazing lots in Mill Creek. Enjoy pond views from the backyard oasis which features 3 covered patios including a covered outdoor grilling area, built-in fire pit, eating area & separate lounging area. Maximize your outdoor season with the built-in heating system. Wired for TV & sound, this backyard retreat is amazing! The interior of this large home boasts a grand foyer with split staircase, formal living & dining rooms, gourmet kitchen with extra long island, a separate eating area & built-in bar counter. Don't miss the soaring 2-story family room with masonry fireplace, remote controlled insert & large wall of windows. Also included on the 1st floor is a private office/den & laundry/mud room with storage closet & built-in drying rack. The second floor features a large "owner's suite" with sitting area, walk-in closet & 5-piece bath with large tub, separate shower, double vanities & private water closet. Bedrooms 2 & 3 have a "jack n' Jill" shared bathroom while the 4th bedroom has it's own en-suite bathroom. The unfinished basement features tall ceilings, is "roughed-in" for another bathroom & is just waiting to be finished. VERY close to pool, elementary school, miles of walking/bike paths, parks, playgrounds, pond & more!



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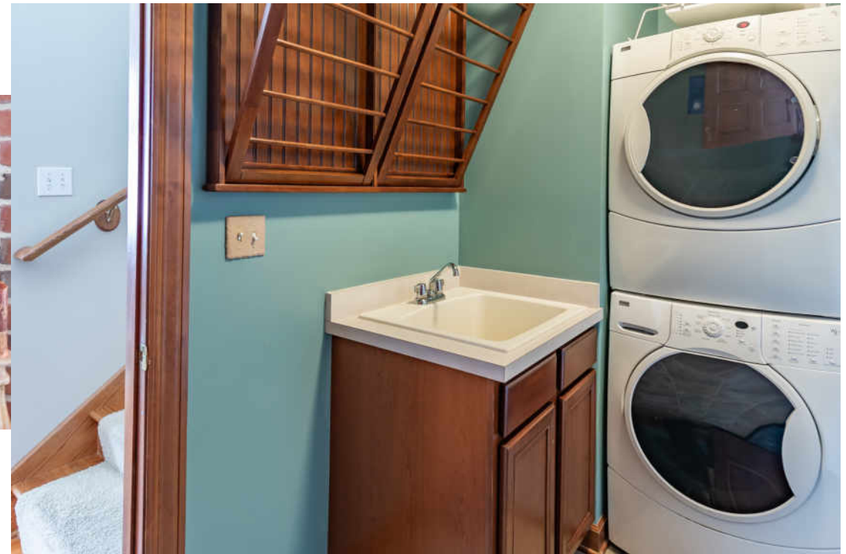

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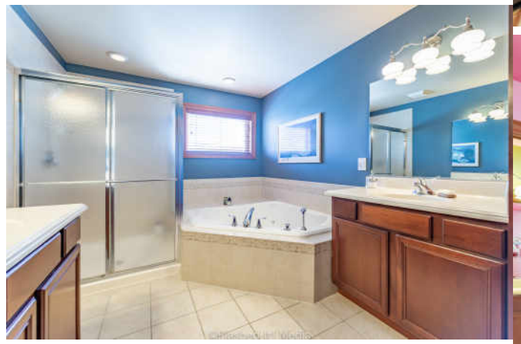

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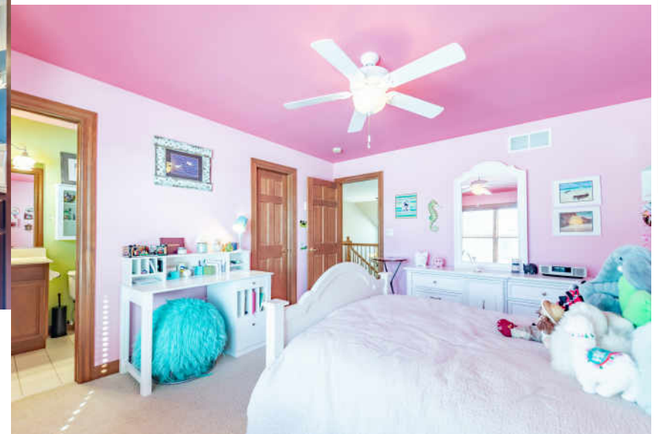

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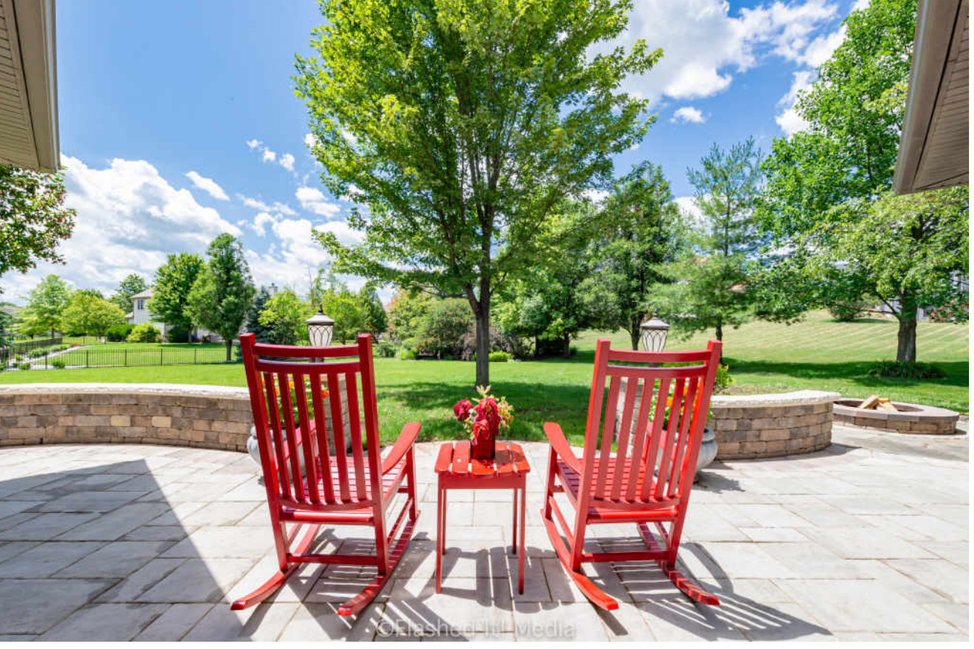

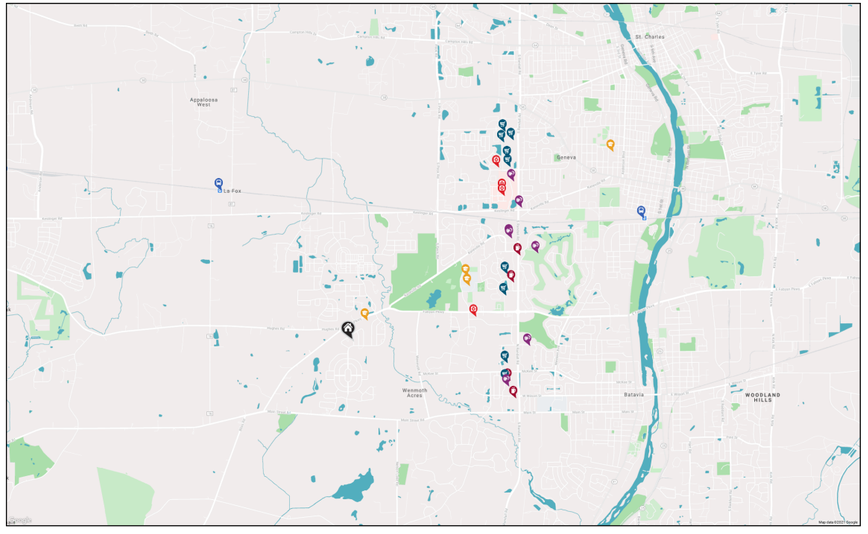

COFFEE SHOPS

Starbucks
115 NORTH RANDALL ROAD, 2.0 MI

Panera Bread
1690 SOUTH RANDALL ROAD, 2.1 MI

Dunkin'
2002 WEST WILSON STREET, 2.1 MI

Starbucks
1441 SOUTH RANDALL ROAD A, 2.3 MI

SHOPPING

Kohl's
251 NORTH RANDALL ROAD, 1.9 MI

Best Buy
1876 SOUTH RANDALL ROAD, 2.0 MI

Target
115 NORTH RANDALL ROAD, 2.0 MI

Bed Bath & Beyond

Barnes & Noble
102 COMMONS DRIVE, 2.9 MI

Wet Nose
1510 COMMONS DRIVE, 3.0 MI

DICK'S Sporting Goods
618 COMMONS DRIVE, 3.1 MI

The Fresh Market
718 COMMONS DRIVE, 3.2 MI

The Vitamin Shoppe
1034 COMMONS DRIVE, 3.2 MI

HEALTH CLUBS

XSport Fitness
81 NORTH RANDALL ROAD, 2.0 MI

Power Moves Yoga
1822 MILL STREET, 2.2 MI

Excel Gymnastics Academy
1000 SOUTH RANDALL ROAD #110, 2.3 MI

Allstar Rebels
2500-, 2.4 MI

Eagle Brook Country Club
2288 FARGO BOULEVARD, 2.5 MI

Orangetheory Fitness
2401 KANEVILLE ROAD, 2.7 MI

Northwestern Medicine Delnor Health & Fitness Center
296 SOUTH RANDALL ROAD, 2.8 MI

HOSPITALS

Advocate Medical Group Outpatient Center
2500 WEST FABYAN PARKWAY, 1.6 MI

Northwestern Medicine Delnor Hospital
300 SOUTH RANDALL ROAD, 2.6 MI

Lurie Children's at Northwestern Medicine Delnor Hospital

DuPage Medical Group
2631 WILLIAMSBURG AVENUE, 2.8 MI

SCHOOLS

Fabyan Elementary School
OS350 GRENGS LN, 0.3 MI

Geneva Middle Sch South
1415 VIKING DR, 1.6 MI

Geneva Middle Sch North
1357 VIKING DR, 1.6 MI

Geneva Community High School
416 MCKINLEY AVE, 4.0 MI

TRANSIT

La Fox
METRA - UNION PACIFIC WEST, 2.5 MI

Metra train
GENEVA, 3.9 MI

WELCOME TO **GENEVA**, WITH ITS BEAUTIFUL SETTING, EXTENSIVE PARKS AND HISTORIC DUTCH WINDMILL STANDING NEARLY 70 FEET TALL.

A popular destination for residents and visitors alike, Geneva features an abundance of shops and restaurants and a scenic location along the Fox River. The suburb continues to see its population grow as Chicago's urban sprawl spreads further west.

The Fabyan Windmill, an authentic, fully-operational Dutch windmill, is in near perfect condition and listed on the National Register of Historic Places. The Dutch Mill was featured on a series of U.S. postage stamps, one of five selected for the "Windmills USA" book of stamps.

Geneva has one of the most extensive park districts in the area, serving over 40,000 people a year. The district includes more than 30 parks offering biking and walking trails, athletic fields, aquatic and recreation centers, a skate park and disc golf course. An expansive bike trail includes parts of the Fox River Trail and the Illinois Prairie Path.

Since 1991, Geneva has been home to the Kane County Cougars baseball team, and since 2015, home to the Chicago Steel hockey team.

Geneva has a stop on Metra's Union Pacific West Line with daily service to Chicago or west to Elburn. The city is within easy driving distance of the DuPage Airport.

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