

1003 ASH STREET
ST. CHARLES





ROOM DIMENSIONS

LIVING ROOM : 19' × 11'

DINING ROOM : 11' × 15'

KITCHEN : 11' × 13'

PRIMARY BEDROOM : 15' × 8'

SECOND BEDROOM : 12' × 9'

THIRD BEDROOM : 15' × 11'

FOURTH BEDROOM : 13' × 7'

SUN ROOM : 17' × 7'

MUD ROOM : 7' × 7'

4 BEDROOM

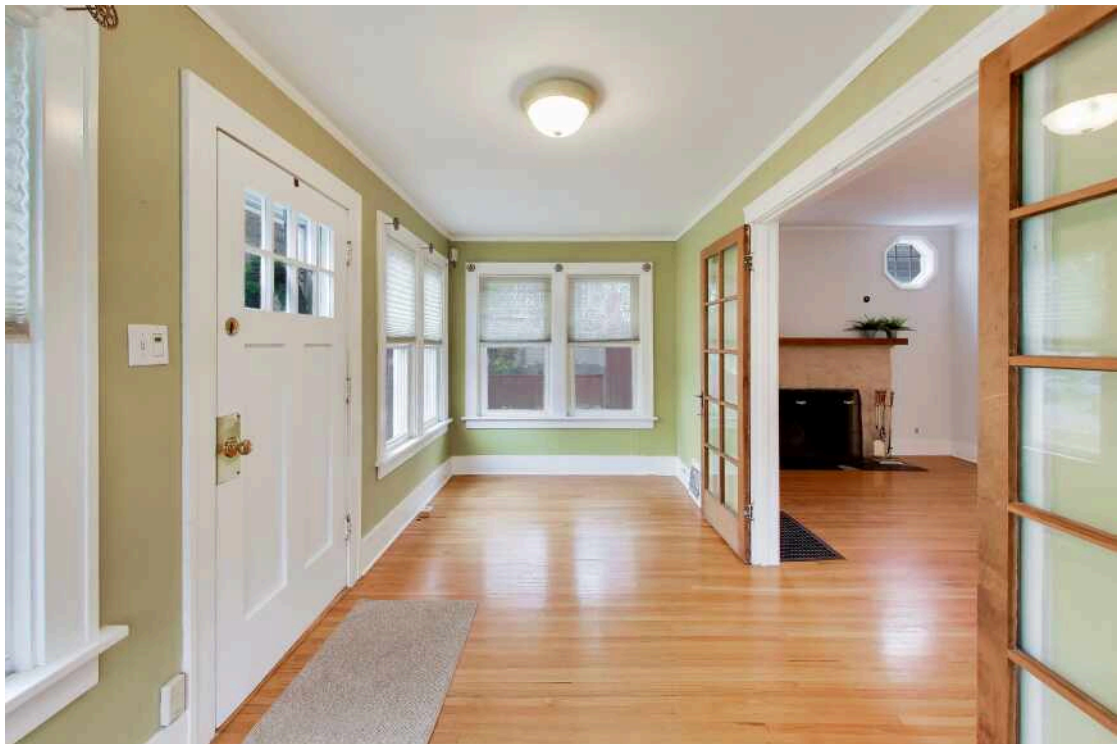
3 BATH

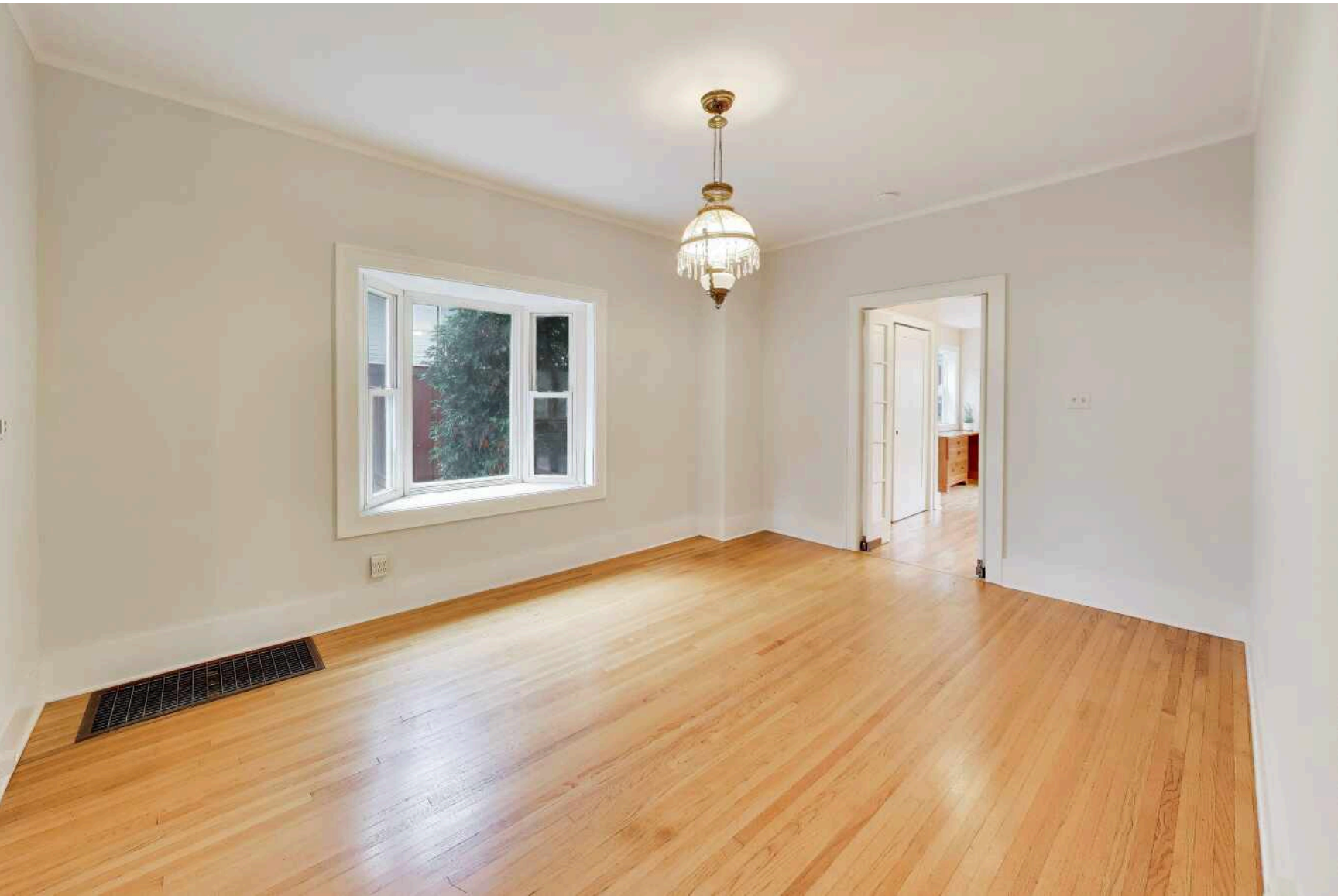
TAXES: \$8,507

ASSESSMENTS: N/A

SOME HOMES HAVE BEEN UPDATED. OTHERS
HAVE BEEN ERASED. THIS ONE GOT IT RIGHT.

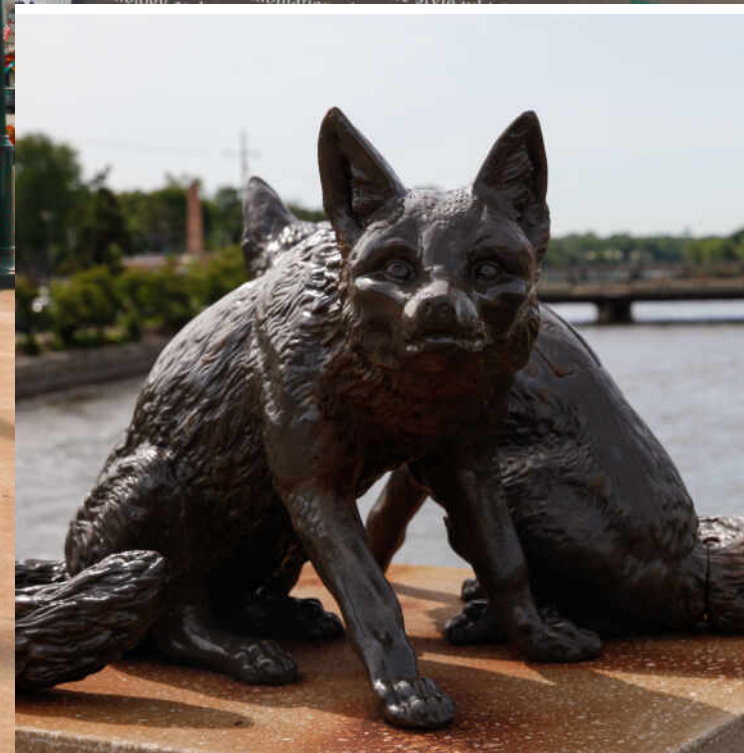
Nearly a century of character remains at 1003 Ash-from the ORIGINAL ARCHED OPENINGS between rooms and ANTIQUE HANGING LIGHT FIXTURES to the VINTAGE CRAFTSMAN-STYLE FRONT DOOR WITH DIVIDED-LIGHT GLASS AND PERIOD BRASS HARDWARE. These aren't reproductions or details pulled from the latest design catalog-they're part of what gives this home a personality all its own. This is a home that has evolved without losing the details that made it special in the first place. The biggest evolution came in 2016, when a thoughtfully designed addition created a FIRST-FLOOR PRIMARY BEDROOM AND FULL BATH, bringing a level of flexibility that's surprisingly hard to find in a home of this era. Today, the home offers 4 BEDROOMS AND 3 FULL BATHS, with living space thoughtfully distributed across all three levels. TWO BEDROOMS AND A FULL BATH ARE UPSTAIRS, while the FINISHED BASEMENT INCLUDES A FOURTH BEDROOM AND FULL BATH-giving guests, older children or extended family a space of their own. Updates have been made where they matter while respecting the home's character. The KITCHEN WAS UPDATED IN 2016, hardwood flooring was refinished that same year, and recent interior paint keeps things fresh. Major improvements made include WINDOWS AND EXTERIOR DOORS (2016), SIDING (2017), PAINT (2026) and updated landscaping. The result is a home that carries its history well while benefiting from meaningful improvements made over time. And then there's the location. JUST 1 MILE FROM BOTH DOWNTOWN ST. CHARLES AND DOWNTOWN GENEVA, 1003 Ash puts two of the Fox Valley's most loved downtowns practically at your doorstep. Restaurants, coffee shops, boutiques, festivals, the Fox River, parks and miles of trails are all close by, yet the home sits within an established residential neighborhood that feels removed from the activity. Add access to HIGHLY REGARDED ST. CHARLES SCHOOLS, and the location becomes every bit as compelling as the house itself.











ST. CHARLES IS A PICTURE-PERFECT CITY WITH A BUSTLING MAIN STREET AND AN IDYLIC SETTING ALONG THE SCENIC FOX RIVER.

The community has an incredible mix of arts and entertainment, recreation, shopping, and fine dining. St. Charles has also been recognized for its ideal combination of good neighbors, green spaces, and variety of housing stock.

Although it has a small-town feel, the community has big-time entertainment to offer residents and visitors. For decades, St. Charles has hosted the famous Kane County Fair and the Kane County Flea Market at the Kane County Fairgrounds. The Pottawatomie Park is a longtime source of recreation for residents, offering access to the Fox River Trail along the Fox River as well as an activity center, amphitheater, picnic tables, a playground, sand volleyball, and tennis courts.

The village is accessible via several major roadways including Routes 64, 38, 25, and 31, and is less than an hour from O'Hare and Midway International Airports. Two major county roads also traverse St. Charles including Randall Road on the west side and Kirk Road on the east side.



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