

104 WATERBURY CIRCLE

OSWEGO





ROOM DIMENSIONS

LIVING ROOM : 20' × 13'

DINING ROOM : 9' × 9'

KITCHEN : 12' × 10'

PRIMARY BEDROOM : 14' × 13'

SECOND BEDROOM : 10' × 10'

THIRD BEDROOM : 10' × 10'

3 BEDROOM

2 BATH

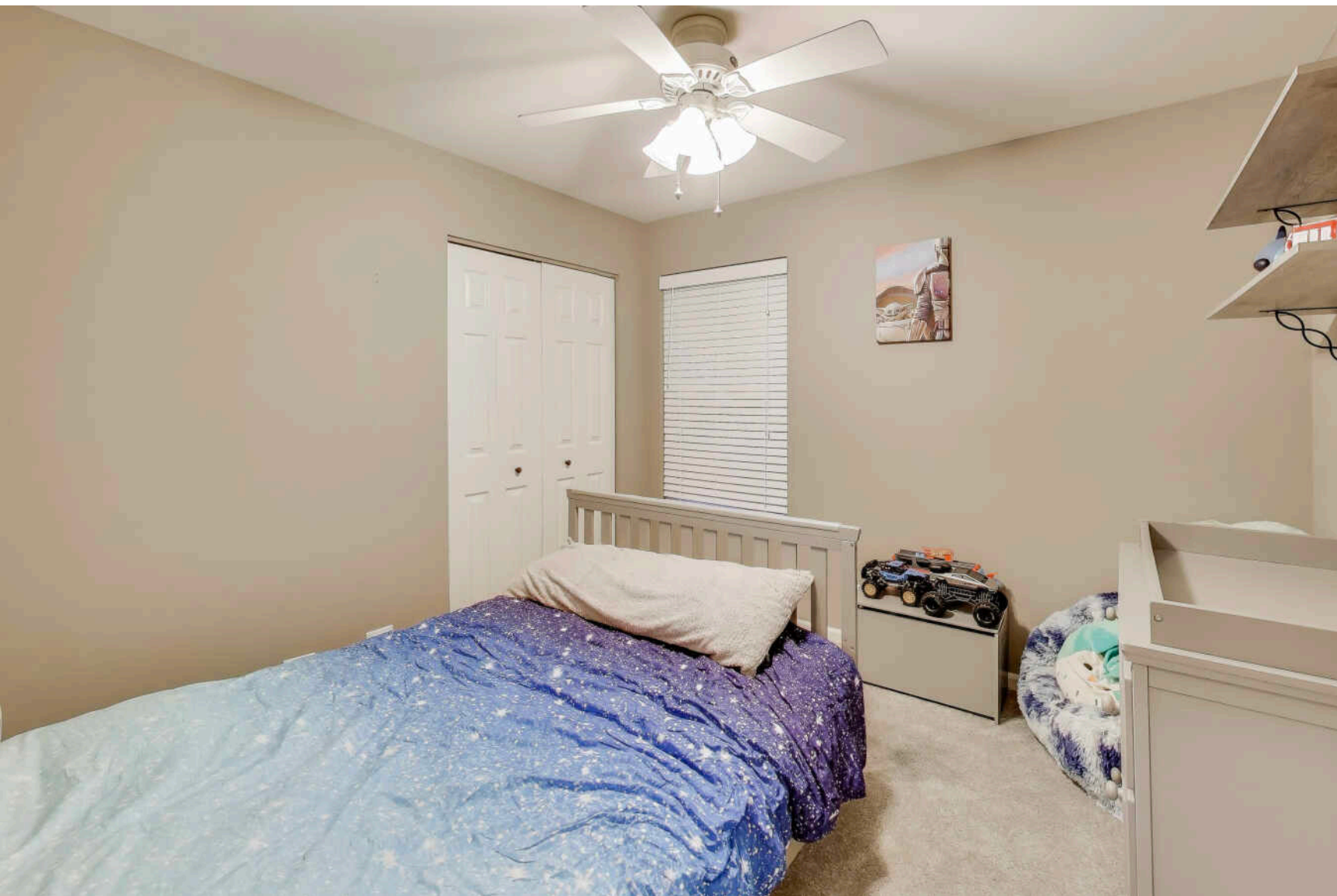
TAXES: \$5,612

ASSESSMENTS: \$217 / MONTH

END UNIT GROUND LEVEL RANCH TOWNHOUSE

Discover easy, comfortable living in this beautifully updated end-unit ranch tucked inside the highly desirable Ogden Falls community-attending the award-winning Oswego East High School. This ground-level home offers an inviting open-concept layout filled with natural light and thoughtful upgrades throughout. Step inside to a bright, welcoming living area featuring new lighting, Decora switches, subway tile accents around the fireplace, fresh paint, and stylish fixtures that give the home a crisp, modern feel. The cozy three-sided gas Heatilator-style fireplace creates a warm focal point, perfect for relaxing evenings or hosting guests. Just off the dining area, sliding glass doors open to your private patio-a peaceful spot to unwind or enjoy a cup of coffee. The well-equipped kitchen comes complete with all appliances included, and the convenient mudroom/laundry space (washer and dryer stay!) connects directly to the attached two-car garage. The spacious primary bedroom offers both comfort and convenience with two separate closets and a private ensuite featuring updated vanity tops, new faucets, and sleek glass shower doors. Fresh new carpet was just installed, and a new HVAC system (2021) ensures year-round comfort. Located close to shopping, restaurants, and quick highway access, this home blends style, convenience, and comfort into one wonderfully move-in-ready package.





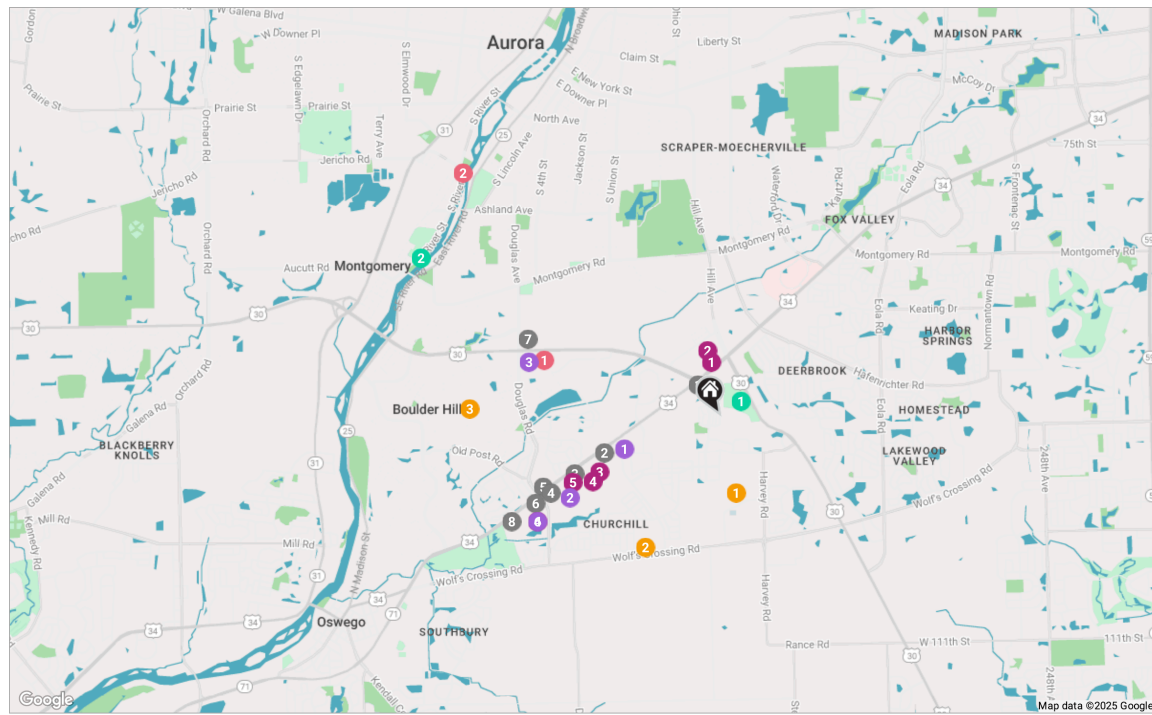


OSWEGO IS A CLOSE-KNIT COMMUNITY THAT HOLDS TRUE TO ITS MOTTO OF “A TOWN THAT PEOPLE ARE PROUD TO CALL HOME.”


Incorporated in 1852, the village is situated at the southern end of the Fox River Valley in Kendall County, approximately 50 miles southwest of Chicago. Despite a rapidly growing population and an increase in residential construction, the village has maintained its small-town charm with a historic downtown that includes shops, restaurants, and the Oswego Public Library.

The Oswegoland Park District offers residents an abundance of recreational programs, hundreds of acres of parks, bike trails, playgrounds, and facilities including an aquatic center. The village is also home to the Fox Bend Golf Course, an 18-hole public course that has hosted three Illinois Opens. Throughout the year, the community hosts events and festivals such as the four-day PrairieFest, which features a carnival, parade, and delicious food.

Rush-Copley Medical Center and Edward Hospital are located in Oswego and offer progressive technology and care to the community.

 RESTAURANTS.

- 1 **Andy's Frozen Custard**
1200 WALTER PAYTON MEMORIAL
HIGHWAY U.S. 34, 0.4 MI
- 2 **Noodles and Company**
2336 WALTER PAYTON MEMORIAL
HWY, 1.1 MI
- 3 **Olive Garden Italian
Restaurant**
2620 WALTER PAYTON MEMORIAL
HIGHWAY, 1.4 MI
- 4 **Chick-fil-A**
2740 U.S. 34, 1.7 MI
- 5 **Culver's**
2781 WALTER PAYTON MEMORIAL
HIGHWAY, 1.8 MI
- 6 **Portillo's Oswego**
2810 U.S. 34, 1.9 MI

- 7 Number 1 China
1864 DOUGLAS RD, 1.9 MI
- 8 Giordano's
2870 WALTER PAYTON MEMORIAL
HWY, 2.2 MI
-  SHOPPING
- 1 Walgreens
1212 OGDEN AVENUE WALGREENS
0.5 MI
- 2 Menards
1200 OGDEN AVENUE, 0.6 MI
- 3 Hobby Lobby
2402 U.S. 34, 1.2 MI
- 4 DICK'S Sporting Goods
2470 WALTER PAYTON MEMORIAL
HIGHWAY, 1.3 MI
- 5 Best Buy
2600 WALTER PAYTON MEMORIAL
HIGHWAY, 1.5 MI

 SHOPPING

- 6 Target**
3020 WALTER PAYTON MEMORIAL
HIGHWAY, 2.0 MI

 GROCERY

- 1 ALDI
540 FIFTH STREET, 0.9 MI
- 2 Meijer
2700 U.S. 34, 1.6 MI
- 3 Jewel-Osco
2540 U.S. 30, 1.8 MI
- 4 Target Grocery
3020 U.S. 34, 2.0 MI



- 1 Oswego East High School**
1525 HARVEY ROAD, 0.7 MI

- 2 Plank Jr. High
510 SECRETARIAT LANE, 1.4 MI
- 3 Long Beach Elementary
67 LONG BEACH ROAD, 2.3 MI

 ENTERTAINMENT

- 1 Classic Cinemas Kendall
GDx
95 FIFTH STREET, 1.7 MI
- 2 Fox Valley Park District
801 S RIVER ST, 3.3 MI



- 1 **Lincoln Memorial Park**
675 U.S. 30, 0.2 MI
- 2 **Montgomery Park**
301 N RIVER ST, 3.1 MI

NOTES

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All specifications, features, designs, price, assessments, taxes and materials are subject to change without notice. Depicted floor plans and architectural renderings are only an artist's impression.

