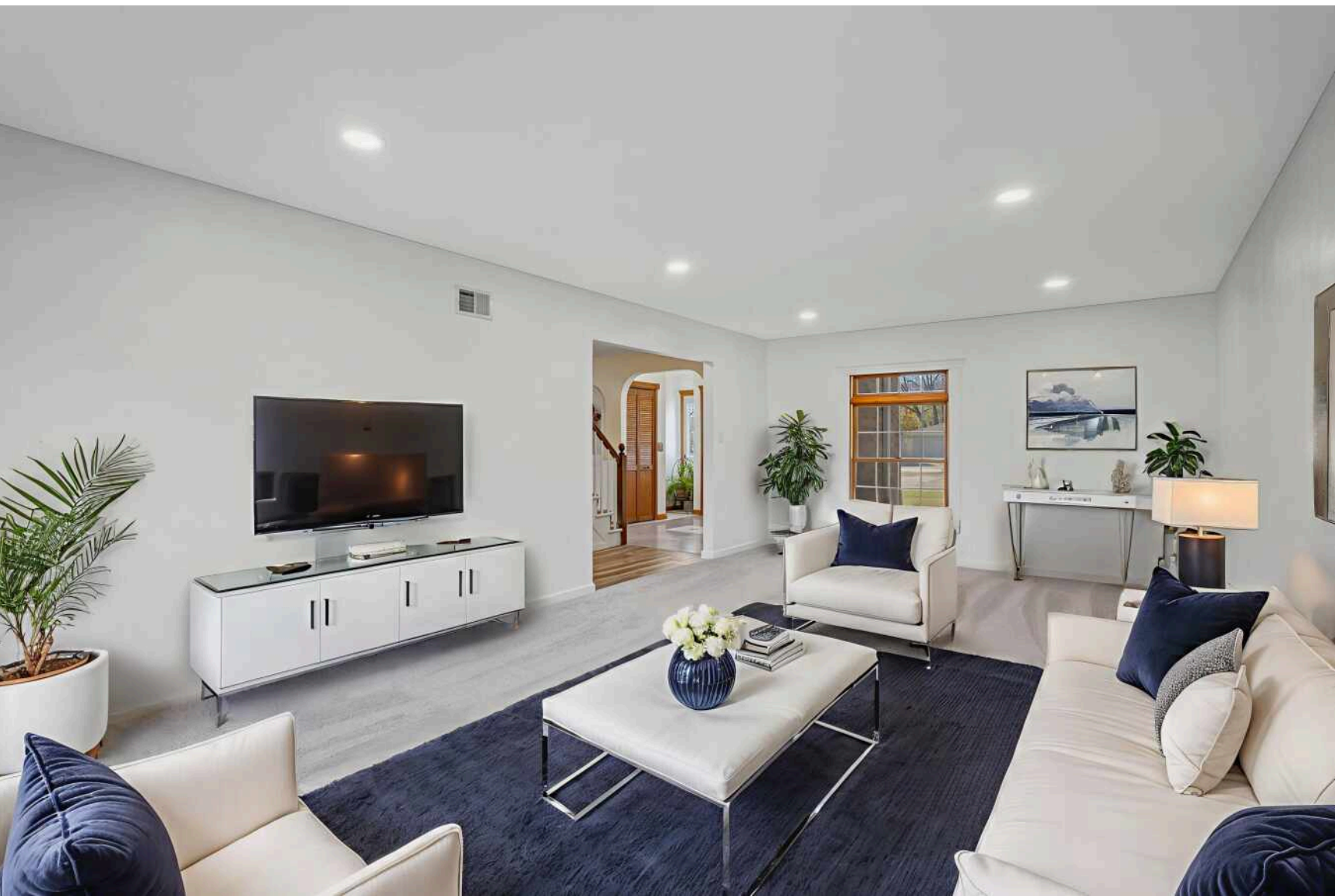


**1323 S ROSELLE ROAD**  
SCHAUMBURG

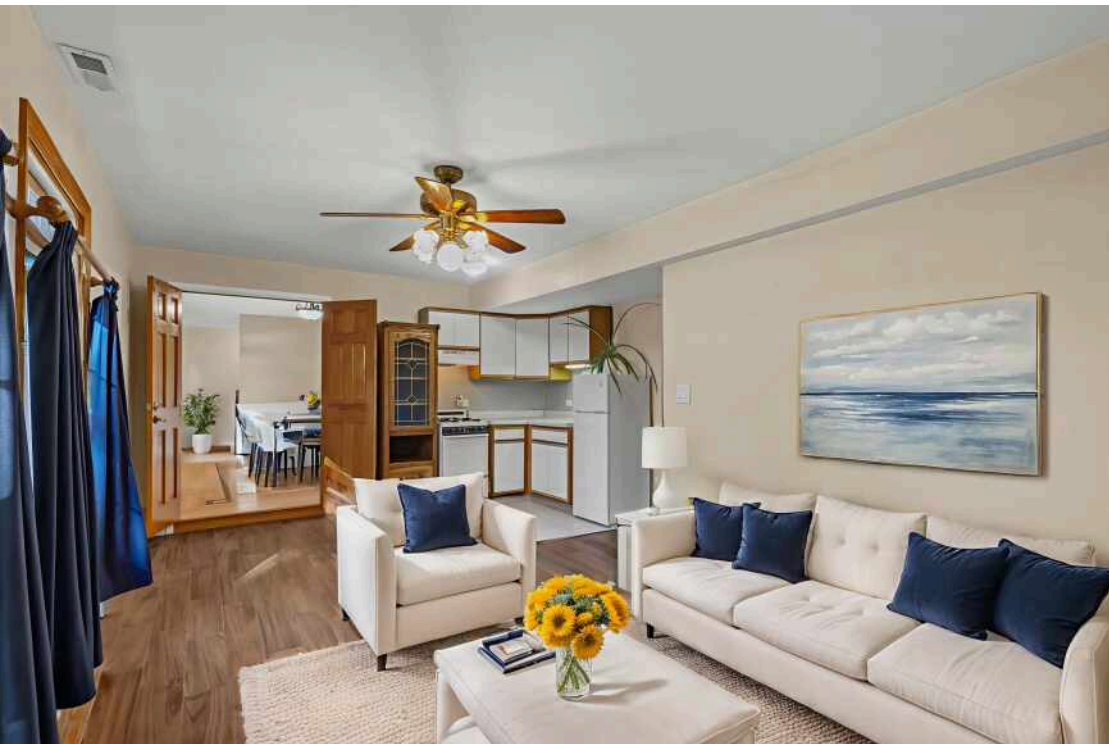
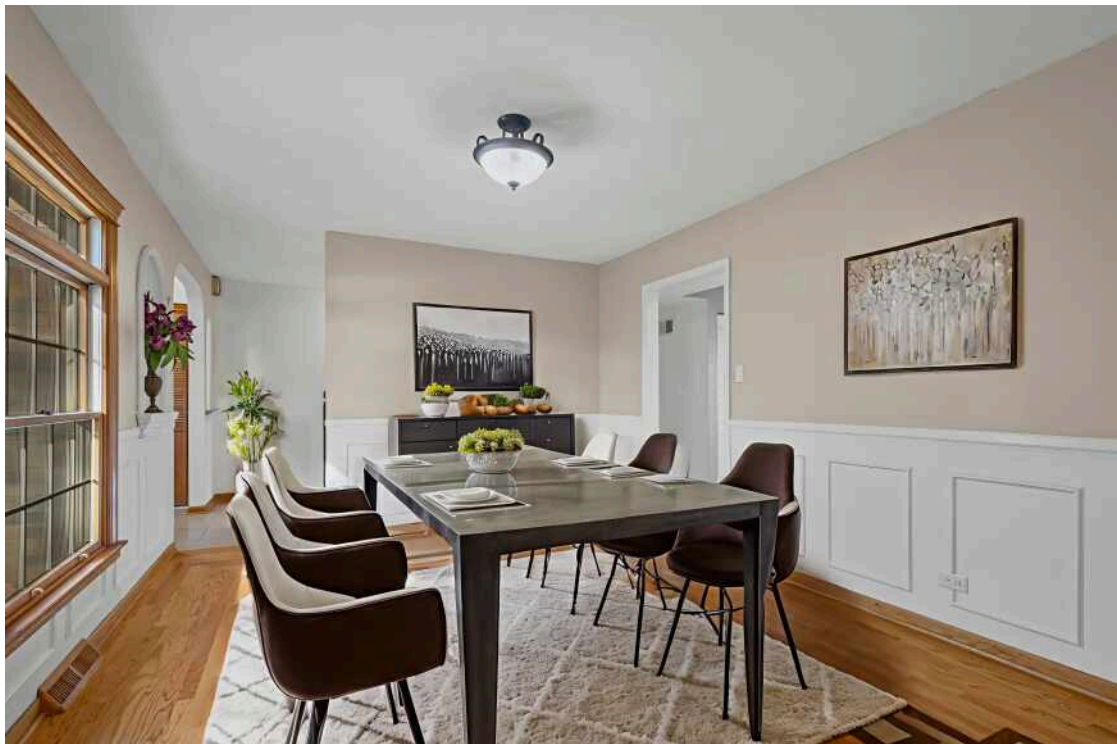




5 BEDROOM  
3.1 BATH  
TAXES: \$12,517

Impressive 5-Bedroom Home on a Half Acre in Schaumburg. This is the perfect home if you love to entertain or have a large family. Welcome to this stunning home with over 3100 sq ft. It is perfectly situated on a spacious .48-acre lot with tons of natural lighting in Schaumburg. Every detail has been thoughtfully designed for comfort, style, and modern living. Step inside to find a remodeled kitchen. It features Forevermark soft-close cabinetry, Cambria quartz countertops, a Blanco sink, and stainless steel appliances. This space is perfect for any home chef. The updated bathrooms showcase Kohler Artist Collection sinks and toilets for added elegance and quality. Savor the new flooring throughout the home. A fabulous, large second-floor playroom with a huge, cozy fireplace, and a new balcony overlooking the backyard. Enjoy a spacious concrete patio just off the kitchen, leading into your private sanctuary. This home is built for efficiency and comfort with Andersen doors and windows, a whole-house fan, and dual Trane furnace and A/C units for year-round climate control. The new 2.5-car garage and driveway provide ample parking, while the sparkling in-ground swimming pool with sundeck, fire pit area, and a small wooded play area make the backyard a true paradise retreat. A large storage shed and abundant in-home storage add to the private convenience and functionality. A bonus: a private in-law apartment, complete with its own entrance, including a washer and dryer

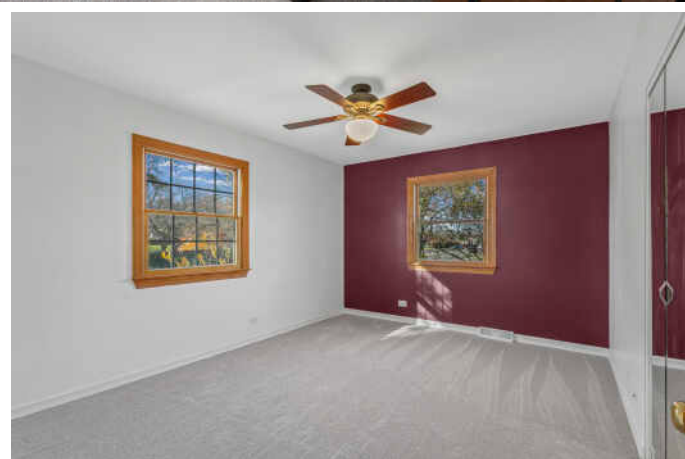




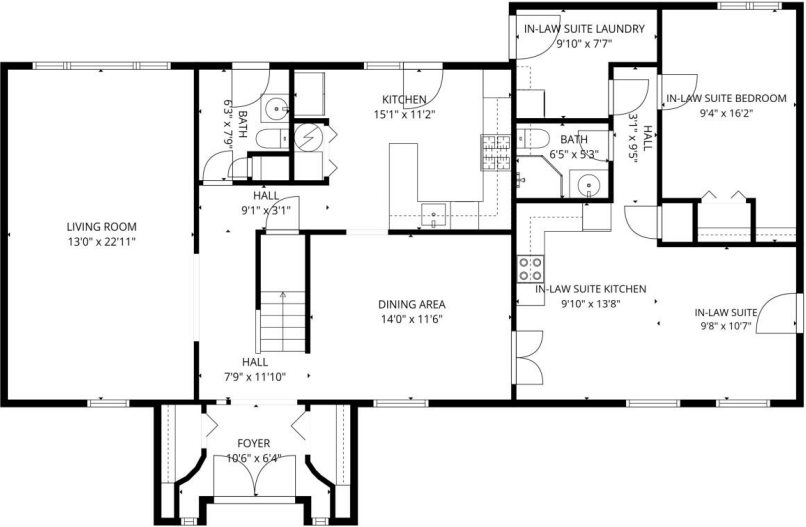
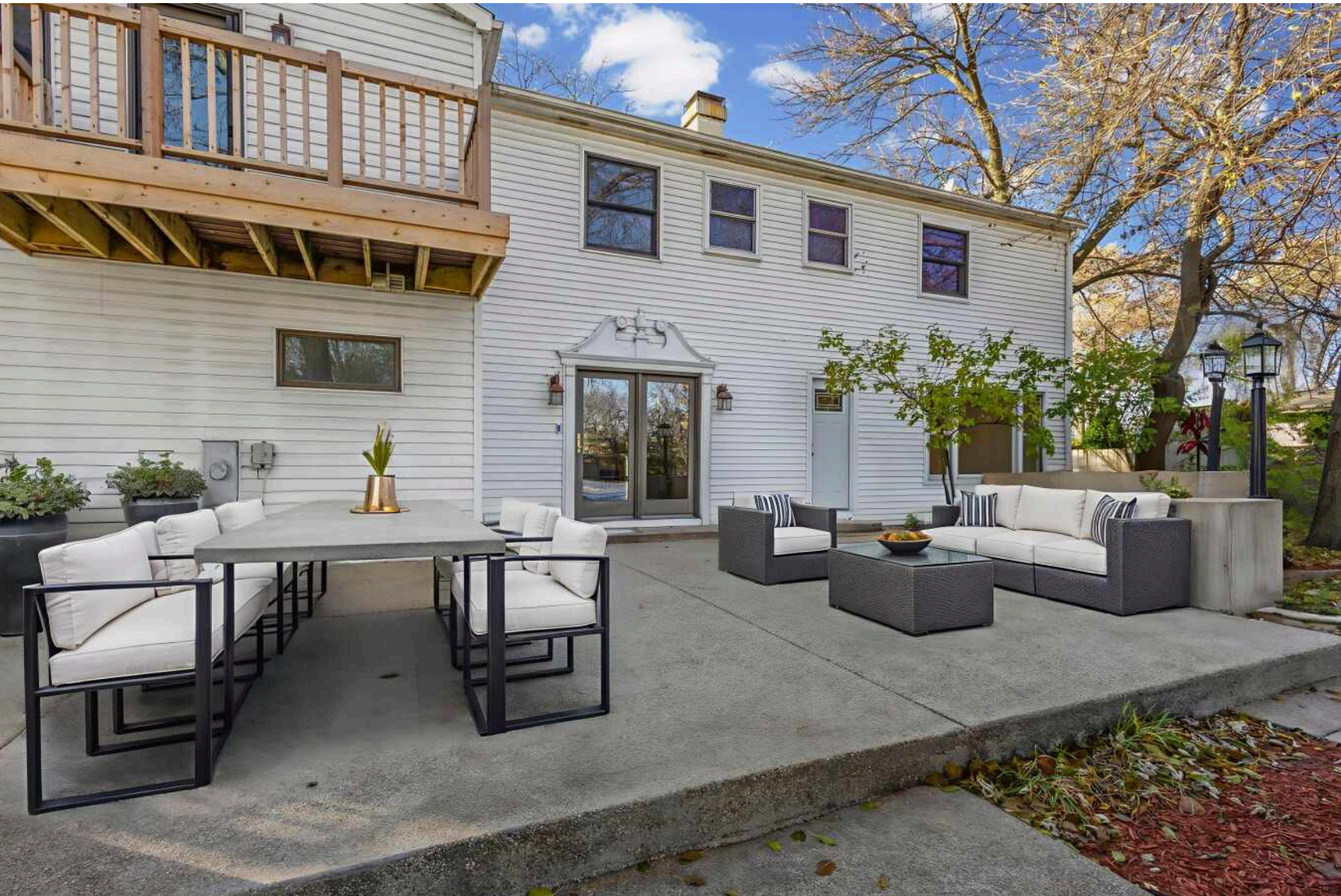






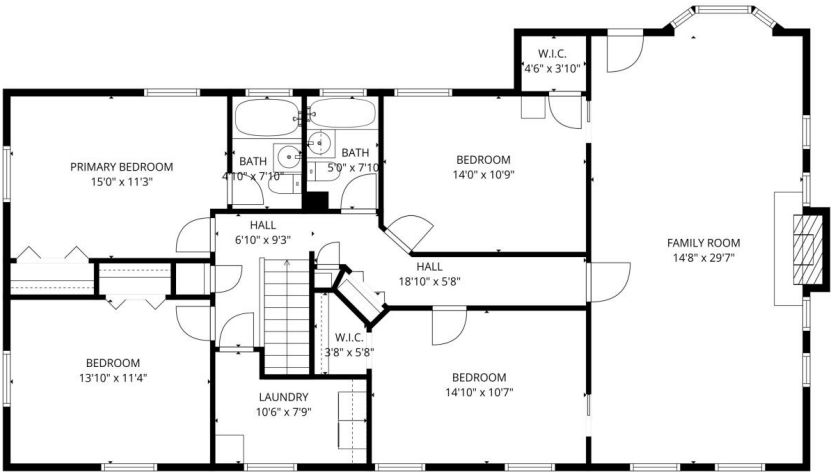






**TOTAL: 2915 sq. ft.**  
1st floor: 1437 sq. ft, 2nd floor: 1478 sq. ft  
EXCLUDED AREAS: BAY WINDOW: 10 sq. ft, FIREPLACE: 8 sq. ft, WALLS: 175 sq. ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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**SCHAUMBURG** IS CONSIDERED THE PREMIER BUSINESS DESTINATION IN ILLINOIS, BOASTING MORE BUSINESSES IN THE STATE THAN ANY OTHER COMMUNITY OUTSIDE OF CHICAGO.

While it has the distinction of being a center for economic and business development, Schaumburg hails as a suburban haven for residents looking to escape bustling city life. Residents enjoy an array of community activities, including finding fresh fruits at the farmers market, seeing shows at the Prairie Center for the Arts, discovering a new exhibit at the Trickster Gallery, or exploring the LEGOLAND® Discovery Center.

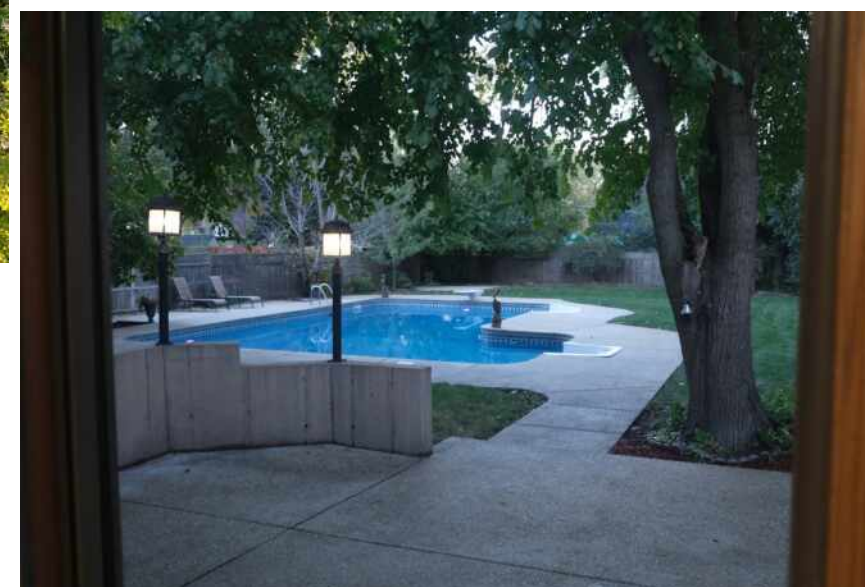
The village is served by Metra’s Milwaukee District West Line and Pace Bus Route 602.

Schaumburg is also home to the largest shopping mall in Illinois and one of the largest shopping malls in the country. Woodfield Mall features hundreds of stores and restaurants from brand names to local favorites.

Throughout the year, there are a number of community-sponsored events such as the Prairie Arts Festival on Memorial Day weekend and Septemberfest on Labor Day weekend. Both festivals are held on the Municipal Center grounds.

Schaumburg’s excellent park district and village services are just some of the many reasons people choose to call Schaumburg home.





NOTES \_\_\_\_\_





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CHRISTIE'S  
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