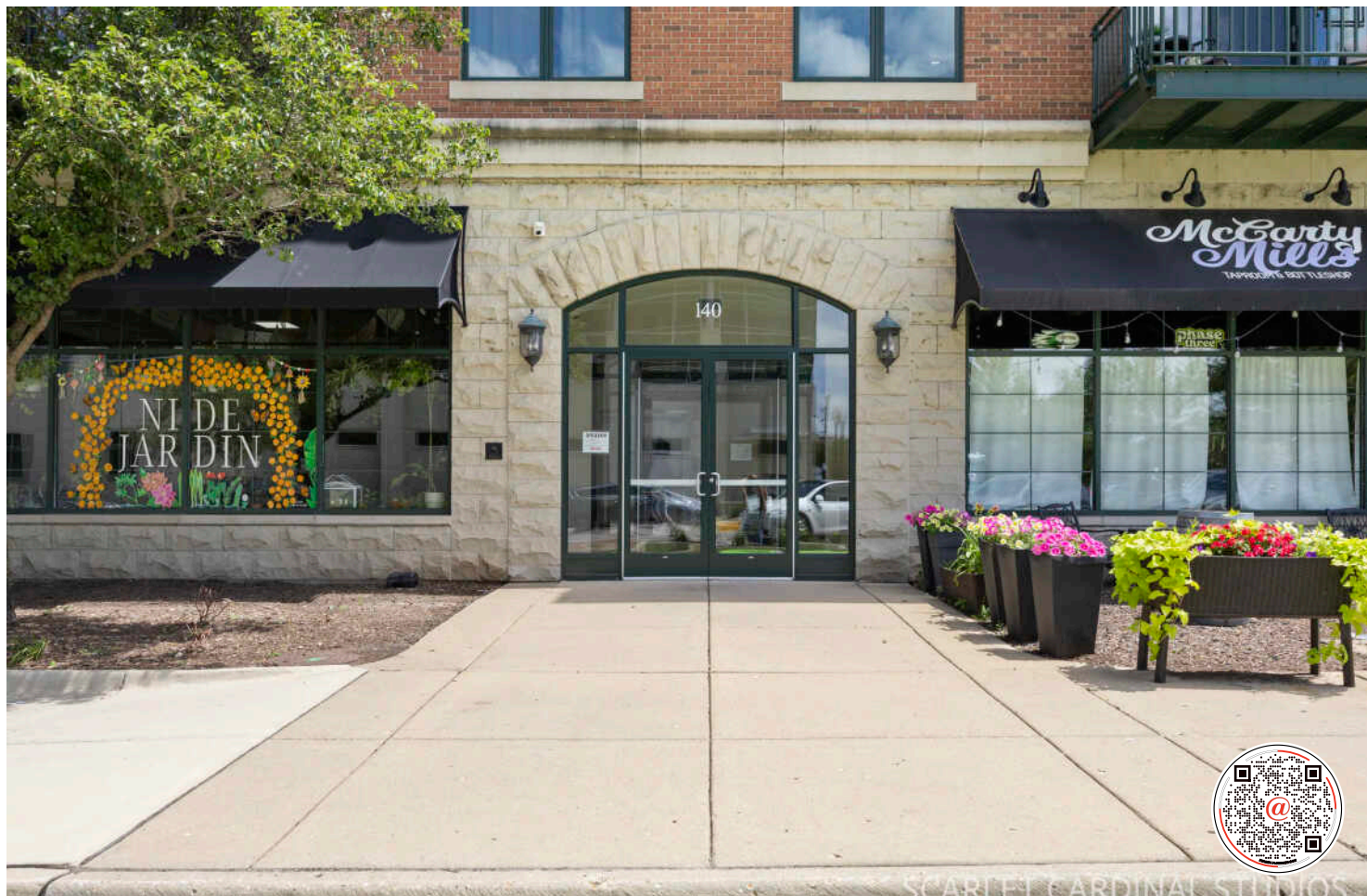


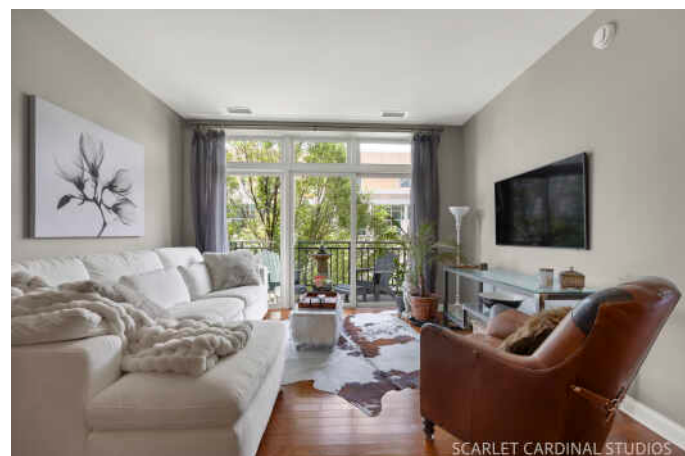
140 S RIVER STREET #204
AURORA





Welcome to highly sought-after River Street Plaza, where home is more than a place-it's a lifestyle! This beautifully appointed 2-bedroom, 2-bath condo offers the perfect blend of comfort, convenience, and location. Nestled along the scenic Fox River, you'll enjoy being just steps from downtown Aurora's vibrant attractions, including RiverEdge Park, the Paramount Theatre, museums, the library, restaurants, shopping, and the Metra station for an easy commute. Inside, you'll find hardwood floors throughout, a spacious kitchen featuring stainless steel appliances, granite countertops, 42" cabinetry, and in-unit laundry. The private balcony, shaded by mature trees, provides the perfect spot to enjoy your morning coffee or unwind after a busy day. Additional amenities include heated underground parking, a dedicated storage unit, and secure building access. Experience maintenance-free living in one of Aurora's most desirable riverfront communities!

2 BEDROOM
2 BATH
TAXES: \$5,858
ASSESSMENTS: \$449 / MONTH

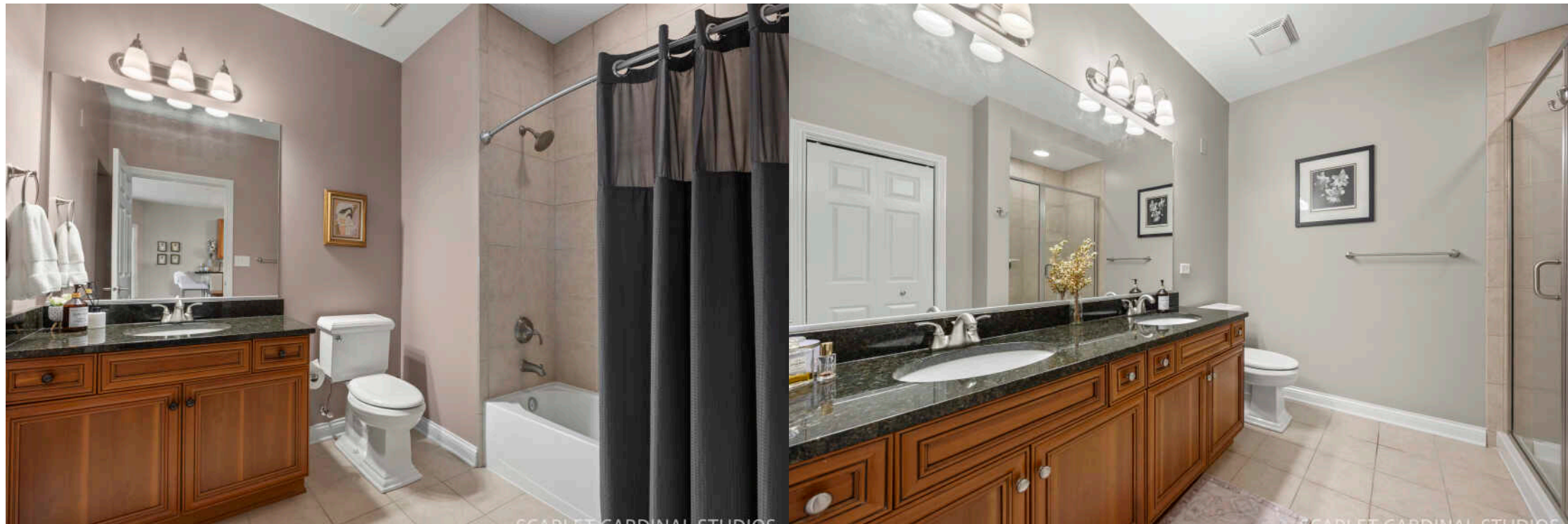




SCARLET CARDINAL STUDIOS

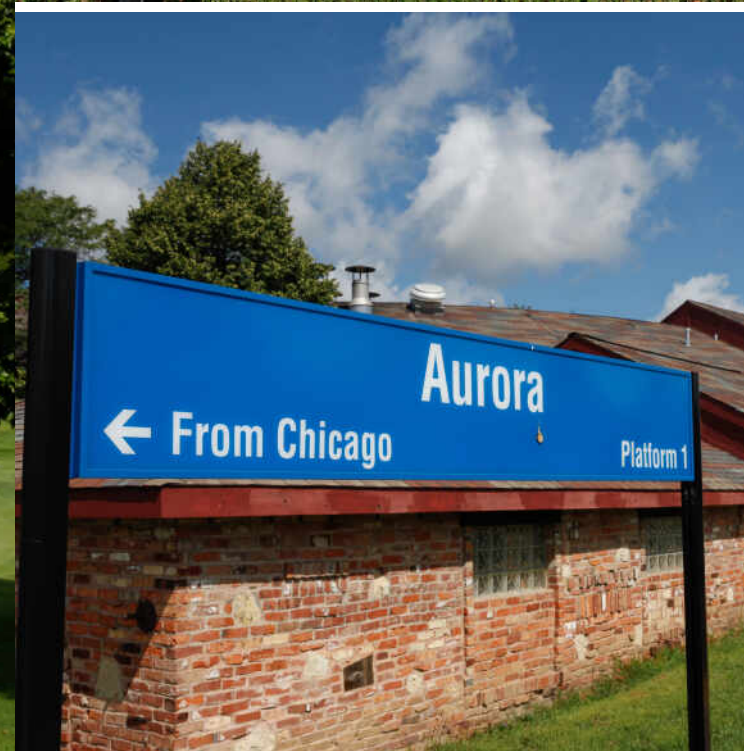


SCARLET CARDINAL STUDIOS



SCARLET CARDINAL STUDIOS

SCARLET CARDINAL STUDIOS



THE CITY OF **AURORA** IS ONE OF THE FASTEST GROWING COMMUNITIES IN THE COUNTRY.

Located along the Fox River, its historic downtown has a number of architectural landmarks including the Paramount Theatre, as well as several commercial buildings by George Grant Elmslie, a famed Prairie School architect. The city is also home to the Phillips Park Zoo, which offers free access to its visitors.

Aurora also has an impressive collection of structures by renowned architects such as Frank Lloyd Wright, Ludwig Mies van der Rohe, Bruce Goff, and Elmslie. The city also has a large collection of historic Sears Catalog Homes and Lustron all-steel homes.

Residents enjoy local city events including Downtown Alive, a festival with live music and food booths; Blues on the Fox with national blues artists; and the Aurora ArtWalk with food, art, live music, and theater.

Aurora has a long history as a regional transportation hub. It is the final stop on Metra's BNSF line. The city also has a stop at the Route 59 station, which borders Naperville.



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