

1422 WELLAND COURT  
ROSELLE





#### ROOM DIMENSIONS

LIVING ROOM : 19' x 12'

DINING ROOM : 9' x 8'

KITCHEN : 12' x 10'

FOYER : 7' x 10'

PRIMARY BEDROOM : 19' x 15'

BEDROOM 2 : 10' x 11'

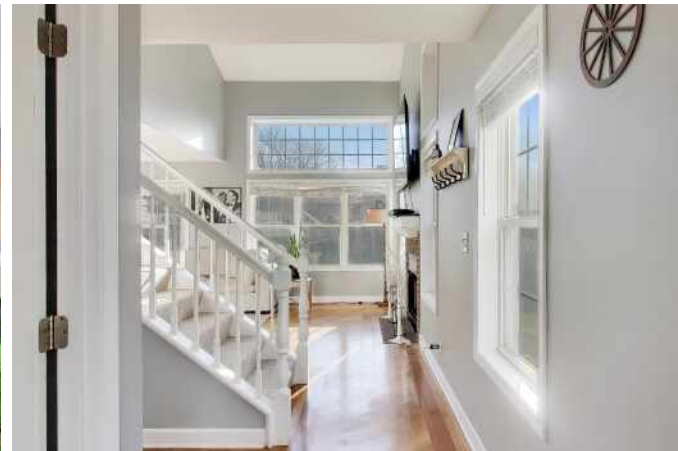
LOFT : 10' x 10'

RECREATION ROOM : 19' x 12'

DEN : 10' x 7'

## SUNNY TOWNHOME IN QUIET COMMUNITY!

Perfect end unit townhome centrally located! Lush landscape leading to your private covered front porch entrance to home. Handsome hardwood floors through much of the home are a treat. Natural light fills this home with warmth and showcases the vaulted ceilings and open space. Living room is centered around your gas start fireplace. Cozy dining room adjacent making entertaining an ease. Wonderfully finished kitchen with wood cabinetry, granite countertops, stainless appliances and cheery dining room that opens to your patio, providing great green space views. Brand New carpet on the stairs leads to the loft which can double for an office, family room or easily enclose for a 3rd bedroom. Very large primary suite with vaulted ceiling and amazing closets. 2nd bedroom with more storage. Note the 2nd floor laundry closet. Full Bathroom refinished in 2016 with timeless dual sink vanity, solid surface countertop, linen closet and separate water closet for added privacy. Finished basement offers a family room, office space, storage AND your 2nd Full Bathroom! 2 Car Garage with Brand New Epoxy Floor is a delight! New Sump Pump in 2025, Water Heater & Furnace in 2015, Air Conditioner in 2013, Roof in 2011. Easy location to shopping and dining! Pets are allowed here! Low Monthly HOA fees. Pets are welcomed in community, Dog Park close by as well as a large neighborhood playground to meet friends!

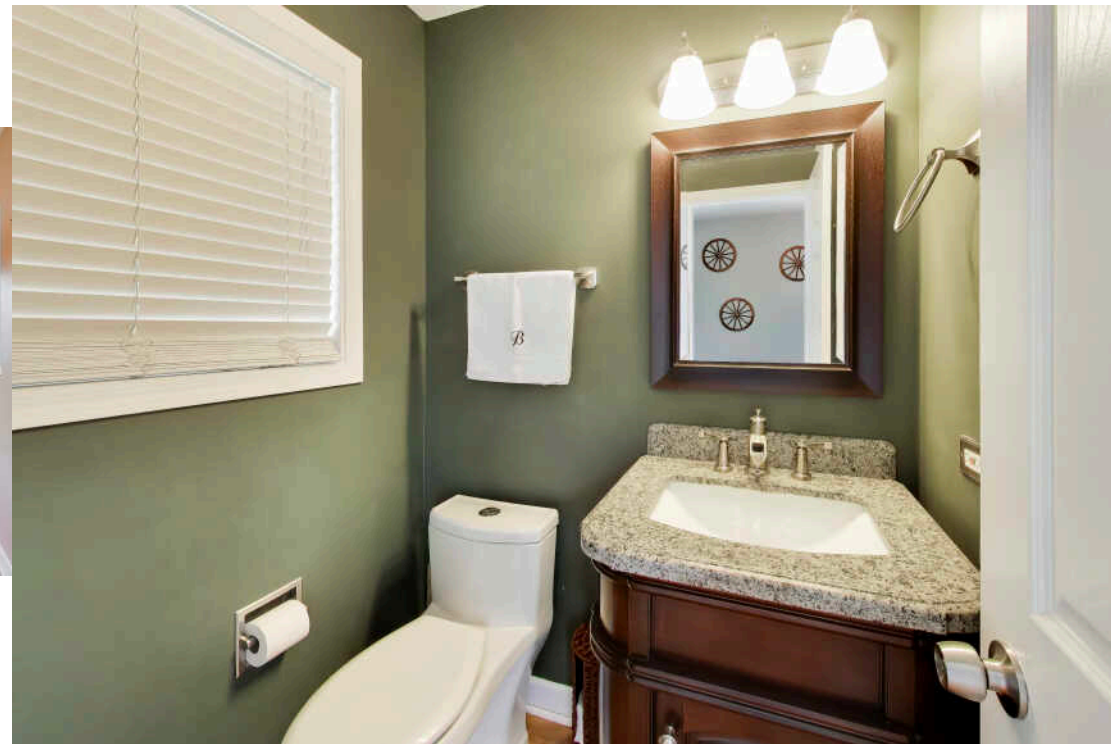


2 PLUS LOFT BEDROOM

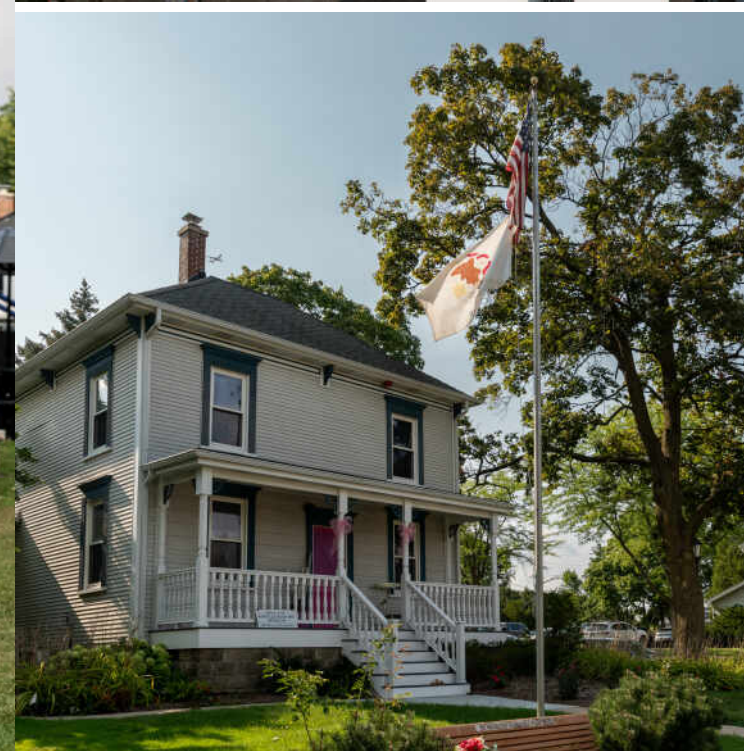
2 FULL, 1 HALF BATH

TAXES: \$6,872.34 2024

ASSESSMENTS: \$255/MONTHLY







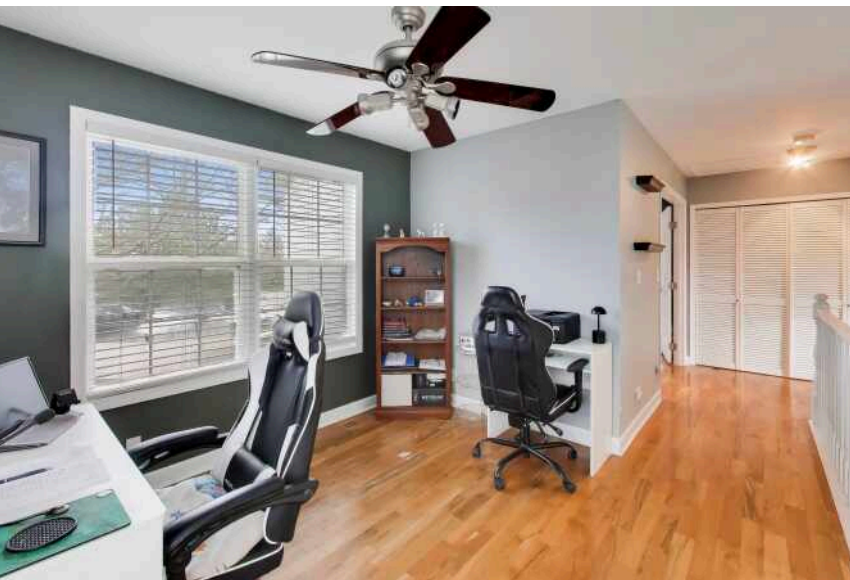
## THE VILLAGE OF **ROSELLE** OFFERS ITS RESIDENTS A WARM SENSE OF SMALL-TOWN COMMUNITY, PAIRED WITH THE CONVENIENCES OF A NEARBY MAJOR METROPOLITAN AREA.

In addition to its own flourishing downtown, the suburb is just 30 miles northwest of Chicago.

Quaint and walkable, Roselle's Town Center has a selection of unique family-owned shops, restaurants, and a microbrewery. It is also the location for several community events that residents and visitors enjoy throughout the year. These include the Rose Festival, Independence Day Celebration, Taste of Roselle, Summer Concert Series, and Roselle Winterfest. Additionally, the village is home to Lynfred Winery. Established in 1979 by two locals, the winery now boasts 50 varietals, a state-of-the-art wine making facility with a tasting room, and bed & breakfast.

For those seeking outdoor adventure, the village offers several parks and recreational facilities, as well as miles of hiking trails and biking paths that wind through the Busse Woods, Meacham Grove Forest Preserve, Mallard Lake Forest Preserve, Illinois Prairie Path, and Fox River Trail.

An established historical footprint, along with state-recognized public schools, and extensive community programs contribute to Roselle's reputation as a sought-after Chicago suburb. The village is easily accessible via Metra rail service that runs throughout the day to Chicago's Union Station and has immediate access to Interstate 390. Whether new construction, existing single-family homes, condominiums, or townhomes, Roselle provides many desirable housing options for those looking to call the village home.





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