

1661 CHARLOTTE CIRCLE
AURORA





ROOM DIMENSIONS

LIVING ROOM : 12' x 14'

FAMILY ROOM : 19' x 12'

DINING ROOM : 12' x 11'

KITCHEN : 11' x 11'

PRIMARY BEDROOM : 12' x 16'

BEDROOM 2 : 10' x 12'

BEDROOM 3 : 13' x 10'

BEDROOM 4 : 11' x 9'

4 BEDROOM

2.1 BATH

TAXES: \$11,368

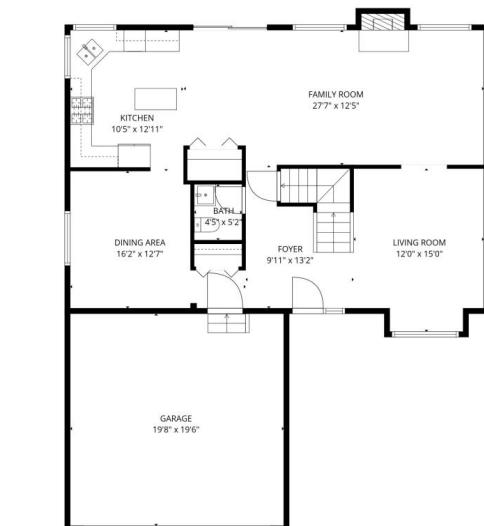
Welcome to this 4 bedroom, 2 1/2 bath comeback story that went from "before" to wow. This home has been completely rehabbed, so the only thing left to fix is your moving playlist. New floors, new bathrooms, and an incredible location make this an ideal home. The white kitchen is bright and beautiful. It features quartz countertops, a generous island for workspace, and a pantry so huge you may need to send a search party for your groceries. Separate dining room offers versatility. The primary suite is basically a spa pretending to be a bedroom, complete with a freestanding soaking tub, separate shower, and dual vanities, because love is real, but sharing sink space is optional. The fenced backyard is ready for pets, playdates, or dramatic coffee sipping. Downstairs, the full unfinished basement hosts the laundry and offers endless potential: home gym, movie lounge, or that hobby you swear you're finally starting. Stylish, move-in ready, and full of personality, this house is proof that a glow-up really can change everything.

- Brand new Luxury vinyl floors
- Brand new Quartz Countertops
- Brand new light fixtures
- New Bathrooms
- New Dishwasher
- New Microwave
- Roof: 5yrs old
- AC: 8yrs old
- Water heater: 4 yrs old
- School District 204
- No HOA
- Radon Mitigation system

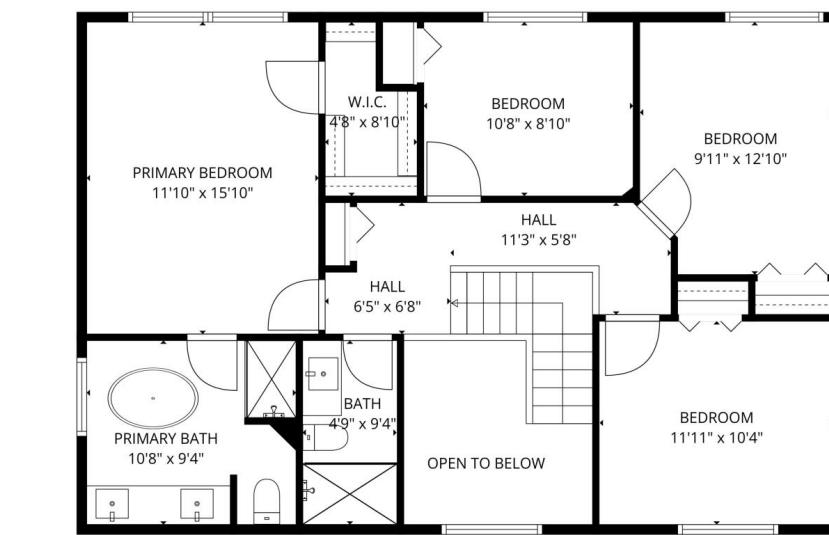




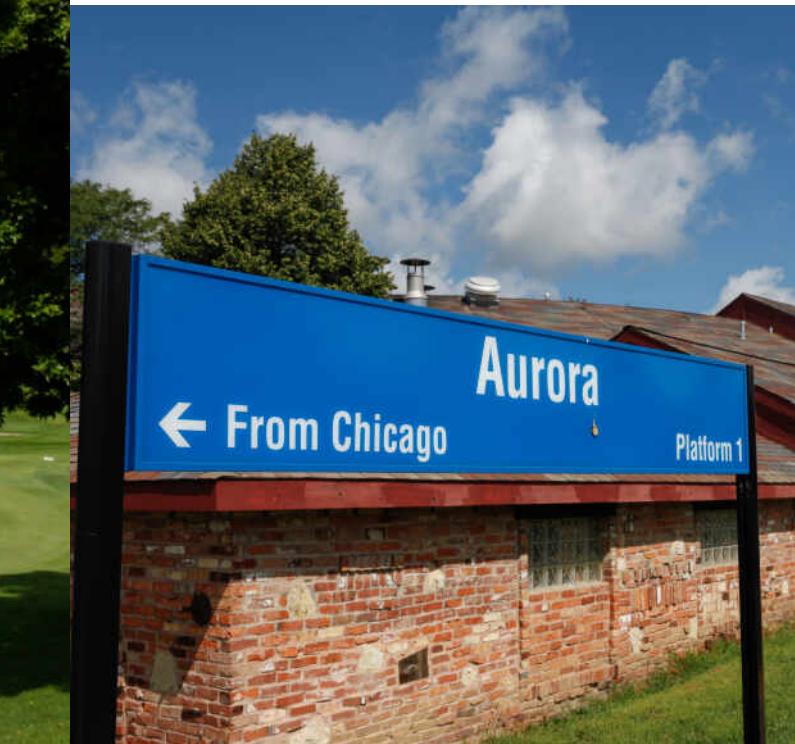




TOTAL: 1886 sq. ft.
Basement 1: 0 sq. ft. 1st floor: 989 sq. ft. 2nd floor: 897 sq. ft.
EXCLUDED AREAS: BASEMENT: 927 sq. ft. GARAGE: 383 sq. ft. FIREPLACE: 8 sq. ft.
OPEN TO BELOW: 76 sq. ft. WALLS: 224 sq. ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



TOTAL: 1886 sq. ft.
Basement 1: 0 sq. ft. 1st floor: 989 sq. ft. 2nd floor: 897 sq. ft.
EXCLUDED AREAS: BASEMENT: 927 sq. ft. GARAGE: 383 sq. ft. FIREPLACE: 8 sq. ft.
OPEN TO BELOW: 76 sq. ft. WALLS: 224 sq. ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



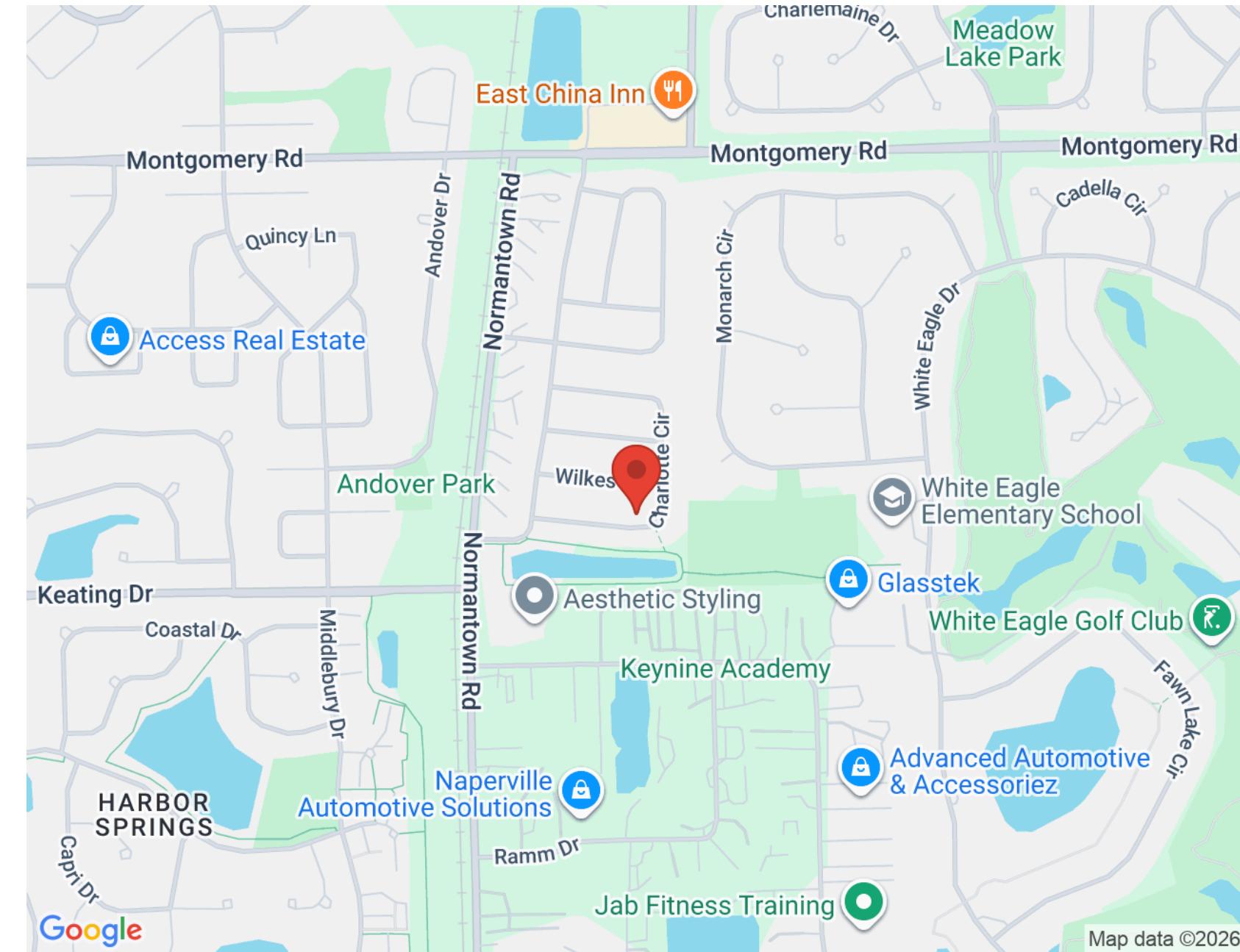
THE CITY OF AURORA IS ONE OF THE FASTEST GROWING COMMUNITIES IN THE COUNTRY.

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.



NOTES

14 1661 CHARLOTTE CIRCLE

1661 CHARLOTTE CIRCLE 15



KAUSER BARKAT

(630) 956-3179

(630) 634-0700

KAUSER@ATPROPERTIES.COM

WWW.KAUSERBARKATRE.COM

