

1715 W RIVER STREET #1715
DIXON / NELSON





ROOM DIMENSIONS

LIVING ROOM : 20' x 18'

FAMILY ROOM : 17' x 11'

KITCHEN : 17' x 11'

PRIMARY BEDROOM : 17' x 17'

SECOND BEDROOM : 17' x 11'

THIRD BEDROOM : 15' x 10'

FOURTH BEDROOM : 14' x 12'

River Living at Its Best! Welcome to this stunning riverfront condo in Rivershore West Condominiums, perfectly situated along the scenic Rock River in Dixon, IL. Enjoy over 1,100 feet of private river frontage, complete with private boat docks and breathtaking views year-round-including spectacular fireworks right from your home. This spacious 4-bedroom condo offers flexibility and comfort, featuring a main-floor bedroom option and an oversized primary suite with hardwood floors and private access to a second-story deck. All upstairs bedrooms include walk-in closets, with new carpet installed in 2021. The home includes 3 full bathrooms, including a main-floor bath and a luxurious primary bath with a jetted garden tub-perfect for relaxing after a long day. The inviting living room is designed for both comfort and entertaining, featuring a gas corner fireplace, wet bar, and sliding doors that open directly to the river. The dining area also offers river views and access through sliding doors, seamlessly connecting to the oversized kitchen, which has been updated with a new dishwasher, refrigerator, microwave, and enhanced cabinet lighting. Main-floor laundry New storm door Attached 2-car garage. HOA-covered lawn care and snow removal (\$350/month) All units are outside the flood zone-no flood insurance required. This is a rare opportunity to own a riverfront retreat with unbeatable views (including the majestic American eagle and low-maintenance living.



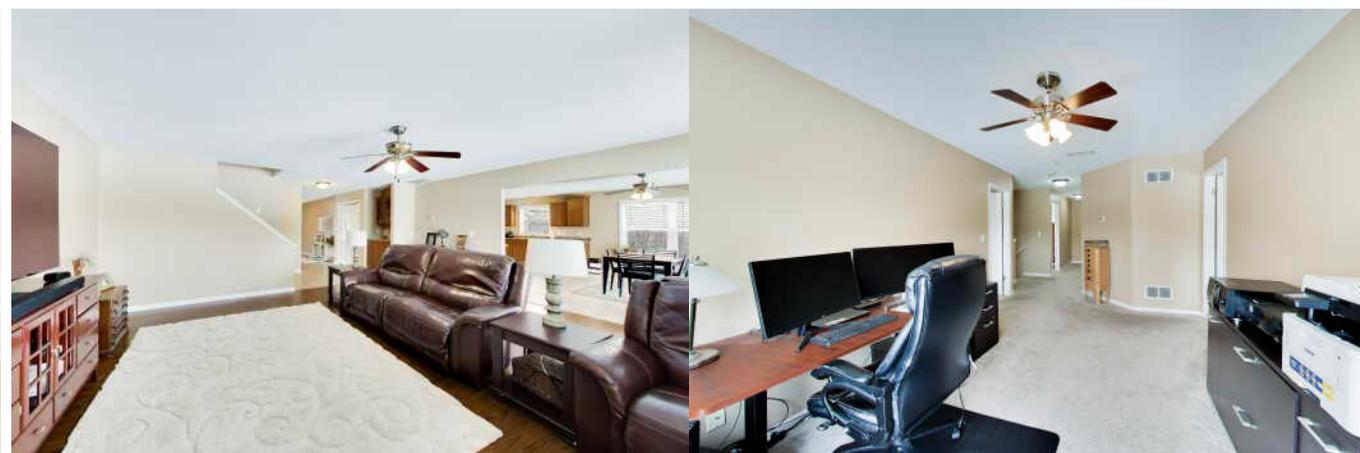
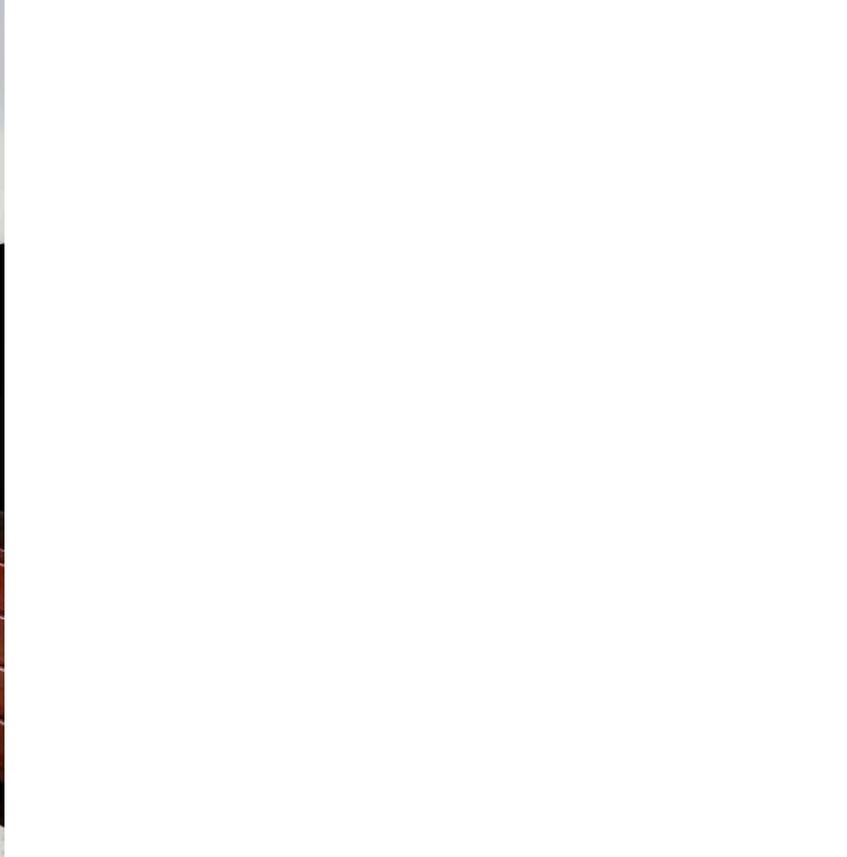
4 BEDROOM

3 BATH

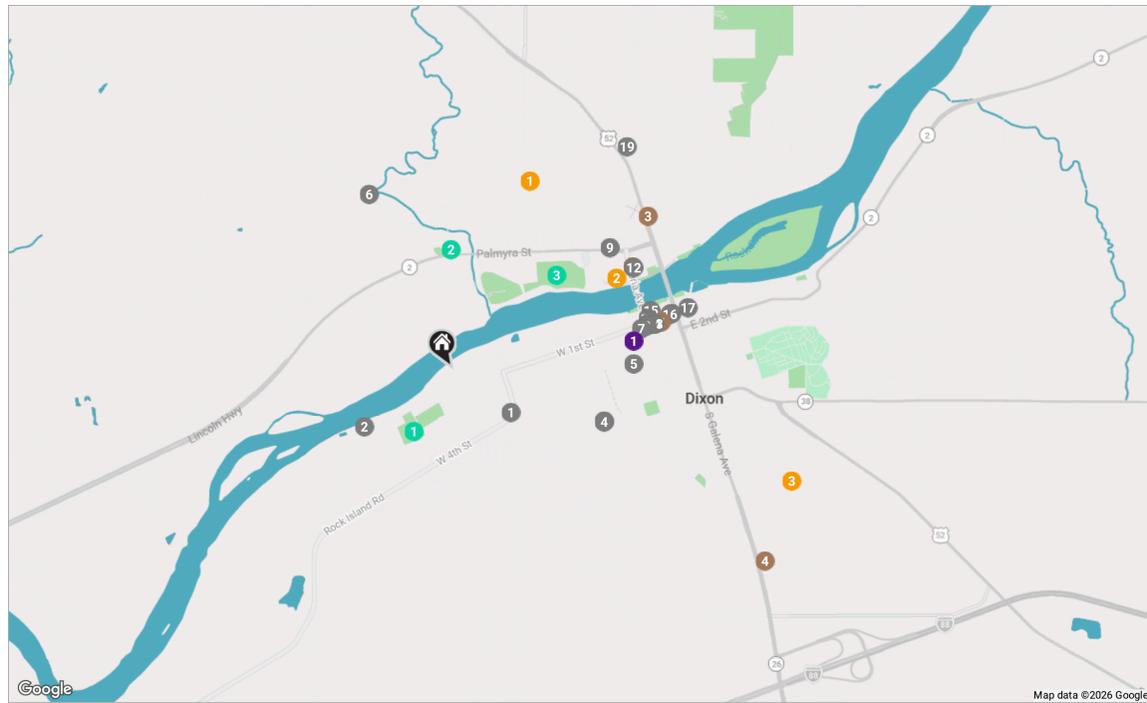
TAXES: \$8,728

ASSESSMENTS: \$350 / MONTH









RESTAURANTS

- 1 Casey's
1401 WEST 4TH STREET, 0.3 MI
- 2 River's Edge Inn
2303 WEST 1ST STREET, 0.5 MI
- 3 Mary's Diner
607 DEPOT AVENUE, 0.7 MI
- 4 Lil' Smoked Bar + Grill
609 DEPOT AVENUE, 0.7 MI
- 5 Maria's Pizza
420 WEST 3RD STREET, 0.8 MI
- 6 Palmyra Pub and Eatery
628 PALMYRA ROAD, 0.9 MI
- 7 River City Ale House and Eatery
314 WEST 1ST STREET, 0.9 MI
- 8 Rockin Nutrition
302 WEST 1ST STREET, 0.9 MI
- 9 Al & Leda's Pizzeria
325 WEST EVERETT STREET, 0.9 MI
- 10 Flynnie's Kitchen
92 SOUTH PEORIA AVENUE, 0.9 MI
- 11 Leo's Marvelous Bites
221 WEST 1ST STREET, 0.9 MI
- 12 Zaza's Pizza
122 NORTH PEORIA AVENUE, 1.0 MI
- 13 Somkit (Touch of Thai)
214 WEST 1ST STREET, 1.0 MI
- 14 Fresco On First
216 WEST 1ST STREET, 1.0 MI
- 15 B.B.Y. Chicken and Carry Out
216 WEST RIVER STREET, 1.0 MI
- 16 Baker Street
111 WEST 1ST STREET, 1.0 MI
- 17 Basil Tree Ristorante
123 EAST 1ST STREET, 1.1 MI

COFFEE

- 1 Coffee Crush
122 NORTH PEORIA AVENUE, 1.0 MI
- 2 Books On First
202 WEST 1ST STREET, 1.0 MI
- 3 Dunkin'
420 NORTH GALENA AVENUE, 1.2 MI
- 4 Starbucks Coffee Company
1660 SOUTH GALENA AVENUE, 1.7 MI
- 18 Salamandra Restaurant
105 WEST 1ST STREET, 1.1 MI
- 19 Angelo's III
800 NORTH GALENA AVENUE, 1.3 MI

SCHOOLS

- 1 Jefferson Elementary School
800 4TH AVENUE, 0.9 MI
- 2 Dixon High School
300 LINCOLN STATUE DRIVE, 0.9 MI
- 3 Reagan Middle School
620 DIVISION STREET, 1.7 MI

PARKS

- 1 Vaile Park
2023 WEST 3RD STREET, 0.3 MI
- 2 Veterans Memorial Park
668 VETERANS PARKWAY, 0.6 MI
- 3 Page Park
804 PALMYRA STREET, 0.7 MI

SERVICES

- 1 United States Postal Service
405 WEST 2ND STREET, 0.9 MI





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