

1716 SOUTH COURT

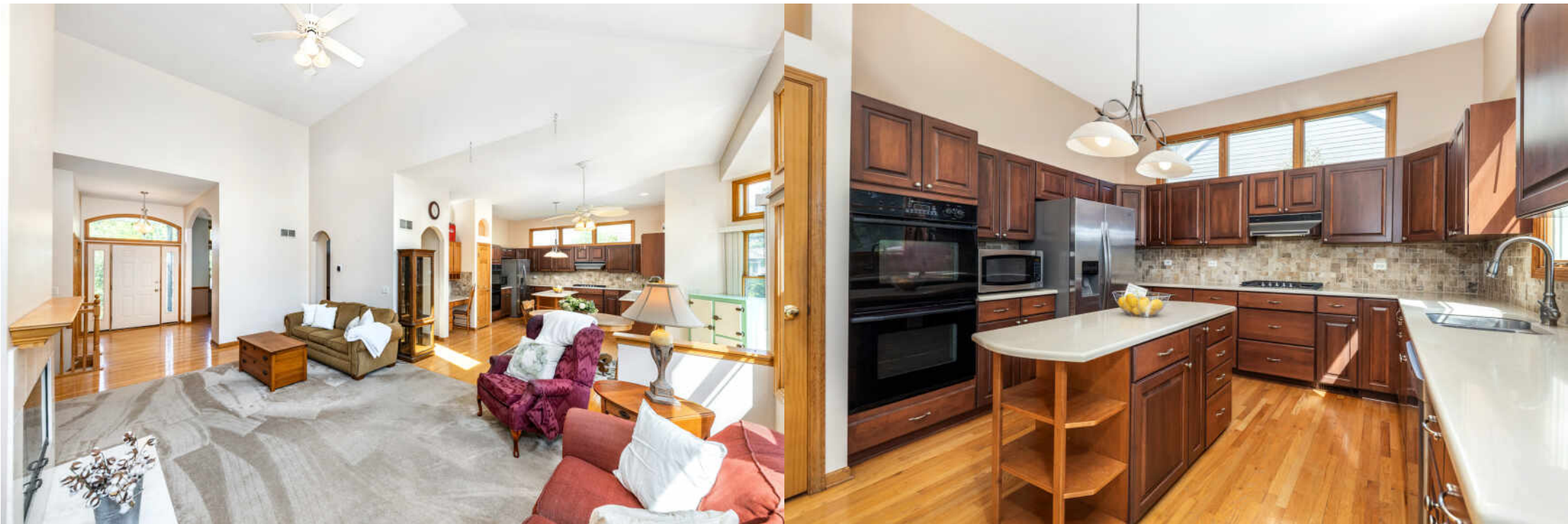
BATAVIA





3 BEDROOM
2 BATH
TAXES: \$10,019

Beautiful and inviting ranch in sought-after Fox Trail subdivision! This home offers the ultimate in one-level living with a bright, open layout. Step into the welcoming foyer, which opens to a formal dining room and a sun-filled family room that flows seamlessly into the eat-in kitchen. The kitchen features 42-inch cabinets, a large center island, tile backsplash, double oven, and pantry. The spacious family room boasts vaulted ceilings, a skylight, and a cozy fireplace, while the dining room is enhanced by tray ceilings, decorative chair rail, and oversized windows. The primary suite also includes tray ceilings, as well as a large walk-in closet plus an additional closet, and a private ensuite bath with a double-sink vanity and stand-up shower. Two additional bedrooms are bright and generously sized; the third bedroom, with solid wood French doors, hardwood floors, and a large window, also makes an ideal home office. A conveniently located first-floor laundry room is adjacent to the attached two-car garage. The partially finished full basement offers 8-foot ceilings, an additional family room, rec room area, workshop space, utility sink, radon mitigation system, and abundant storage. Step outside to the backyard retreat with mature landscaping, an 11x10 paver patio, an additional 25x18 concrete patio with a fire pit, gazebo, hot tub, and pergola. It is an entertainer's dream! Located on a quiet, tree-lined cul-de-sac close to the Prairie Path, downtown Batavia, and area expressways.











BATAVIA IS A QUINTESSENTIAL ALL-AMERICAN CITY.

Featured on the cover of the *Saturday Evening Post* in 1958, it was once the center of transportation, energy, and industry.

Founded in 1833, Batavia is the oldest city in Kane County. It manufactured windmills that powered agriculture and wagons and helped settle the frontier. Batavia was home to the limestone quarry that rebuilt Chicago after the Chicago Fire of 1871 and an industrial complex that manufactured parts for the rocket that took the first U.S. astronauts to the moon.

Despite being at the forefront of advancements, the city maintains its small-town charm as it sits along the Fox River. Every spring, Batavia residents come together and participate in a city-wide garage sale hosted by the volunteers of the Batavia Fireworks Committee, and proceeds from the spring-cleaning tradition go to put on Batavia's 4th of July Sky Concert in Engstrom Park.

The city's new modern library facility and expanding park system are signs of Batavia's ongoing commitment to the community's education and quality of life.



NOTES



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