

# 1804 ALTA VISTA COURT

NAPERVILLE





#### ROOM DIMENSIONS

LIVING ROOM : 29' × 19'

KITCHEN : 14' × 10'

DINING ROOM : 14' × 10'

PRIMARY BEDROOM : 17' × 19'

BEDROOM 2 : 11' × 10'

OFFICE : 9' × 8'

REC. ROOM : 18' × 19'

2 BEDROOM

3.1 BATH

TAXES: \$8070 W/ HOMEOWNER EX.

ASSESSMENTS: \$357.77/MONTH

## TURNKEY LUXURY IN ASTOR PLACE

Impeccably maintained and truly turn key, this end unit townhome in Naperville's rarely available Astor Place community offers refined living in a premier location. The light filled layout features 9 foot ceilings, crown molding, rich hardwood flooring, and an inviting open concept living area with a gas fireplace.

The gourmet kitchen includes 42 inch maple cabinetry, granite countertops, a planning desk, and a breakfast bar opening to a sunlit eating area and private balcony. The vaulted primary suite provides a serene retreat with a sitting area, dual closets, and a spa inspired bath. A finished lower level with a full bath adds flexible living options, while the attached two car garage includes an upgraded panel ready for EV charging. Major updates – including a new roof, new HVAC, and newer appliances – ensure a move in ready experience.

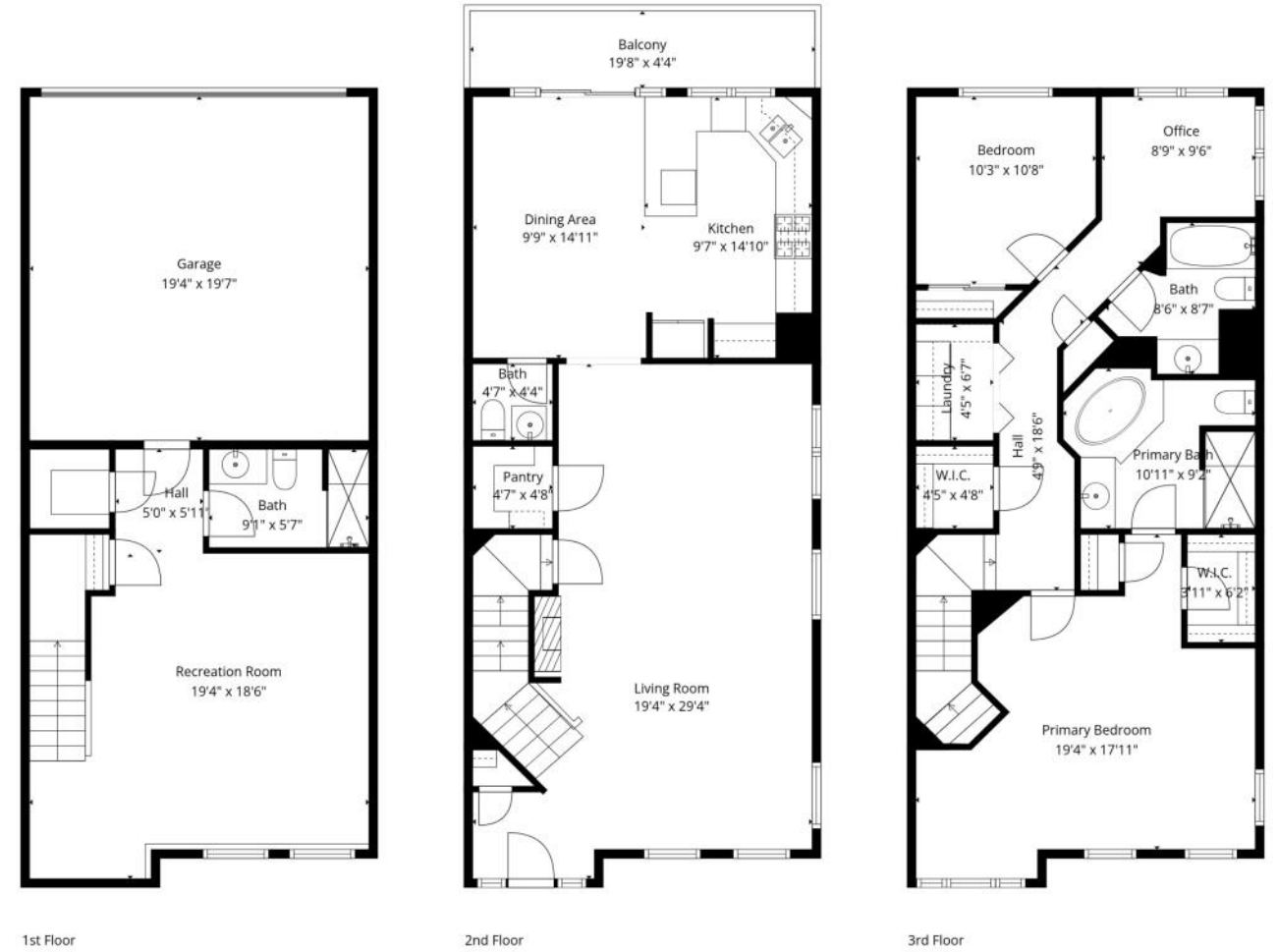
Ideally located minutes to I 88, the Route 59 Metra Station, parks, dining, and shopping, this Astor Place residence in District 204 combines luxury and convenience in one exceptional home.

- New roof and chimney cap: 2025
- Back deck foundation repair: 2025
- New HVAC system: 2025
- Refrigerator and dishwasher: 2023
- Updated lighting: 2023
- Flexible finished lower level with full bathroom
- Attached two car garage with upgraded panel for EV charging
- Walkable to Starbucks, shopping, and dining
- Acclaimed District 204 schools





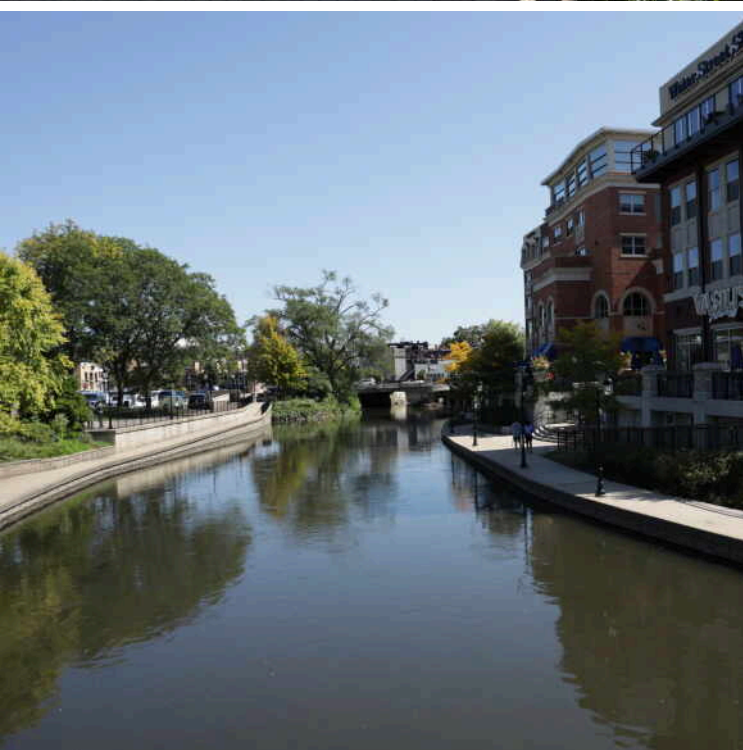




**Total GLA: 2248 sq. ft | Total: 2804 sq. ft**  
 1st floor: 498 sq. ft (Excluded areas 409 sq. ft)  
 2nd floor: 905 sq. ft (Excluded areas 86 sq. ft)  
 3rd floor: 845 sq. ft (Excluded areas 61 sq. ft)

Sizes And Dimensions Are Approximate. Actual May Vary.





**NAPERVILLE IS A VIBRANT COMMUNITY THAT COMBINES THE AMENITIES OF A MODERN CITY WITH THE CHARM OF A SMALL TOWN.**

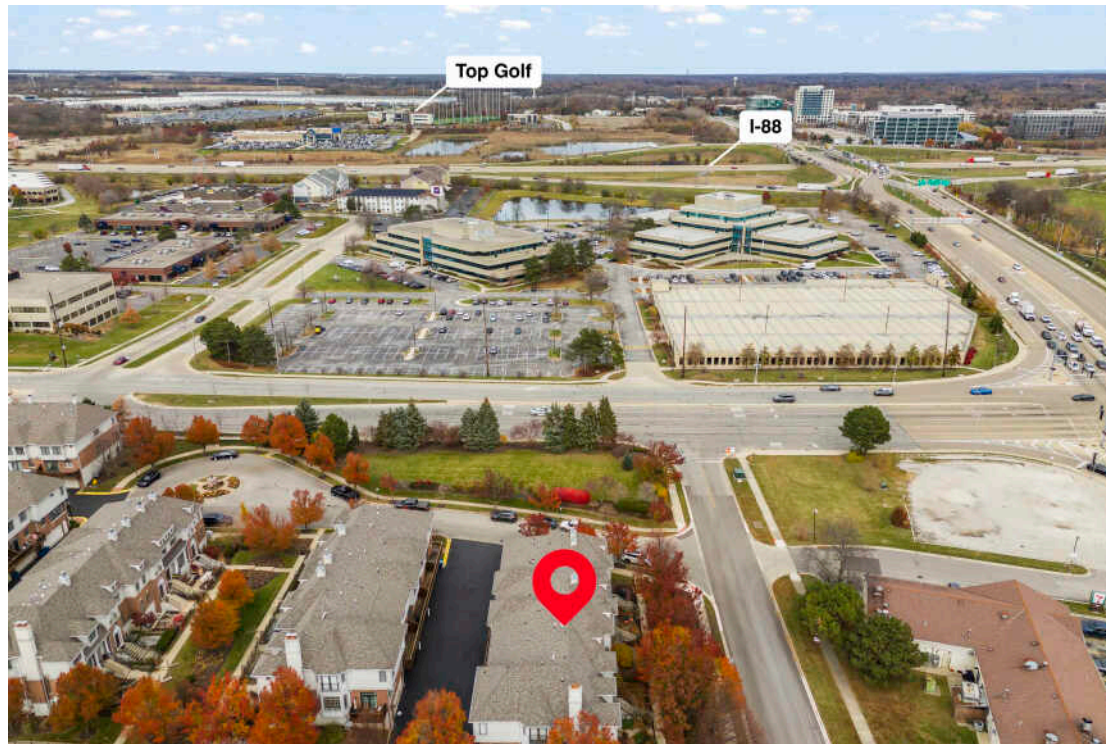
Among those amenities is a popular Riverwalk that features nearly two miles of brick paths and bridges as well as recreational facilities along the DuPage River. Nearby Centennial Beach is another attraction that draws thousands of visitors and goes from zero to 15 feet deep.

An assortment of local boutiques, well-known retailers, and fine restaurants can also be found in downtown Naperville. Meanwhile, there’s endless entertainment for all ages thanks to the DuPage Children’s Museum, Summer Place Theatre, Magical Starlight Theatre, and DuPage Symphony Orchestra.

While Naperville has seen significant growth over the past few decades, the city maintains a strong sense of community through annual events, from farmers markets and sidewalk sales to festivals and a summer concert series. The community’s character is also preserved in the Naperville Historic District and Naper Settlement, where visitors can step back in time at an outdoor museum.

With plentiful amenities and diverse housing stock in a variety of styles and price points, Naperville has received numerous accolades and continues to capture the interest of homebuyers. The city also offers Metra and Amtrak service, providing convenient access to downtown Chicago and surrounding communities.





## NOTES

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All specifications, features, designs, price, assessments, taxes and materials are subject to change without notice. Depicted floor plans and architectural renderings are only an artist's impression.

