

1846 ALLEN LANE
ST. CHARLES





ROOM DIMENSIONS

LIVING ROOM : 19' × 15'

FAMILY ROOM : 18' × 13'

DINING ROOM : 13' × 11'

KITCHEN : 20' × 13'

PRIMARY BEDROOM : 13' × 14'

SECOND BEDROOM : 16' × 12'

THIRD BEDROOM : 17' × 14'



3 BEDROOM

3.1 BATH

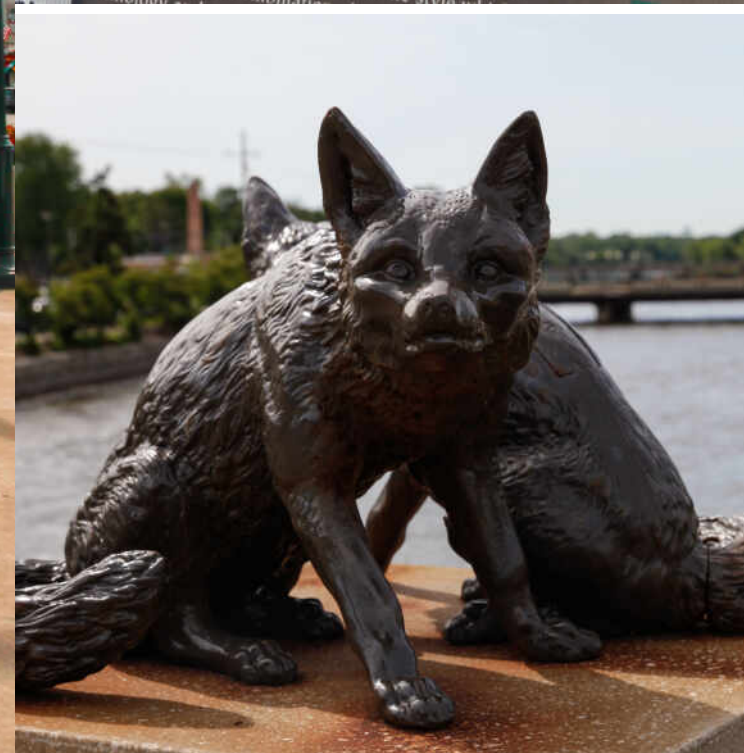
TAXES: \$11,430

PRIME ST. CHARLES LOCATION

A truly special opportunity in St. Charles! This charming, quality-built home offers a rare first-floor primary suite, a thoughtfully designed floor plan, and the warmth and character that make a home feel special from the moment you arrive. This home offers exceptional versatility with spacious living areas designed for both everyday living and entertaining. Located near St. Charles East High School, the exciting Fox Haven Square development featuring shopping, dining, and entertainment, and just minutes from the charm of downtown St. Charles, this home offers the perfect combination of location, character, and lifestyle. A rare opportunity to own a home with a unique floor plan, exceptional space, and timeless appeal in one of St. Charles' most desirable areas.





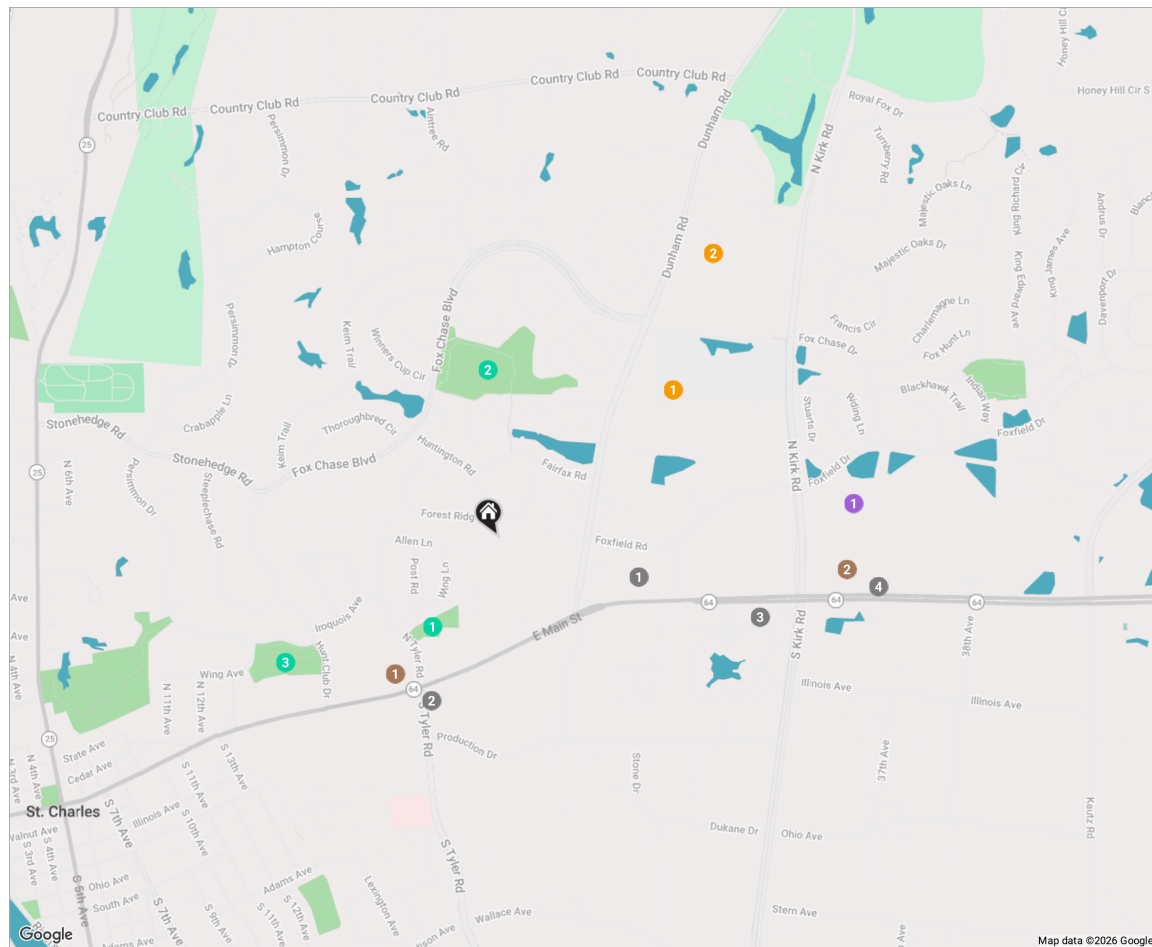


ST. CHARLES IS A PICTURE-PERFECT CITY WITH A BUSTLING MAIN STREET AND AN IDYLIC SETTING ALONG THE SCENIC FOX RIVER.

The community has an incredible mix of arts and entertainment, recreation, shopping, and fine dining. St. Charles has also been recognized for its ideal combination of good neighbors, green spaces, and variety of housing stock.

Although it has a small-town feel, the community has big-time entertainment to offer residents and visitors. For decades, St. Charles has hosted the famous Kane County Fair and the Kane County Flea Market at the Kane County Fairgrounds. The Pottawatomie Park is a longtime source of recreation for residents, offering access to the Fox River Trail along the Fox River as well as an activity center, amphitheater, picnic tables, a playground, sand volleyball, and tennis courts.

The village is accessible via several major roadways including Routes 64, 38, 25, and 31, and is less than an hour from O'Hare and Midway International Airports. Two major county roads also traverse St. Charles including Randall Road on the west side and Kirk Road on the east side.



NOTES _____

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 RESTAURANTS _____

- 1 St. Charles Place
STEAKHOUSE
2550 EAST MAIN STREET, 0.3 MI
- 2 Colonial Cafe - Rt. 64
1625 EAST MAIN STREET, 0.4 MI
- 3 Panera Bread
2871 EAST MAIN STREET, 0.6 MI

4 Cooper's Hawk Winery & Restaurant
3710 EAST MAIN STREET, 0.9 MI

- ## COFFEE
- 1 **Dunkin'**
1566 EAST MAIN STREET, 0.4 MI
 - 2 **Swank Coffee and Wine Lounge**
200 NORTH KIRK ROAD SUITE B, 0.8 MI

 GROCERY_____

- 1 Jewel-Osco**
652 NORTH KIRK ROAD, 0.8 MI

 SCHOOLS_____

- 1 Saint Charles East High School
1020 DUNHAM ROAD, 0.5 MI

2 Wredling Middle School
1200 DUNHAM ROAD, 0.8 MI

- ## PARKS _____
- 1** **Surrey Hill Park**
ST. CHARLES, 0.3 MI
 - 2** **Fox Chase Park**
ST. CHARLES, 0.4 MI
 - 3** **Hunt Club Park**
HUNT CLUB DRIVE, 0.6 MI



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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.

