

1962 MIDDLEBURY DRIVE  
AURORA



@properties®

CHRISTIE'S  
INTERNATIONAL REAL ESTATE



#### ROOM DIMENSIONS

LIVING ROOM : 12' x 16'

FAMILY ROOM : 16' x 20'

KITCHEN : 19' x 23'

PRIMARY BEDROOM : 12' x 16'

SECOND BEDROOM : 10' x 12'

## WORLD CLASS RENOVATION!

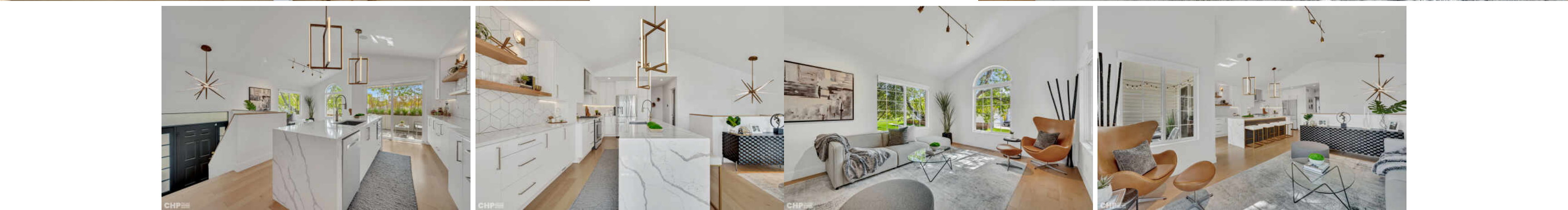
WHEN ONLY THE BEST WILL DO! This Spectacular townhome boasts a top to bottom, world class Platinum Renovation. State-of-the-art Designer Kitchen featuring new high-end custom white cabinetry. Premier quality Quartz Countertops complete the stunning Kitchen. Fall in love with the 9.5 ft. island featuring Carrera pattern Quartz countertops with waterfall drops on each end. The island creates a great work space for food prep and a phenomenal serving space. The attention to detail is evident everywhere. No expense was spared! Floating Shelves, exquisite cage light pendants, porcelain tile backsplash, and upgraded S/S Professional Appliances complete the Kitchen. Special Designer lighting accents every room throughout. Relax on the private covered balcony complete with custom planter boxes. The Kitchen is open to a generous size Living Room with soaring ceilings and oversize windows. Beautiful solid Hardwood engineered flooring. The sumptuous Master Bedroom Suite is spacious and includes a Designer Master Bath with oversize shower and upgraded Commode and Fixtures. The 2nd floor Hall Bath and Lower level 1/2 Bath are completely new as well. The Lower Level offers a generous sized Family Room that is perfect for movie watching and gathering with friends and family. An office niche serves perfectly for the convenience of working from home. You will love the convenience of the Oversize 2 car Garage with custom floor finish, painted walls, custom cabinetry, storage space and shelving organizers. This home won't last! \*\* Please exclude the Murphy Bed with shelving in Bedroom 2. The 2 Italian floating desks will stay in lower level and Bedroom 2. The Built-in floating Shelving under the TV in the lower level is available for separate purchase. Many furniture items in the home will be available for purchase. The List will be in the home.

2 BEDROOM

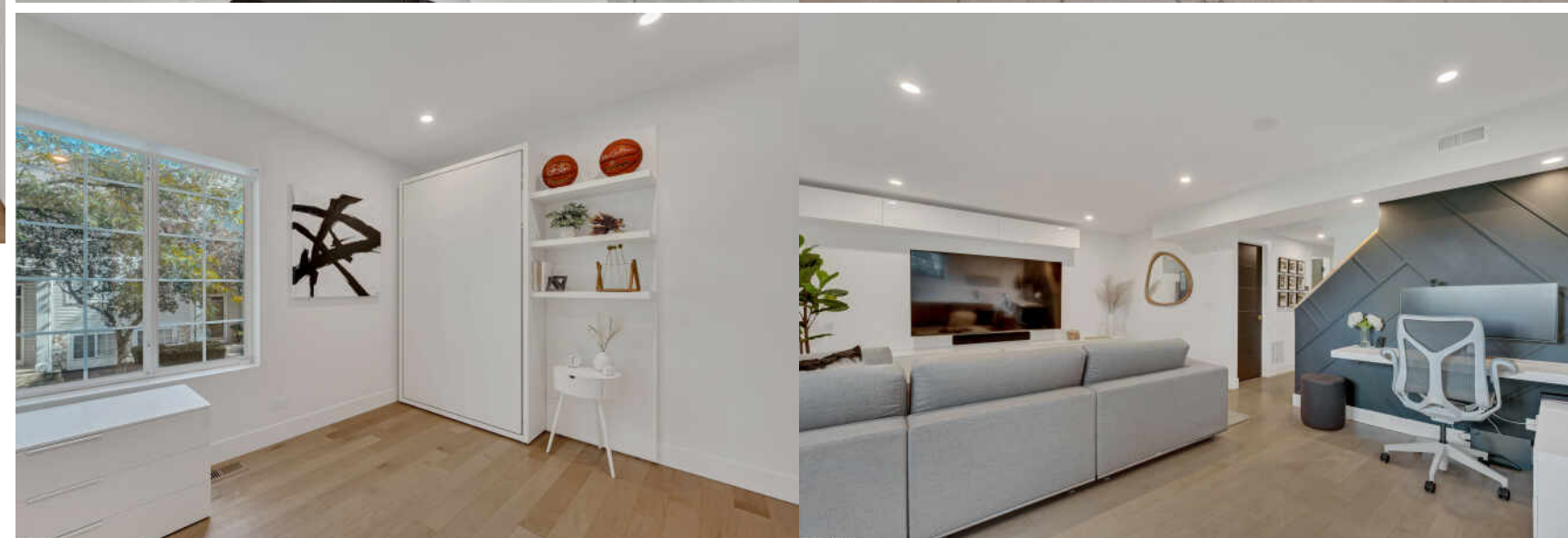
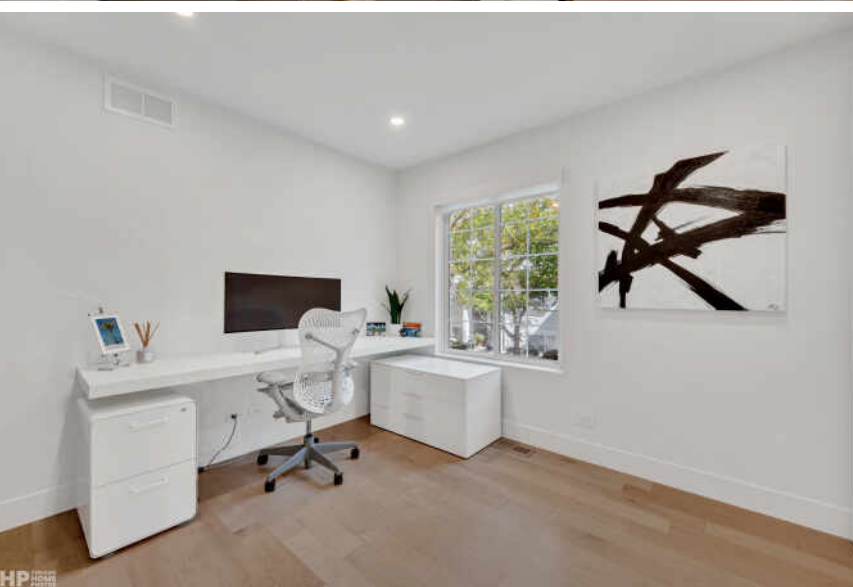
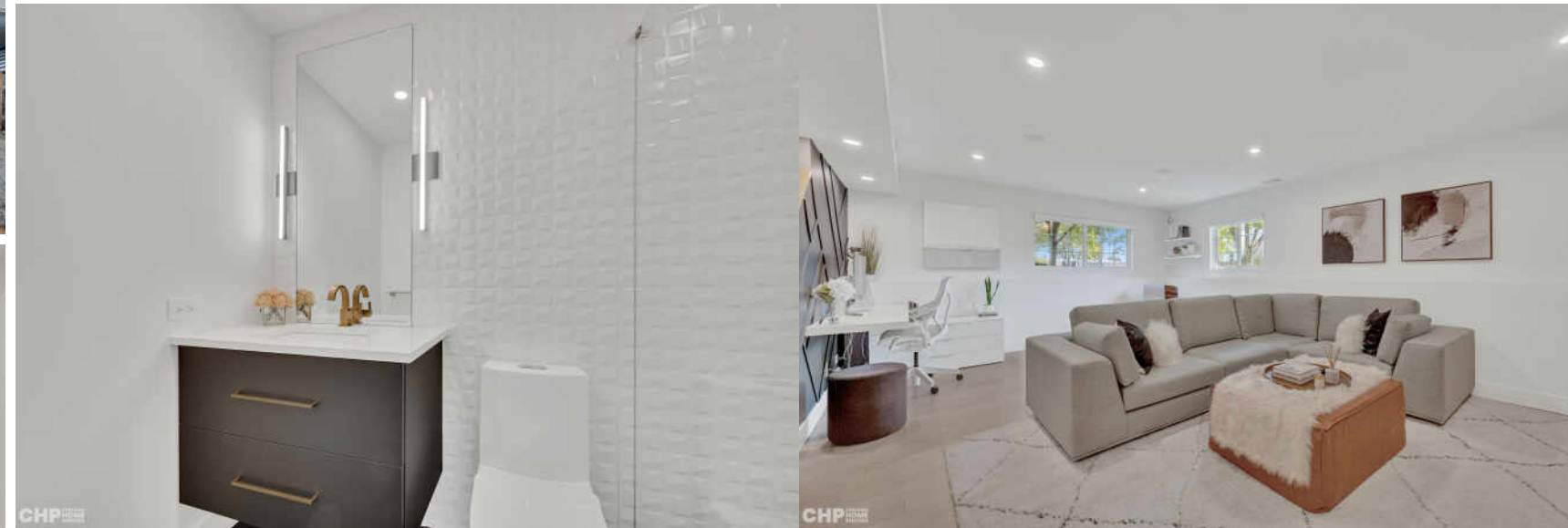
2.1 BATH

TAXES: \$5,008

ASSESSMENTS: \$260 / MONTH

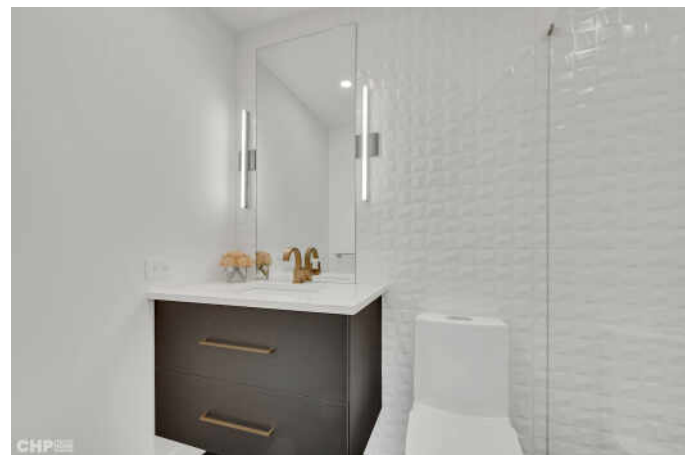




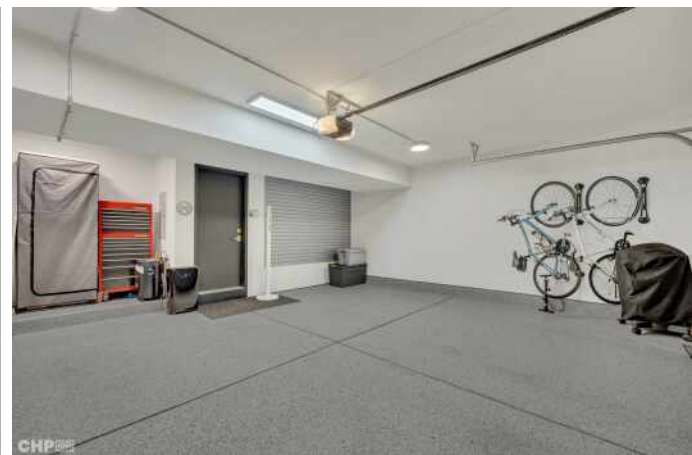




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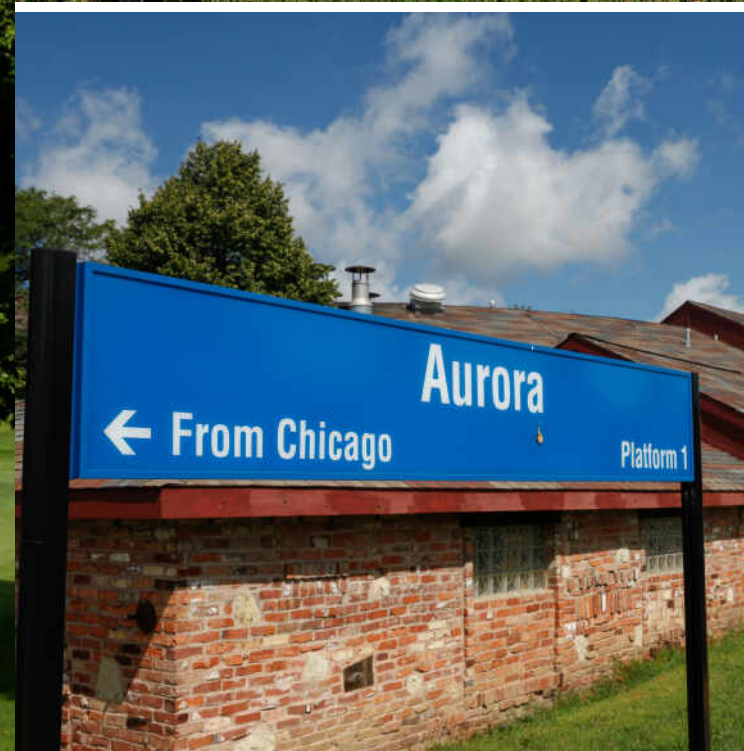


CHP



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## 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.



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