



18853 GROVE HILL DRIVE BATAVIA



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1S853 GROVE HILL DRIVE • BATAVIA





1S853 GROVE HILL DRIVE WELCOME HOME

FEATURES

Incredible turn-key 5 bedroom, 4 bath estate on a private, 2+ acre beautifully wooded lot in rarely available Grove Hill Estates! Enjoy convenient main-floor living flooded with natural light and stunning, serene views from every window. You will fall in love with the wide open floor plan with the meticulously updated kitchen as the center piece complete with a huge Walnut island accented by Cobalt blue appliances and captivating views of the pool and expansive yard from every angle. There is also an additional 1st floor bedroom with attached full bath that could be used as an office for the "at home workers" to get away yet be close enough to the action to enjoy a mid day swim. The upper level features two additional bedrooms and another full bathroom, while the finished walk-out basement offers a rec room that comes with a pool table, a private guest bedroom, full bath, and a dedicated workout space, + a wine cellar ~ totaling over 5500 sq ft of living space. Step outside to your personal backyard retreat, complete with a sparkling pool and the gorgeous 3-season room featuring a wet bar with a built in fridge and ice maker perfect for entertaining. Every major detail has been meticulously updated over the last 5 years, including Andersen doors and windows, a new roof, gutters, skylights, 2 HVAC units, garage doors, pool liner and pump, plantation shutters, and fresh exterior paint.



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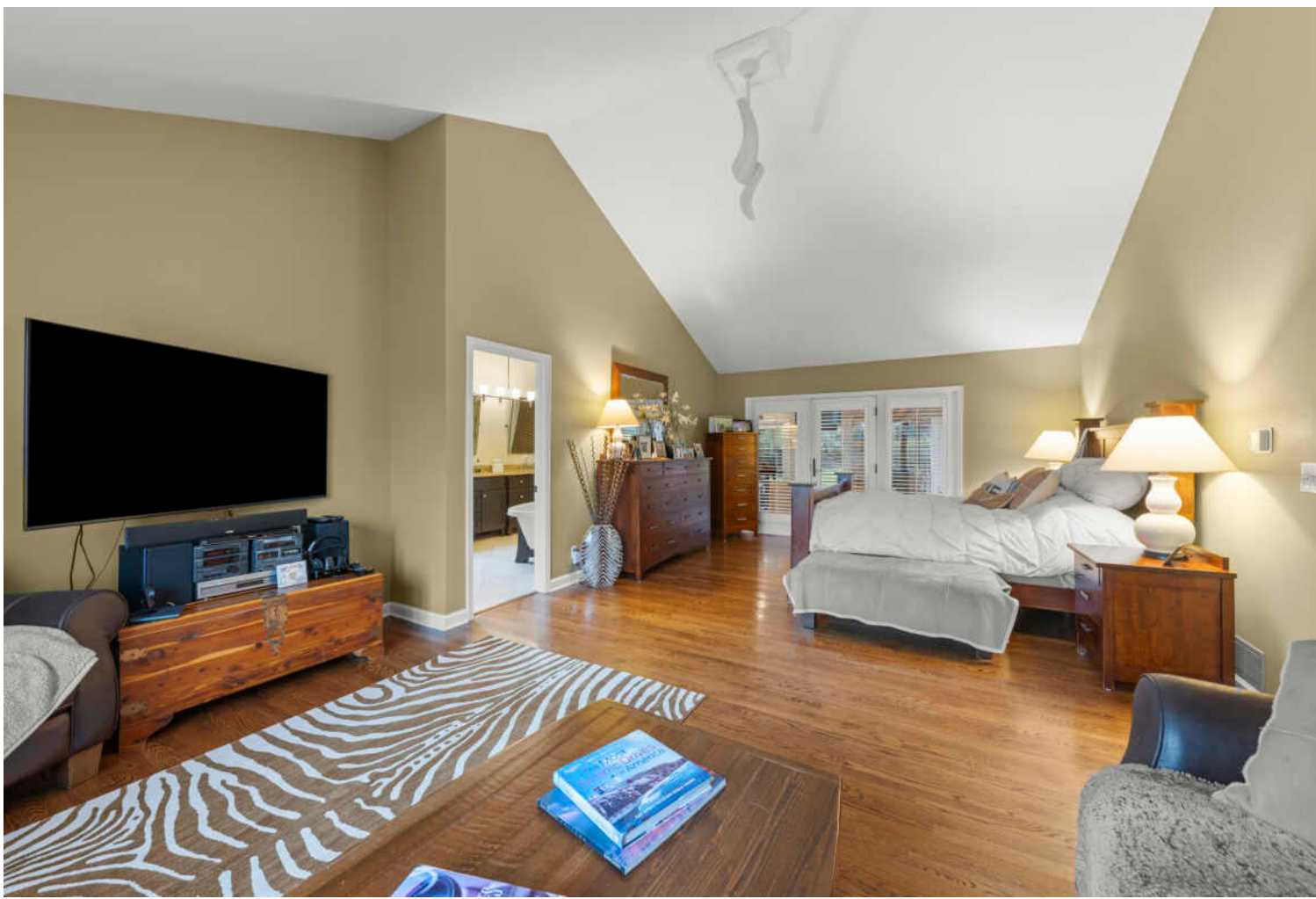


































BATAVIA IS A QUINTESSENTIAL ALL-AMERICAN CITY.

Locals love Batavia's tight-knit community. Year-round events bring neighbors together for fun celebrations and happenings, such as an annual garage sale.

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.





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