

2263 REFLECTIONS DRIVE

AURORA





ROOM DIMENSIONS

LIVING ROOM : 13' × 12'

DINING ROOM : 10' × 9'

KITCHEN : 11' × 11'

PRIMARY BEDROOM : 17' × 14'

SECOND BEDROOM : 10' × 10'

THIRD BEDROOM : 10' × 10'

3 BEDROOM

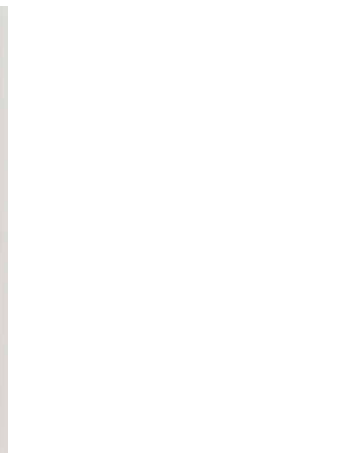
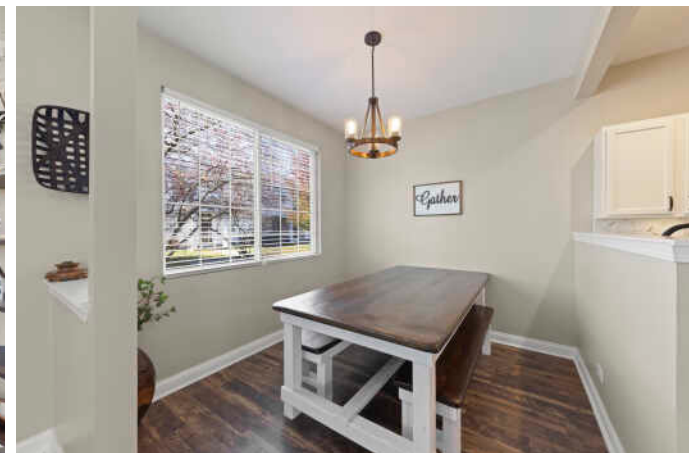
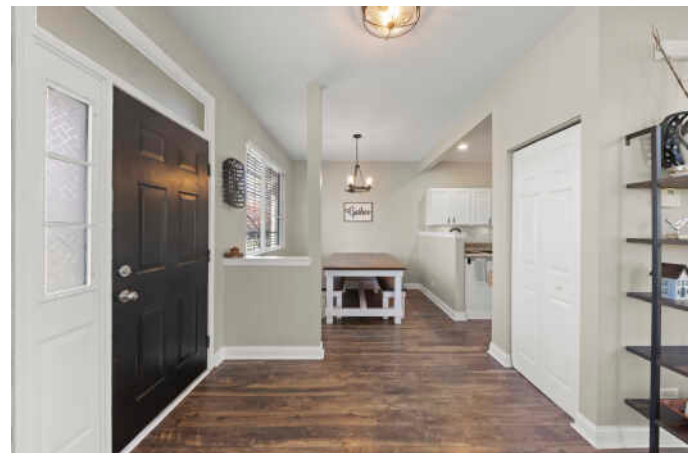
2.1 BATH

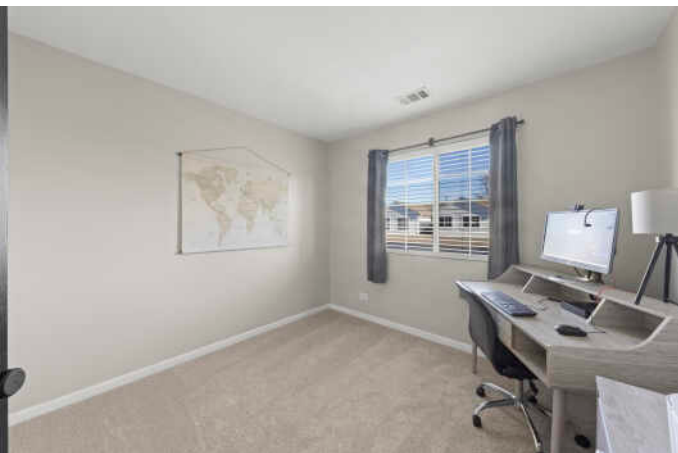
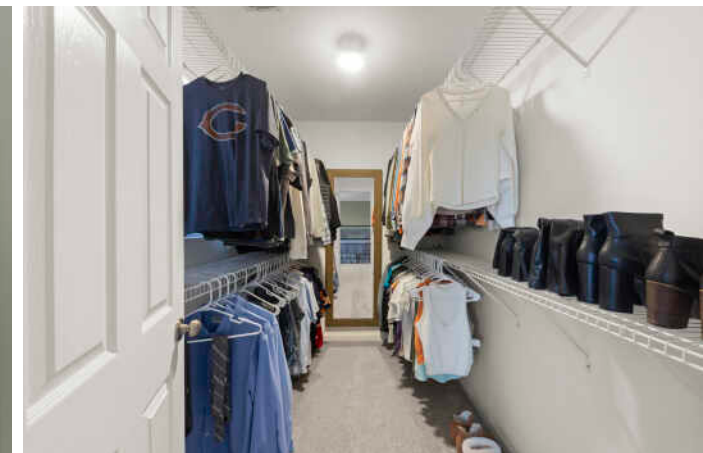
TAXES: \$5814.24 W/ HOMEOWNER EX.

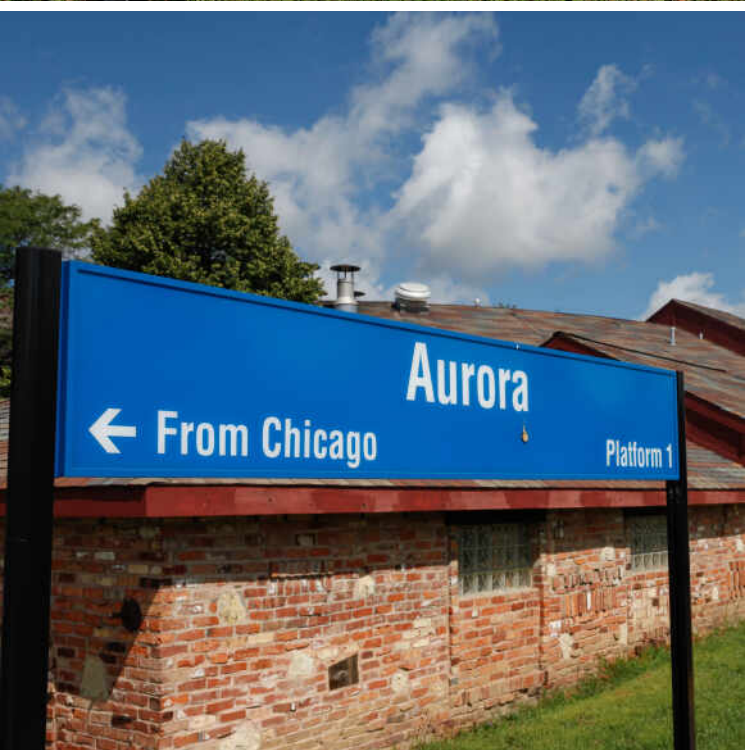
ASSESSMENTS: \$376 MONTHLY

Beautifully maintained and truly turnkey, this two story end unit townhome is drenched in natural sunlight and offers a layout that lives more like a single detached residence than a traditional townhome. Its inviting main level showcases bright open concept living and dining spaces that flow seamlessly into a refreshed kitchen, an ideal setting for both everyday comfort and effortless entertaining. Upstairs, 3 spacious bedrooms and a thoughtfully placed laundry room enhance daily convenience, while fresh neutral finishes create a warm elevated ambiance throughout. The attached two car garage with an extended driveway adds practicality, and the serene community setting complete with walking paths, a pond, and nearby guest parking enhances the overall lifestyle. Situated moments from Fox Valley Mall, I 88, shopping, dining, and recreation, this home offers a rare blend of privacy, convenience, and modern ease that you will truly appreciate.

- Wide plank laminate flooring on main level (2021)
- Remodeled first-floor powder room (2021)
- Refreshed kitchen with upgraded cabinetry, granite countertops & appliances (2021)
- Fresh neutral paint throughout (November 2025)
- Brand new carpet (October 2025)
- New vinyl flooring in both full baths & laundry room (2025)
- Updated light fixtures & new blinds (2025)
- HVAC (2019)
- New roof (2023)
- New washer & dryer (2024)
- Garage door (2021) with new springs replaced (2023)







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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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.

