231 SEDGEWICK CIRCLE

ST. CHARLES







WELCOME HOME!

Welcome to a rarely offered Timbers townhouse-your tucked-away retreat just steps from Potawatomie Park, the Fox River trails, and the lively charm of downtown St. Charles. Here, you'll enjoy the best of both worlds: vibrant city perks paired with the tranquility of a mature, friendly neighborhood. Thoughtfully maintained and lovingly refreshed, this home shines with fresh neutral paint, sparkling new lighting, refined trim work, and a beautifully reimagined basementnow boasting a third full bath, a dedicated office, and hardwood floors. Step through the foyer and into a soaring, vaulted living space with a cozy fireplace inviting you to linger. The unique layout delights, offering a spacious first-floor bedroom paired with an adjacent full bath-ideal for guests or effortless single-level living. Open the doors to your private deck and let outdoor living become part of your everyday living. Upstairs, the primary suite awaits, complete with a walk-in closet and bath featuring a whirlpool tub. A second spacious bedroom with its own walk-in closet completes this dreamy upper level. The full basement extends your living space with abundant storage, laundry area, a generous family room, an additional bathroom, and a dedicated office-ideal for working, creating, or escaping with a good book. Located within the exceptional D303 school district, this home is a rare treasure. Don't let it slip away-you could be celebrating the New Year in your very own haven!

3 BEDROOM 3 BATH

TAXES: \$7,072

ASSESSMENTS: \$250/MONTH





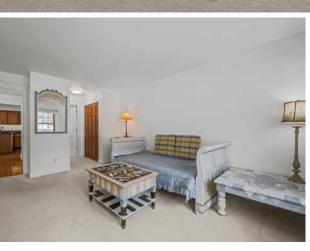


























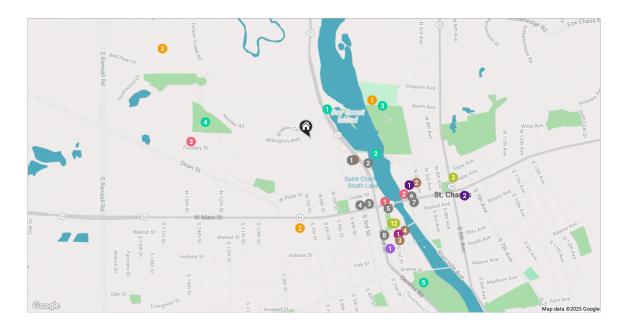


ST. CHARLES IS A PICTURE-PERFECT CITY WITH A BUSTLING MAIN STREET AND AN IDYLLIC SETTING ALONG THE SCENIC FOX RIVER.

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.



RESTAURANTS_

- E&S Fish Company 311 NORTH 2ND STREET, 0.2 MI
- Salerno's On the Fox 320 NORTH 2ND STREET, 0.3 MI
- Alley 64 212 MAIN STREET, 0.4 MI
- The Filling Station Pub & Grill 300 WEST MAIN STREET, 0.4 MI
- S La Zaza Trattoria 5 SOUTH 1ST STREET, 0.5 MI
- 6 Riverside Pizza & Pub St. Charles 102 EAST MAIN STREET, 0.5 MI
- Arcada Theatre 105 EAST MAIN STREET, 0.6 MI
- Mio Modo 200 SOUTH 2ND STREET, 0.6 MI

Q COFFEE_

- Brown Butter Baked Goods and Cafe 311 NORTH 2ND STREET SUITE 104,
- Town House Cafe
- 60 INDIANA STREET, 0.6 MI
- Maple Leaf Roasters Coffee House (Cafe Location) 1 ILLINOIS STREET, 0.6 MI

- Kimmer's Ice Cream
 W 1 ILLINOIS STREET, 0.6 MI
- Whole Foods Market

- 0.2 MI
- 105 NORTH 2ND AVENUE, 0.5 MI
- Arcedium Coffeehouse

SHOPPING_

- ₹ GROCERY_
 - 300 SOUTH 2ND STREET, 0.6 MI

Q GYM_→

- 1 Fit St. Charles
 141 SOUTH 1ST STREET, 0.5 MI
 - Club Pilates 142 SOUTH 1ST STREET, 0.5 MI
 - Flower of Life Yoga and Wellness Center 102 NORTH 5TH AVENUE, 0.7 MI

♀ schools_

- Pottawatomie Community Center 8 NORTH AVENUE, 0.3 MI
- Thompson Middle School 705 WEST MAIN STREET, 0.4 MI
- Wild Rose Elementary School 36W730 RED HAW LANE, 0.8 MI

Hotel Baker 100 WEST MAIN STREET, 0.4 MI

- City of St. Charles 2 MAIN STREET, 0.5 MI
- Sportsplex 1400 FOUNDRY STREET, 0.6 MI

O PARKS

- Boy Scout Island Park
 STATE ROUTE 31, 0.2 MI
- Great Western Trail Bridge GREAT WESTERN TRAIL, 0.3 MI
- Pottawatomie Park 8 NORTH AVENUE, 0.4 MI
- 4 Timbers Park 918 MANLEY ROAD, 0.5 MI
- 6 Mount Saint Mary Park ST. CHARLES, 0.8 MI

SERVICES_

- 112 NORTH RIVERSIDE AVENUE, 0.5 MI
- St Charles Public Library 1 SOUTH 6TH AVENUE, 0.8 MI

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