

231 SEDGEWICK CIRCLE
ST. CHARLES





3 BEDROOM
3 BATH
TAXES: \$7,072
ASSESSMENTS: \$250/MONTH

WELCOME HOME!

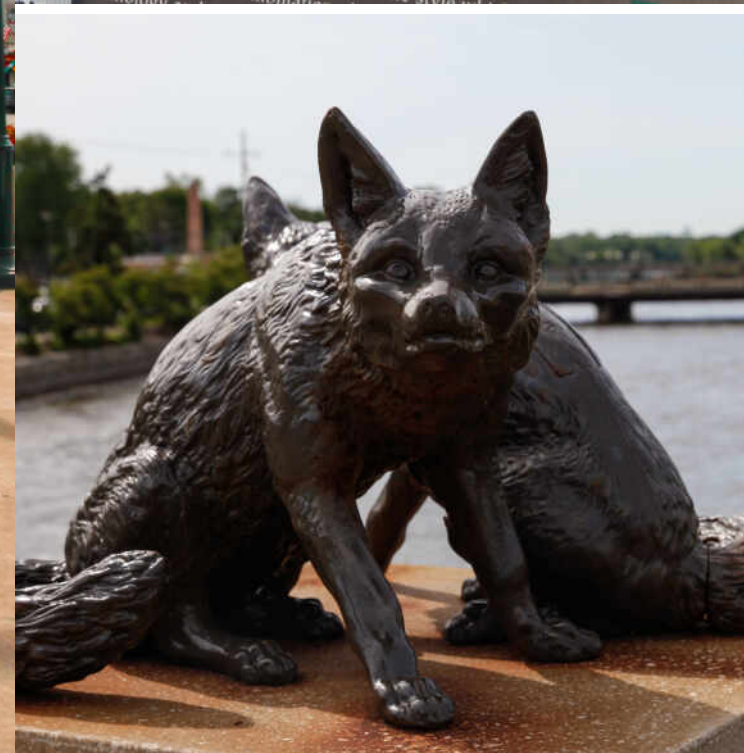
Welcome to a rarely offered Timbers townhouse-your tucked-away retreat just steps from Potawatomie Park, the Fox River trails, and the lively charm of downtown St. Charles. Here, you'll enjoy the best of both worlds: vibrant city perks paired with the tranquility of a mature, friendly neighborhood. Thoughtfully maintained and lovingly refreshed, this home shines with fresh neutral paint, sparkling new lighting, refined trim work, and a beautifully reimagined basement-now 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!









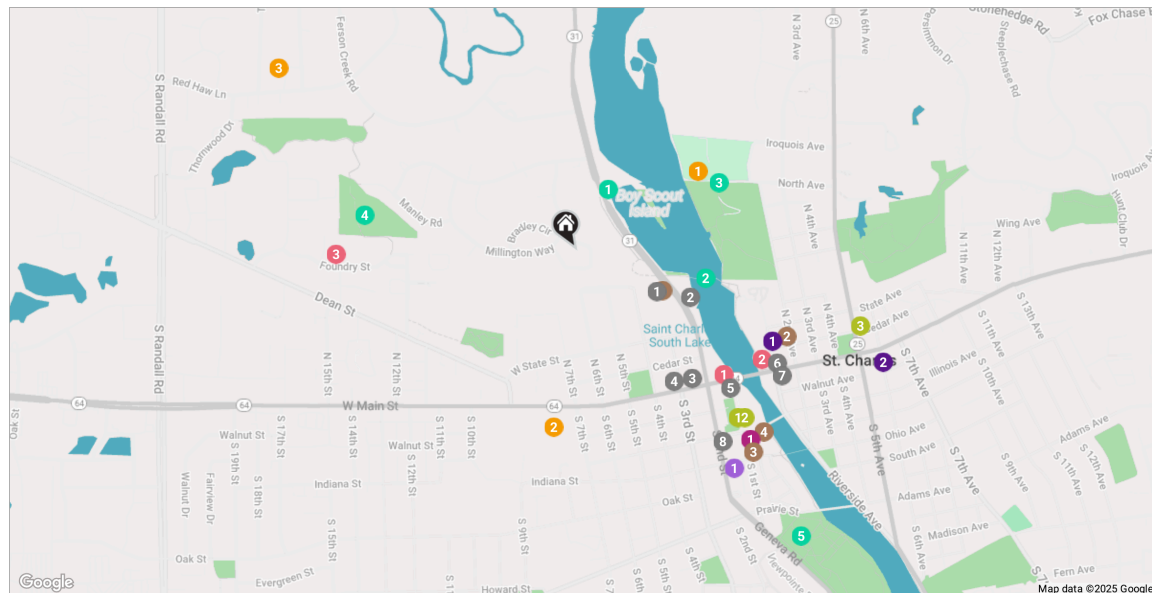


ST. CHARLES IS A PICTURE-PERFECT CITY WITH A BUSTLING MAIN STREET AND AN IDYLIC SETTING ALONG THE SCENIC FOX RIVER.

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.





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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.

