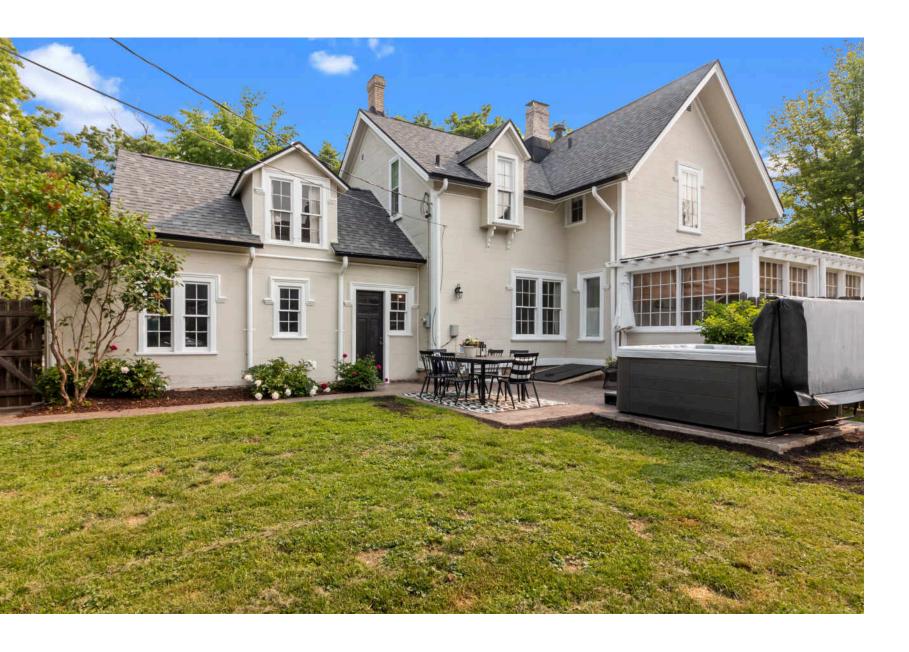
# 234 WARREN ST

LAKE GENEVA







#### ROOM DIMENSIONS

GREAT ROOM: 31' × 12'

DINING ROOM: 12' × 14'

KITCHEN: 8' × 13'

PRIMARY BEDROOM: 12' × 18'

SECOND BEDROOM: 11' × 15'

THIRD BEDROOM : 11' × 13'

FOURTH BEDROOM: 9' × 13'

FIFTH BEDROOM: 14' × 13'

SUNROOM: 16' × 9'

5 BEDROOM 1.5 BATH TAXES: \$7,595

### VIEWS OF GENEVA LAKE

Historic charm meets lakeview living in this swoon-worthy Lake Geneva gem! The curb appeal is just the beginning, step inside to discover a spacious great room anchored by a natural fireplace, architectural details, and original hardwood floors that exude character. A sun-drenched sunroom with views of Geneva Lake. An updated kitchen features granite countertops and dual pantries. The spacious primary suite is bathed in natural light and framed by lake views. 3 additional bedrooms provide ample space for family and guests. A versatile bonus room makes an ideal guest suite, office, or family room. The large, fenced yard with perennials and a private hot tub -- creates the perfect space to relax or entertain outdoors. Stroll into town to enjoy the beach, lake, boutiques and restaurants.

- Views of Geneva Lake from home
- 5 bedroom home on large corner lot in the Maple Park District
- A short distance to restaurants, shopping, and schools
- Historic home with original details
- Fenced in yard with a hot tub to take in the night skies
- Large trees and perennials









4 234 WARREN ST



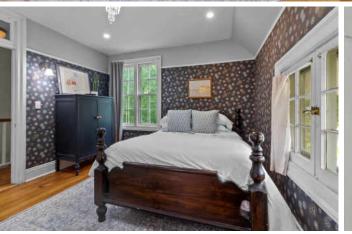
6 234 WARREN ST















8 234 WARREN ST 9









FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

10 234 WARREN ST 234 WARREN ST 11



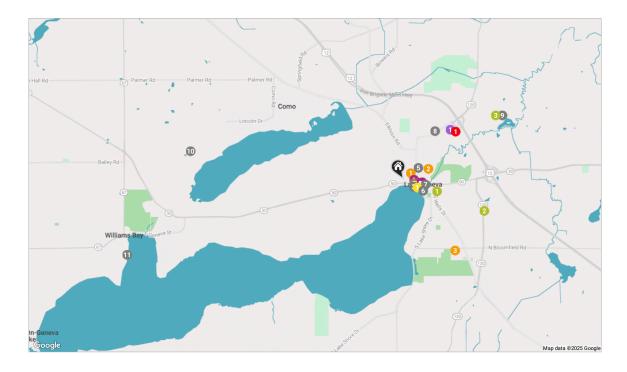
# HAVE YOU EVER GONE ON VACATION, FALLEN IN LOVE WITH THE AREA AND DECIDED YOU'RE NEVER LEAVING? WELCOME TO LAKE GENEVA.

The picturesque city on the eastern shore of Geneva Lake attracts visitors from Illinois and beyond with its natural beauty, wonderfully-preserved buildings, and, of course, Geneva Lake.

Whether you're looking for a great getaway or a place to call home, Lake Geneva checks all the boxes: Boating, golfing, exploring, hiking, lake cruises, fine dining, charming shops, nature preserves...the list goes on. Locals and visitors also enjoy the many parks in the area, including Library Park, which offers access to a 26-mile lakefront path that leads to Big Foot Beach State Park, Fontana, and Williams Bay. Meanwhile, Flat Iron Park draws crowds with summer events like Art in the Park, Taste of Lake Geneva, and Lake Geneva Jaycees Venetian Festival. Winterfest is another popular event, featuring snow sculpting competitions, ice fishing, food tastings, and more.

Homebuyers and vacationers have a variety of properties to choose from, with the community boasting everything from cozy cabins and cottages to lakefront homes and Victorian mansions.

Lake Geneva is located 75 miles from downtown Chicago and 45 miles from Milwaukee.





- 104 BROAD ST, 0.3 MI
- RESTAURANTS\_
- Egg Harbor Cafe 827 W MAIN ST, 0.2 MI
- Barrique Bistro & Wine Bar 835 WRIGLEY DR, 0.2 MI
- Oakfire 831 WRIGLEY DR, 0.2 MI
- Champs Sports Bar & Grill 747 WEST MAIN STREET, 0.3 MI
- Simple Café 525 BROAD ST, 0.4 MI
- 6 Lake City Social 111 CENTER ST, 0.4 MI

- Magpie's Den & Pen 642 W MAIN ST, 0.4 MI
- Next Door Pub & Pizzeria 411 INTERCHANGE N, 1.1 MI
- 9 Ristorante Brissago 7036 GRAND GENEVA WAY, 2.2 MI
- turf. kitchen + tap
  1221 GENEVA NATIONAL AVENUE
  SOUTH, 3.9 MI
- PIER 290
  1 LIECHTY DRIVE, 5.2 MI
- Q COFFEE\_
- 1 The Porch 832 GENEVA STREET UNIT 2, 0.2 MI
- 2 Inspired 883 WEST MAIN STREET, 0.2 MI

### SHOPPING\_

- Brick & Mortar Home
  832 GENEVA ST, 0.2 MI
  - JAYNE Lake Geneva 771 W MAIN ST, 0.3 MI
  - 3 Edie Boutique 737 W MAIN ST, 0.3 MI
  - Brick & Mortar Home and Outdoor 222 CENTER ST, 0.3 MI
  - ₹ GROCERY\_
  - 1 Stinebrink's Lake Geneva Piggly Wiggly 100 E GENEVA SQUARE, 1.3 MI
  - **♀ GYM**\_\_\_\_
  - Geneva Lakes Family YMCA 203 S WELLS ST, 0.7 MI

- 2 Lake Geneva Tennis & Pickleball 630 VETERANS PKWY, 1.6 MI
- WELL Spa + Salon
  7036 GRAND GENEVA WAY, 2.1 MI
- Aurora Health Center 146 E GENEVA SQUARE, 1.3 MI
- ♀ schools
- Central-Denison Elementary
   School
   900 WISCONSIN ST, 0.2 MI
- Eastview Elementary School 535 SAGE ST, 0.5 MI
- Badger High 208 E SOUTH ST, 1.6 MI

NOTES			

14 234 WARREN ST 234 WARREN ST 15



## STEPHANIE PARENT

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