

2621 POPLAR VIEW BEND
ELGIN





ROOM DIMENSIONS

LIVING ROOM : 18' × 16'

FAMILY ROOM : 21' × 14'

DINING ROOM : 17' × 16'

KITCHEN : 16' × 14'

PRIMARY BEDROOM : 22' × 15'

SECOND BEDROOM : 14' × 14'

THIRD BEDROOM : 12' × 12'

FOURTH BEDROOM : 21' × 15'

GREAT ROOM LOWER LEVEL : 44' × 28'

STORAGE : 22' × 40'

FIRST FLOOR LAUNDRY : 19' × 11'

Stunning all-brick ranch home with an amazing floor plan. The large foyer greets you with views of the beautiful backyard oasis and fabulous pool. This home offers 9ft ceilings, three large bedrooms on the first floor, and an additional bedroom in the walk-out basement plus 4.1 baths. The primary bedroom features a spacious layout, a large luxury spa-like bath with a double vanity sink, a whirlpool tub, a generous-sized walk-in shower, and an amazing closet with organizers. All bedrooms have walk-in closets with organizers throughout. The large kitchen has plenty of cabinets and drawers for all of your storage needs. It offers granite countertops, a double oven, a cooktop, a dishwasher, microwave, and a large beautiful island. There is also a spacious breakfast room where you can enjoy your morning coffee and take in the views. The living and dining rooms have sliders that open to a newer large deck, perfect for sitting and relaxing. The family room features a lovely fireplace and stunning views. The laundry room/mudroom is so spacious, making laundry day much easier. The powder room is newly remodeled and tastefully done. The walk-out finished basement offers a 4th bedroom, full bath, and an amazing finished great room perfect for game nights, or watching your favorite sports on TV, plus a large bar area, fireplace, and plenty of built-in cabinetry. Family and friends will love the heated floors and easy access to the resort-style patio and beautiful heated pool. This walk-out basement also offers endless storage in the unfinished space. This house has been lovingly cared for and maintained, offering countless hours of enjoyment with cherished family and friends, start creating your endless memories. The home includes a three-car garage, a newer roof, dual furnace, and air, a Chlorinated water system, a new water heater, plus beautiful windows throughout. Professional landscaping Heated pool with cover and pool equipment. Newer Deck and patio. This home is in great condition but is being sold AS IS. Hurry to see this beautiful solid brick ranch and feel like you're on vacation in your backyard!



4 BEDROOM

4.1 BATH

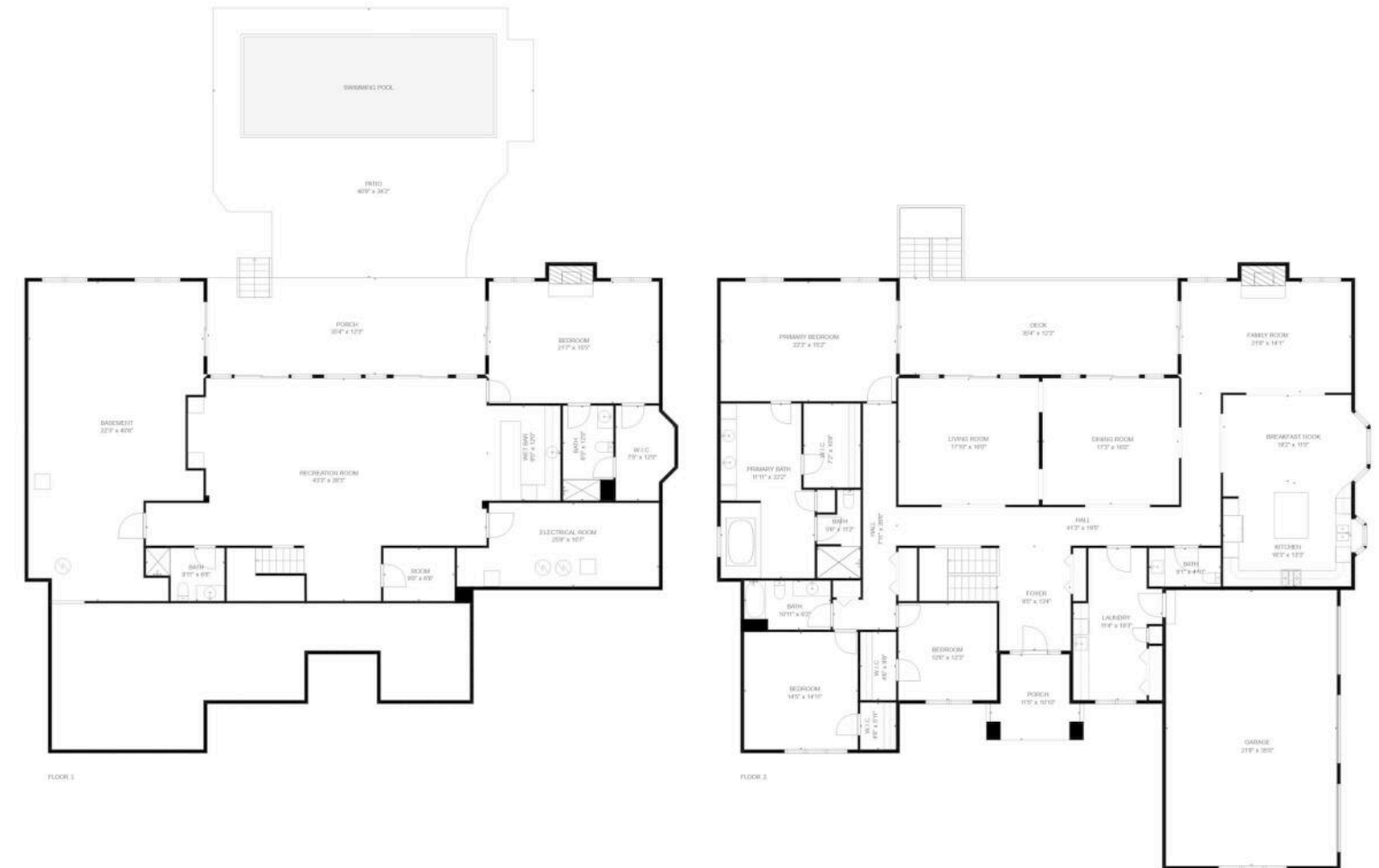
TAXES: \$10,605

ASSESSMENTS: \$230 / YEAR









TOTAL: 5239 sq. ft
BELOW GROUND: 1744 sq. ft, FLOOR 2: 3495 sq. ft
EXCLUDED AREAS: LOW CEILING: 715 sq. ft, BASEMENT: 784 sq. ft, ELECTRICAL ROOM: 251 sq. ft,
PORCH: 534 sq. ft, PATIO: 813 sq. ft, FIREPLACE: 26 sq. ft,
GARAGE: 759 sq. ft, DECK: 491 sq. ft, BAY WINDOW: 6 sq. ft

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



THE CITY OF **ELGIN** HAS BEEN ON A ROLL SINCE IT WAS FOUNDED IN 1836.

Attracting city dwellers and suburbanites, the bustling city is home to over 100,000 people and is one of the largest and fastest-growing cities in the state.

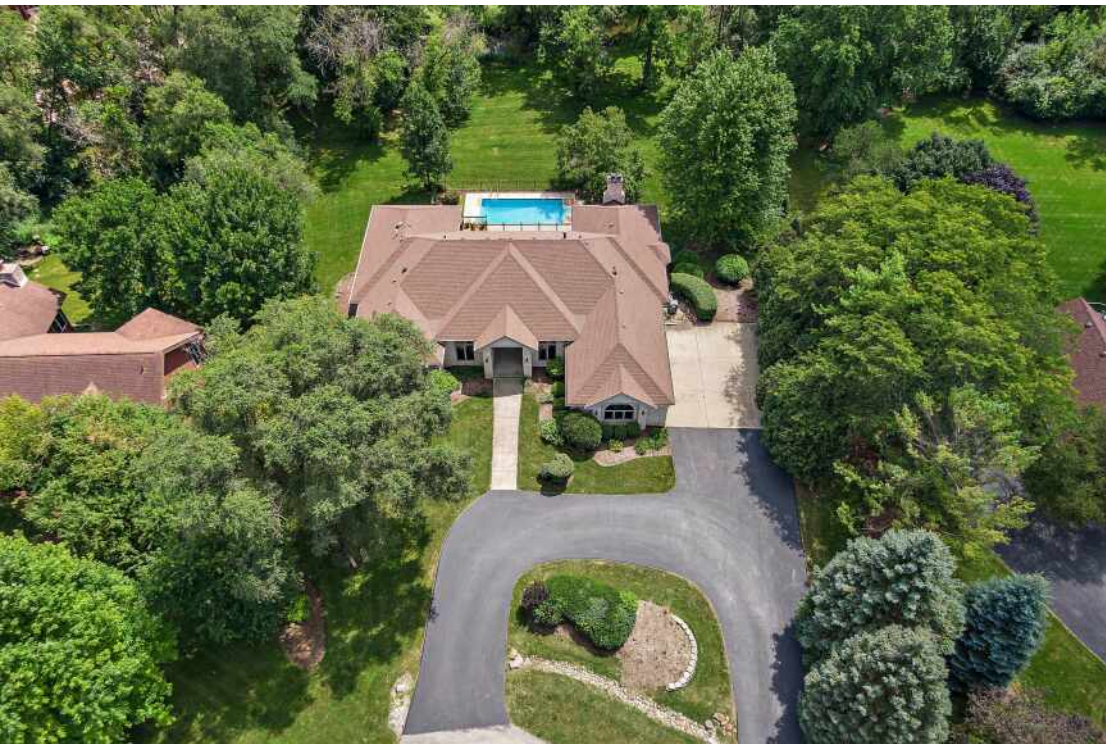
A picturesque 1920s millworks building houses the State Street Market with shops that sell antiques, gifts, decor, and handmade items. Many other historic buildings have been transformed into clubs and eateries.

With plenty of arts and entertainment, Elgin offers residents a variety of galleries, museums, and theaters, along with a children's chorus and the Elgin Symphony Orchestra.

Downtown Elgin has undergone significant renovations with new development including townhouses, condominiums, and lofts. Housing is diverse from historic districts to neighborhoods with single-family homes and townhomes.

The city has more than 75 parks and 10 recreation facilities, with more than 1,600 acres of parks and 4,000 acres of Kane and Cook County forest preserves. Residents enjoy canoeing, fishing, and equestrian trails as well as access to the Fox River Trail and Illinois Prairie Path. There are 36 miles of trails for hikers and bikers to enjoy.

Elgin has three Metra stations along the Milwaukee District West Line, providing daily service to Chicago.





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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.

