

**300 DUANE STREET #3**  
GLEN ELLYN





#### ROOM DIMENSIONS

LIVING ROOM : 18' × 15'

KITCHEN/DINING : 14' × 13'

PRIMARY BEDROOM : 13' × 9'

SECOND BEDROOM : 11' × 11'

THIRD BEDROOM : 10' × 10'

FAMILY ROOM : 20' × 19'

LAUNDRY : 10' × 9'

SCREENED PORCH : 12' × 9'

DECK : 19' × 10'

## IN-TOWN LIVING AT ITS BEST!

Step outside and it's just a short walk to all that makes Glen Ellyn a great place to call home! Shops and restaurants, Illinois Prairie Path (steps from your private fenced yard), public library, parks and playgrounds, and with the Metra station so close, it's a commuter's dream to the city. With nearly 1,700 sq ft of living space, this spacious and bright unit has three levels to spread out and includes 3 bedrooms, and one full and one half baths. Gleaming hardwood floors greet you at the front door and extend throughout the second-floor bedrooms. The chef's kitchen features stainless steel appliances, updated countertops, and a dining area that opens to a large deck perfect for entertaining family and friends! The second floor has three bedrooms and a more recently updated full bathroom. The lower-level family room is great space for kids of all ages, and the new sliding glass door opens to a cozy screened porch and fenced yard. The laundry room has lots of storage, and there are two deeded parking spaces just outside the front door. Welcome to your new maintenance free and convenient lifestyle!

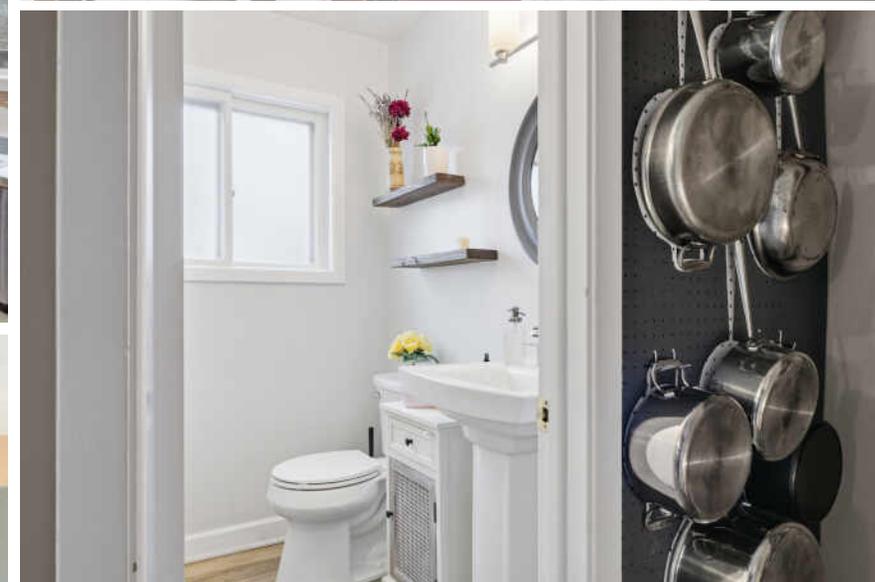


3 BEDROOM

1.1 BATH

TAXES: \$4,966

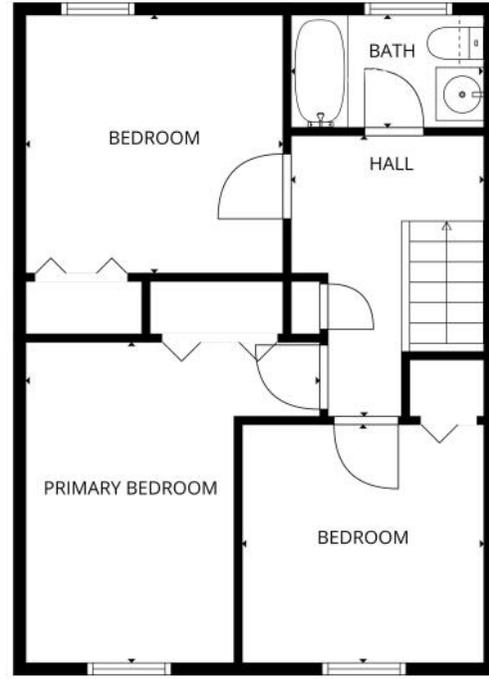
ASSESSMENTS: \$298 / MONTH







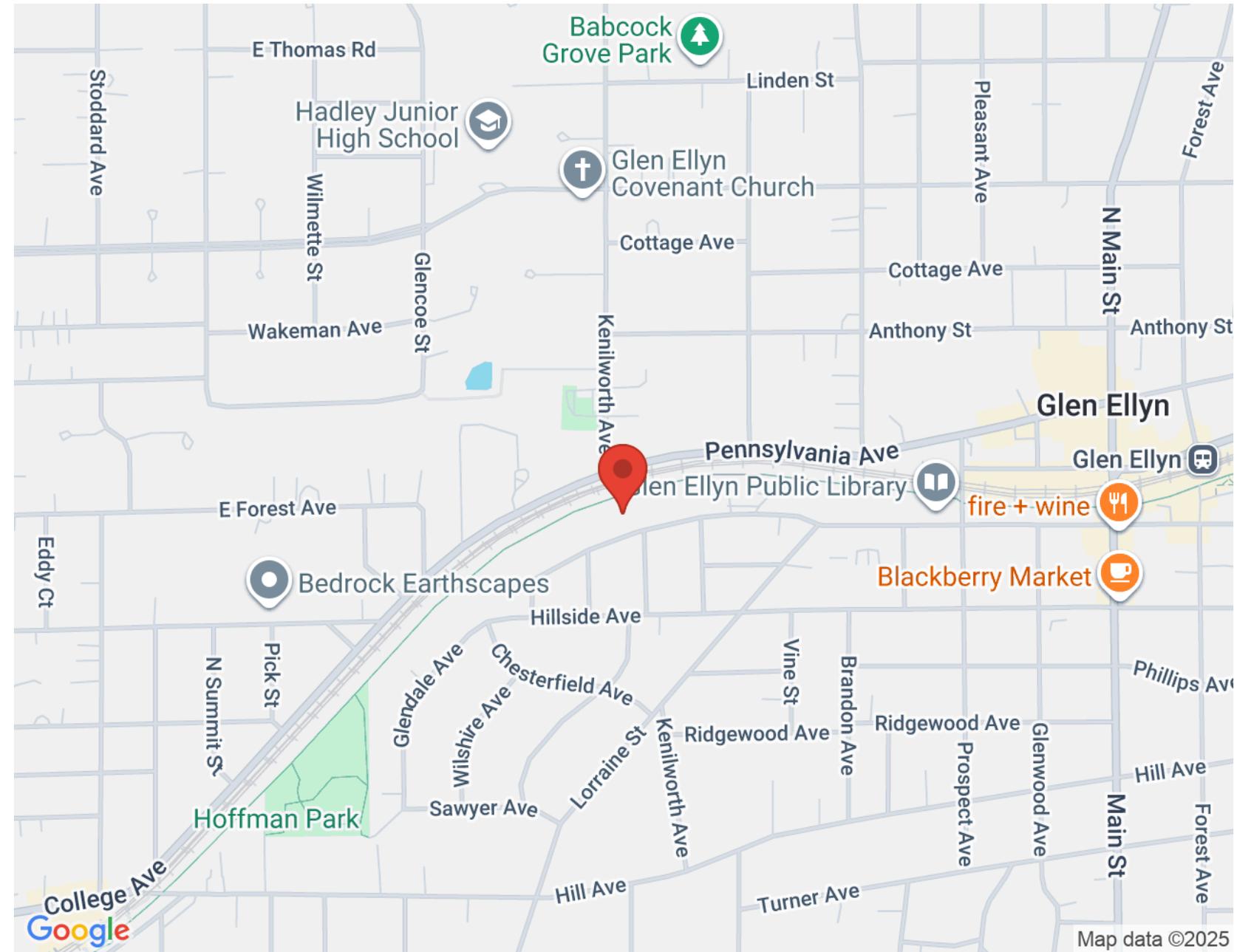
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



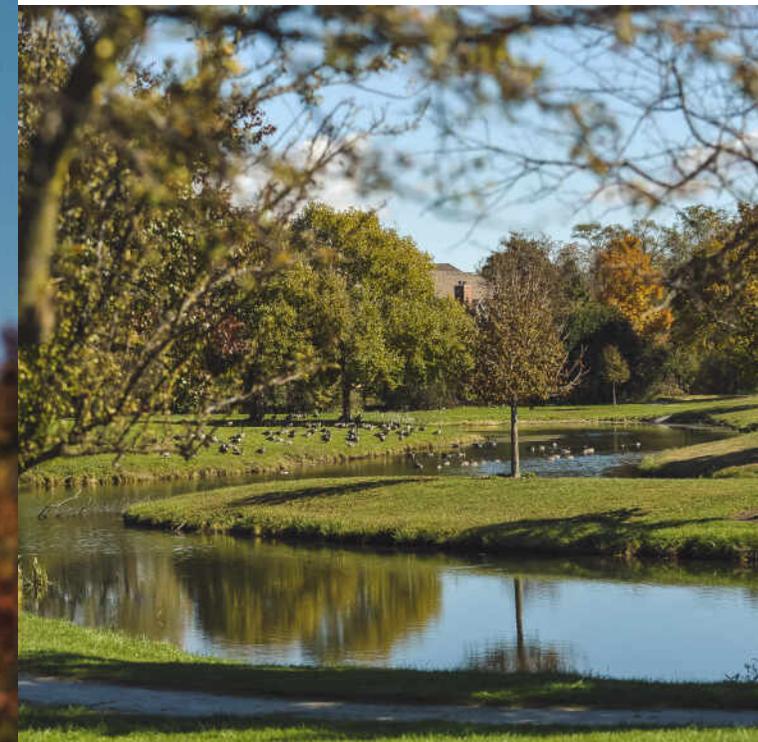
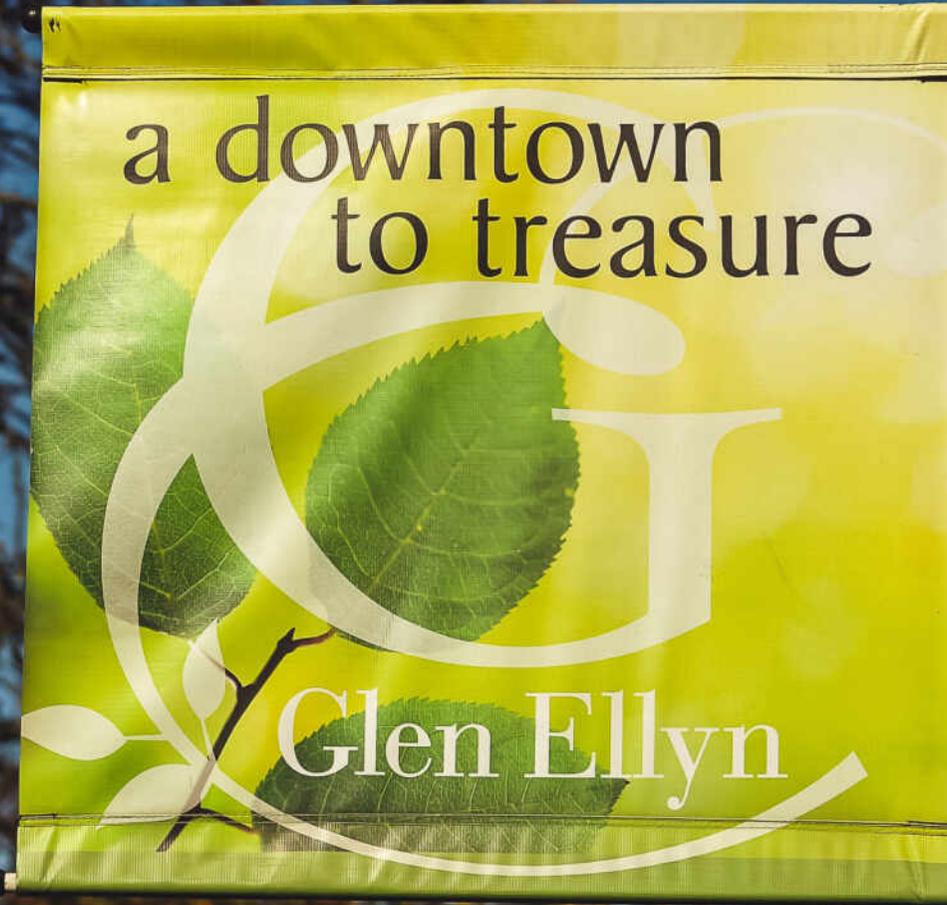
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Map data ©2025



## GLEN ELLYN IS A PICTURESQUE VILLAGE IN THE HEART OF DUPAGE COUNTY.

Known as “The Jewel of the Western Suburbs” to residents, the community offers a convenient suburban location, ample recreational opportunities, and a vibrant mix of businesses.

Downtown Glen Ellyn boasts an assortment of small boutiques, dining destinations, and specialty services. Residents and visitors can hop on the Illinois Prairie Path, where they can explore a nature trail spanning over 60 miles. Nature enthusiasts also appreciate the Willowbrook Wildlife Center, while the Village Links golf course and nearly 30 public parks provide additional outdoor enjoyment.

With a variety of annual events, Glen Ellyn offers a strong sense of community and small-town charm. The Taste of Glen Ellyn is among the many popular summer gatherings along with the French Market, which is open weekly from May through October.

Neighborhoods are lined with mature trees and homes in a variety of architectural styles, ranging from new construction to historic homes dating back to the community’s early days.

Along with access to major highways and interstates, Metra’s Union Pacific West Line runs through Glen Ellyn, providing daily train service to downtown Chicago.



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"LIFE IS A JOURNEY THAT IS HOMEWARD BOUND"



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