

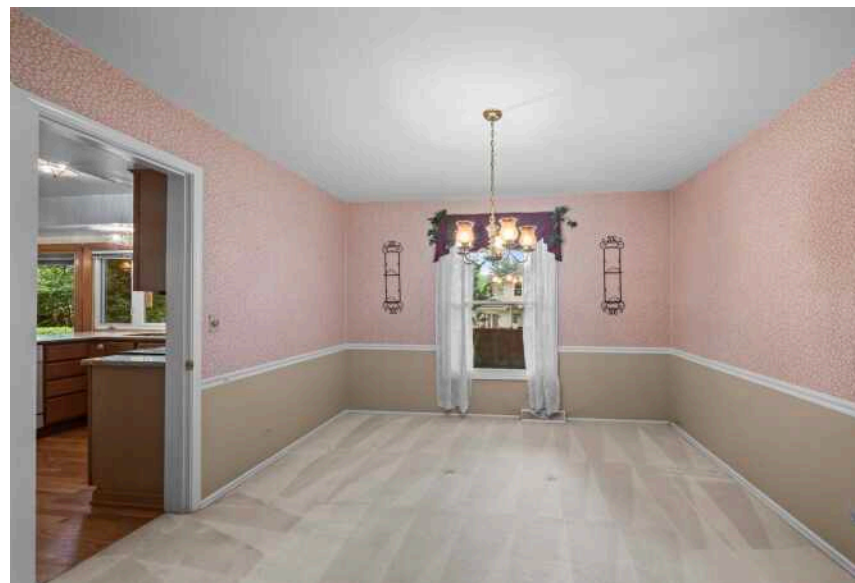
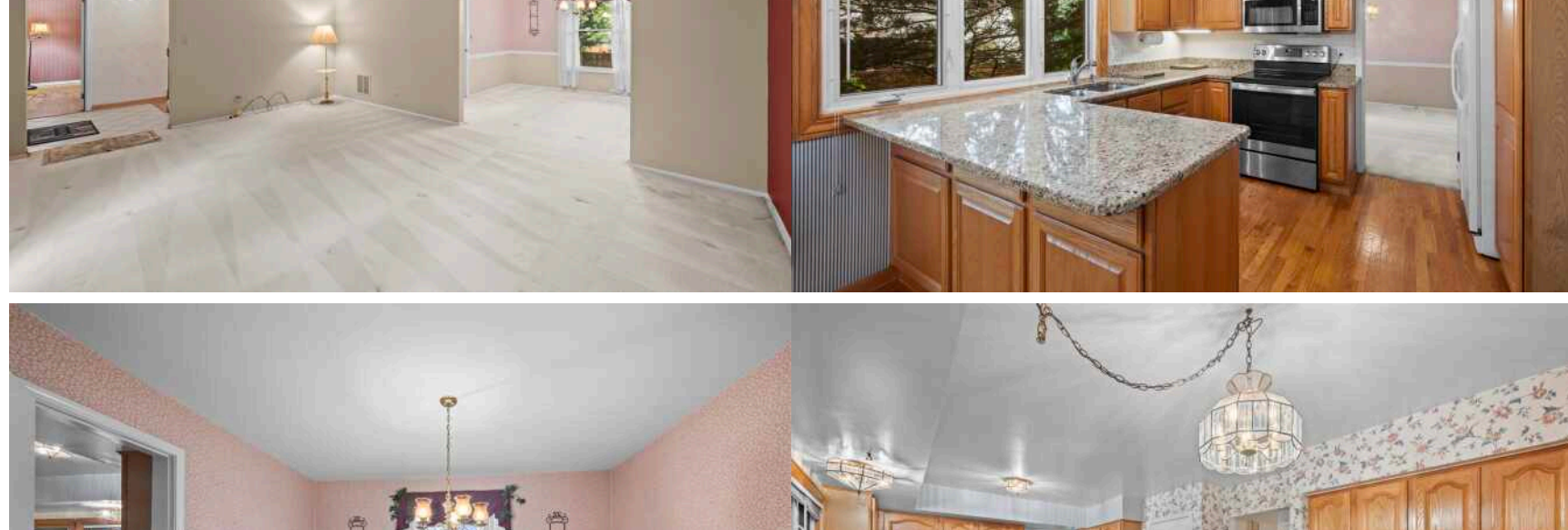
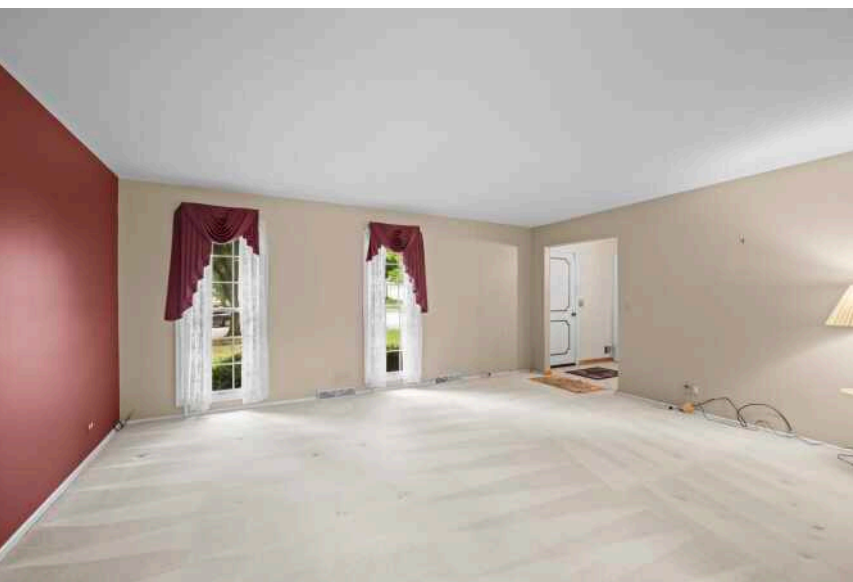
321 AMBLESIDE DRIVE
ROSELLE

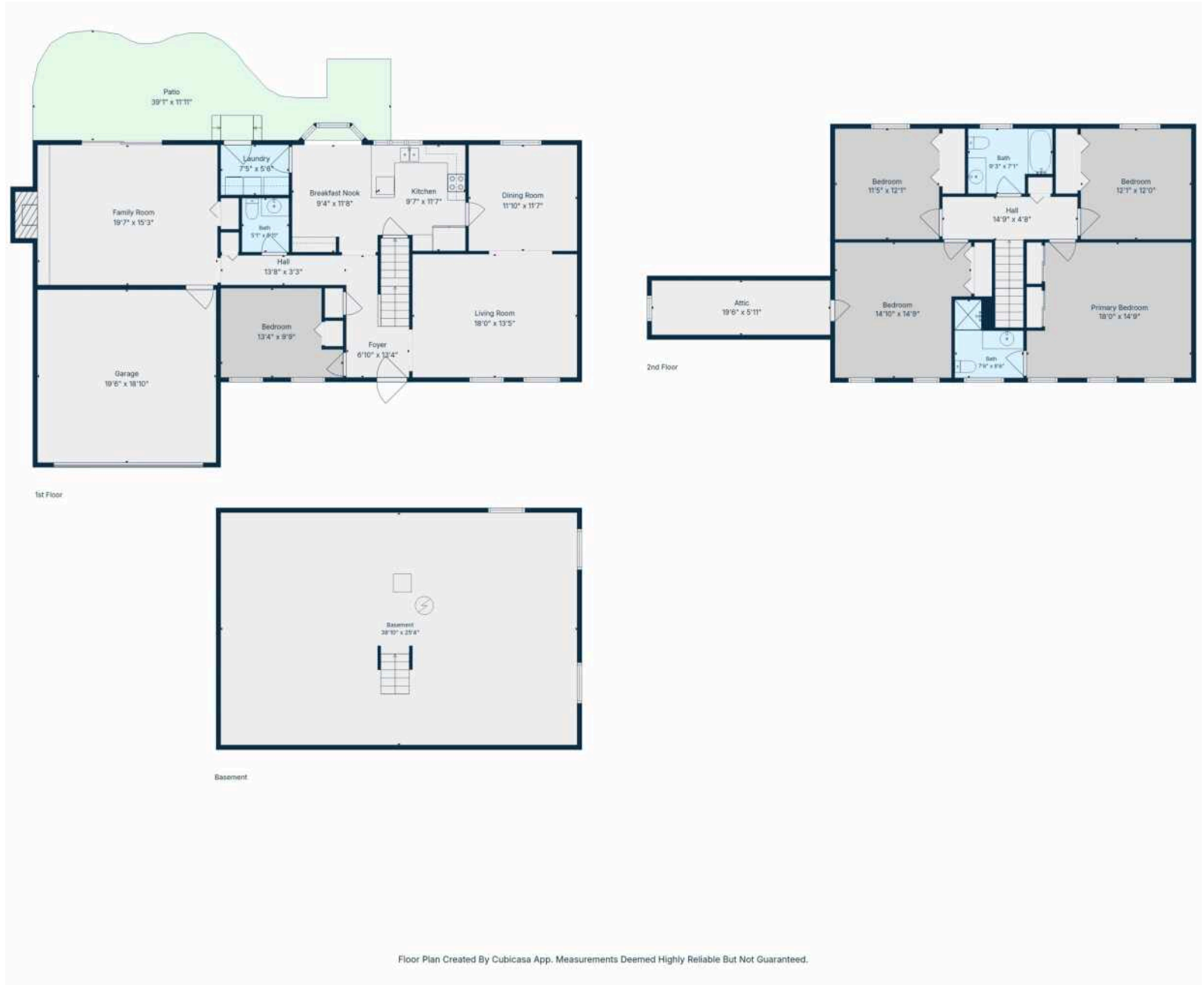


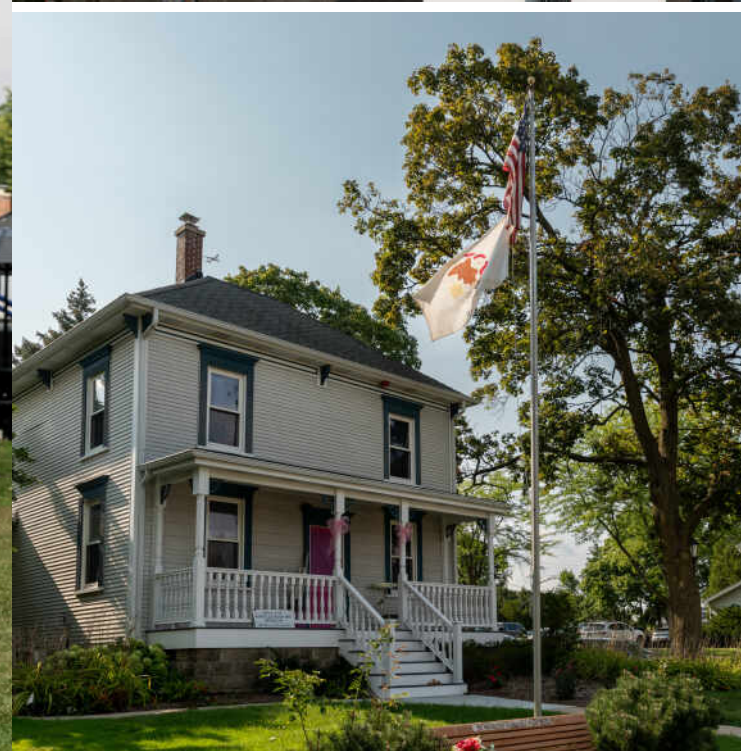


4 BEDROOM
2.1 BATH

Exceptional Buttonwood living in a highly sought-after Roselle location! Set on a picturesque 0.26 acre lot, this stunning Monticello model is the perfect blend of timeless style, generous space, and everyday comfort. From the moment you arrive, the charming covered front porch and beautiful curb appeal make a lasting impression. Inside, the thoughtfully designed floor plan offers 2,448 square feet, 4 spacious bedrooms, 2.5 baths, attached 2-car garage, and a full basement. Gleaming hardwood floors welcome you into a thoughtfully flowing main level where the formal living room and spacious dining room transition effortlessly into the bright eat-in kitchen. The expansive family room with fireplace features sliding doors that open to the patio and backyard, creating the perfect setting for summer entertaining, morning coffee, and relaxed evenings at home. A flexible first-floor home office or playroom and convenient laundry room add to the home's functionality. Upstairs, the spacious primary suite features a private en-suite bath and generous closet space, joined by three additional well-appointed bedrooms, including one with access to a storage room above the garage. The full unfinished basement with over 1,000 additional square feet offers abundant storage and potential for a recreation room, home gym, media room, or additional living space. Beyond your front door, enjoy the best of Roselle living with newly refreshed Turner Park, Kemmerling Pool and its NEW splash pad, downtown's French Market, charming shops and restaurants, Lynfred Winery, and Pollyanna Brewing Company all close by, along with commuter-friendly Metra access and convenient proximity to I-390, I-90, and I-290. Woodfield Mall and O'Hare are also just a short drive away. Located within the highly sought-after Spring Hills Elementary and Roselle Middle School districts, both schools have earned the prestigious Exemplary designation on the Illinois Report Card and rank among DuPage County's top-achieving schools, with Roselle Middle School #1 and Spring Hills Elementary #4. Welcome home!







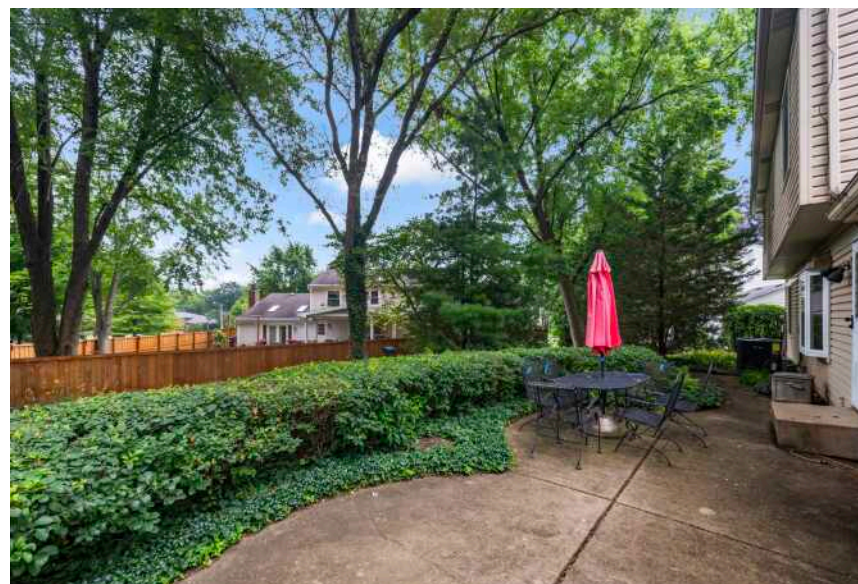
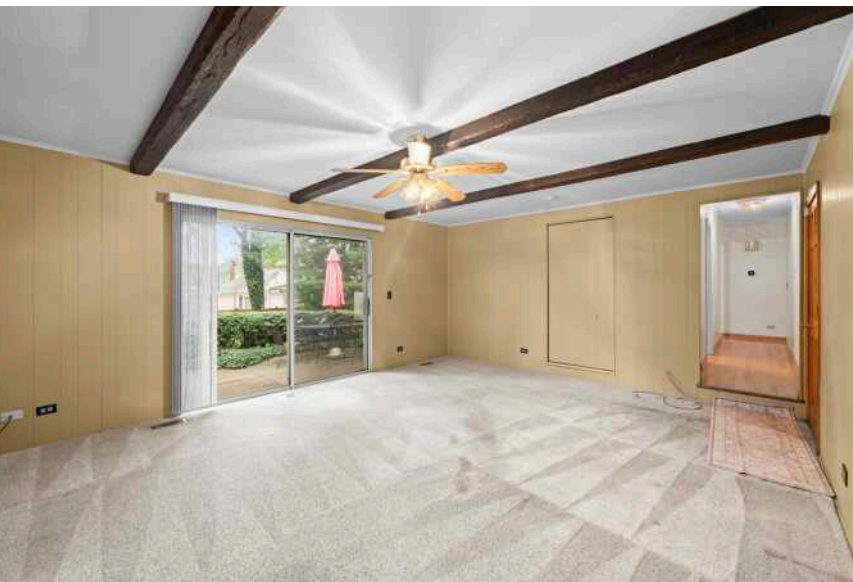
THE VILLAGE OF **ROSELLE** OFFERS ITS RESIDENTS A WARM SENSE OF SMALL-TOWN COMMUNITY, PAIRED WITH THE CONVENIENCES OF A NEARBY MAJOR METROPOLITAN AREA.

In addition to its own flourishing downtown, the suburb is just 30 miles northwest of Chicago.

Quaint and walkable, Roselle's Town Center has a selection of unique family-owned shops, restaurants, and a microbrewery. It is also the location for several community events that residents and visitors enjoy throughout the year. These include the Rose Festival, Independence Day Celebration, Taste of Roselle, Summer Concert Series, and Roselle Winterfest. Additionally, the village is home to Lynfred Winery. Established in 1979 by two locals, the winery now boasts 50 varietals, a state-of-the-art wine making facility with a tasting room, and bed & breakfast.

For those seeking outdoor adventure, the village offers several parks and recreational facilities, as well as miles of hiking trails and biking paths that wind through the Busse Woods, Meacham Grove Forest Preserve, Mallard Lake Forest Preserve, Illinois Prairie Path, and Fox River Trail.

An established historical footprint, along with state-recognized public schools, and extensive community programs contribute to Roselle's reputation as a sought-after Chicago suburb. The village is easily accessible via Metra rail service that runs throughout the day to Chicago's Union Station and has immediate access to Interstate 390. Whether new construction, existing single-family homes, condominiums, or townhomes, Roselle provides many desirable housing options for those looking to call the village home.



NOTES



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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.

