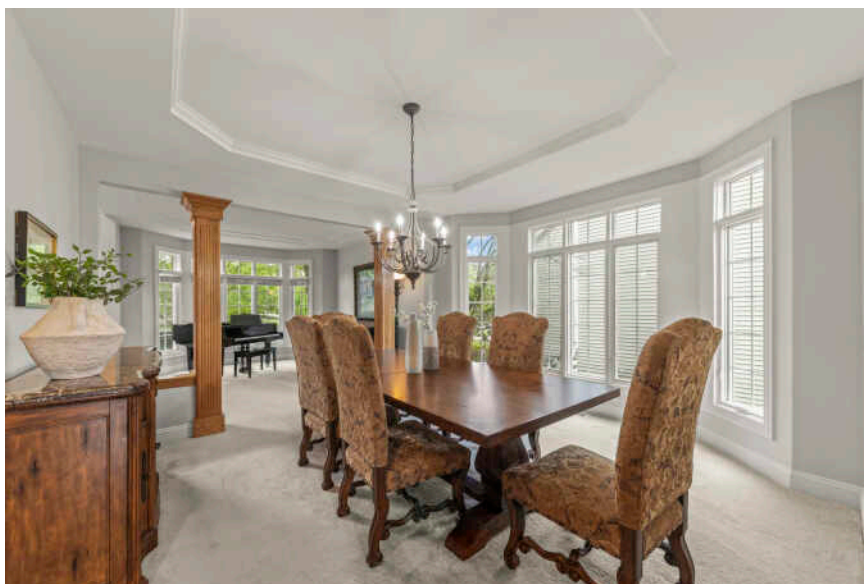
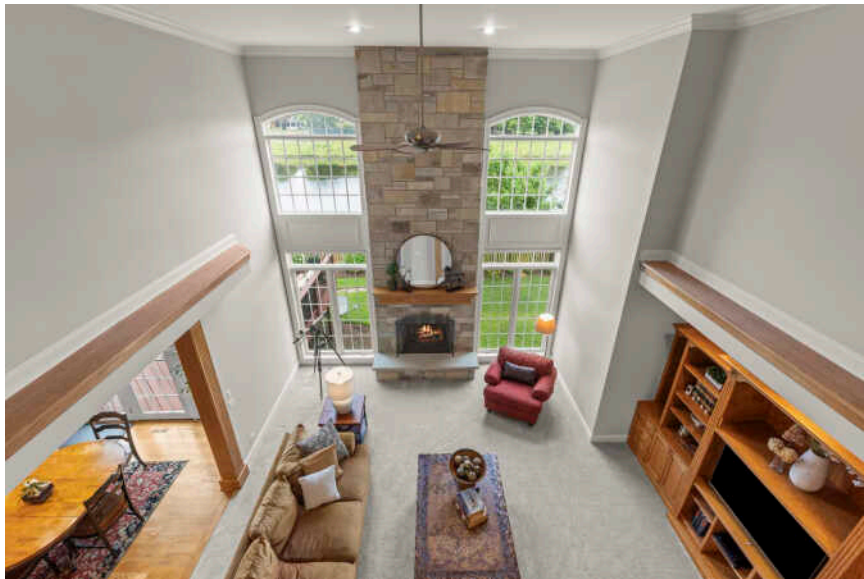


3316 TALL GRASS DRIVE
NAPERVILLE





ROOM DIMENSIONS

LIVING ROOM : 14' × 13'

FAMILY ROOM : 20' × 20'

DINING ROOM : 15' × 13'

KITCHEN : 13' × 11'

PRIMARY BEDROOM : 22' × 15'

SECOND BEDROOM : 15' × 13'

THIRD BEDROOM : 15' × 12'

FOURTH BEDROOM : 14' × 12'

FIFTH BEDROOM : 16' × 13'

DEN : 11' × 11'

THEATRE ROOM : 17' × 13'

BREAKFAST ROOM : 15' × 11'

RECREATION ROOM : 19' × 19'

5 BEDROOM

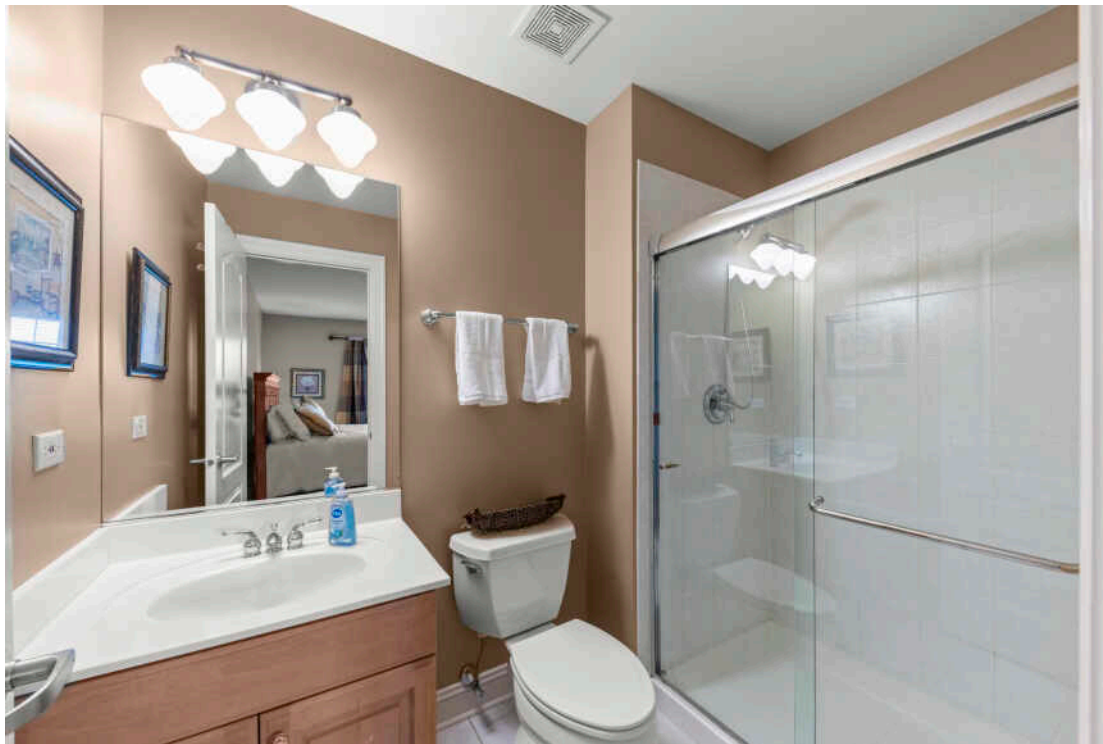
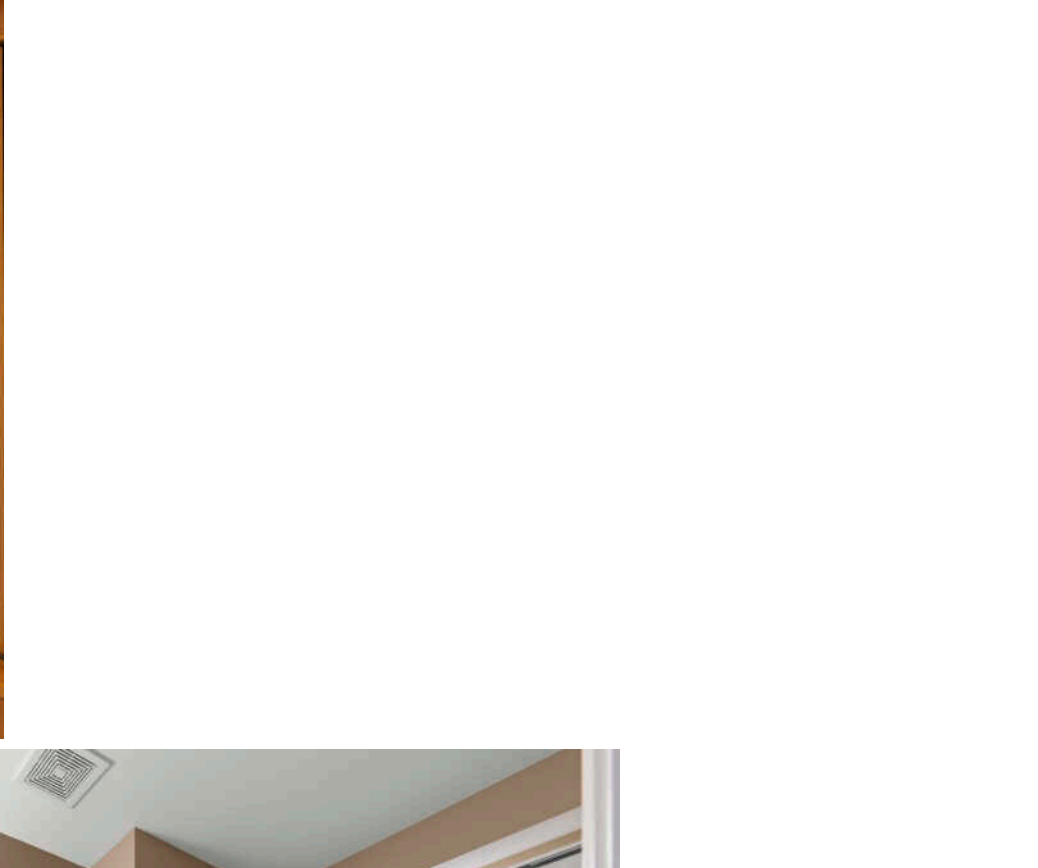
5 BATH

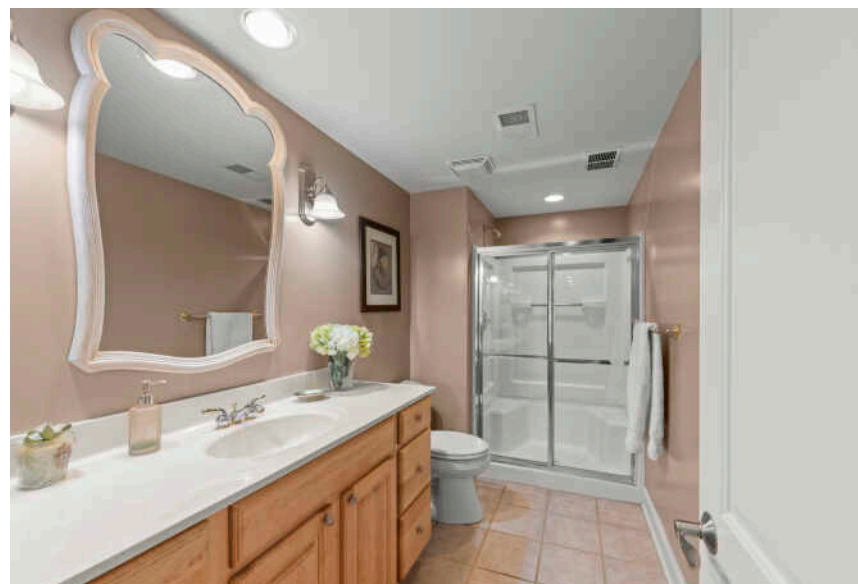
TAXES: \$17,929

ASSESSMENTS: \$803 / YEAR

Welcome to unparalleled luxury and sophisticated living at this meticulously updated Fessler-built masterpiece, nestled on a coveted west-facing lot in Naperville's highly sought-after Tall Grass community. With sweeping, serene pond views (a rare find) from nearly every room and abundant natural light throughout the day, this 5-bedroom, 5-full-bathroom home offers an elevated lifestyle for the most discerning buyer. Step inside to discover a grand foyer leading to expansive living spaces defined by soaring ceilings and gleaming hardwood floors. The heart of this home is the Gourmet Chef's Kitchen, a true culinary dream showcasing pristine cabinetry, high-end stainless steel appliances, luxurious quartz countertops, and an island perfect for entertaining. Seamlessly flowing into the elegant breakfast room and family room, both bathed in natural light and offering picturesque pond vistas, this open concept creates an ideal setting for both intimate enjoyment and vibrant entertaining. A convenient first-floor full bath and versatile den complete the main level. Adding to the ultimate convenience and functionality, this magnificent home boasts two dedicated laundry rooms (main level and basement) , ensuring household chores are effortlessly managed on different levels or for various purposes. Ascend to the second level where the private owner's sanctuary awaits. The Grand Owners Suite is a tranquil retreat featuring a spacious layout, serene views, a spa-like en-suite bath with a jetted tub, separate glass shower, and double vanity. Three additional generously sized bedrooms and well-appointed full bathrooms (one Jack & Jill and one In-suite)ensure comfort and privacy for all occupants. The true marvel of this home extends to the Fully Finished English Basement, designed for ultimate entertainment and relaxation. This impressive lower level boasts a professional Theater Room for cinematic experiences, a sophisticated Wet Bar perfect for hosting, an additional spacious 5th bedroom/gym, and another full bathroom. Outdoor living is equally sublime with a custom, expansive deck overlooking your private, fenced yard and the captivating pond-your own private oasis for alfresco dining, morning coffee, or evening sunsets. In summary this home offers approximately 3,700 sqft + basement of meticulously finished living space, features 5 spacious bedrooms & 5 full bathrooms, includes two dedicated laundry rooms for unparalleled convenience, boasts three cozy fireplaces located in the



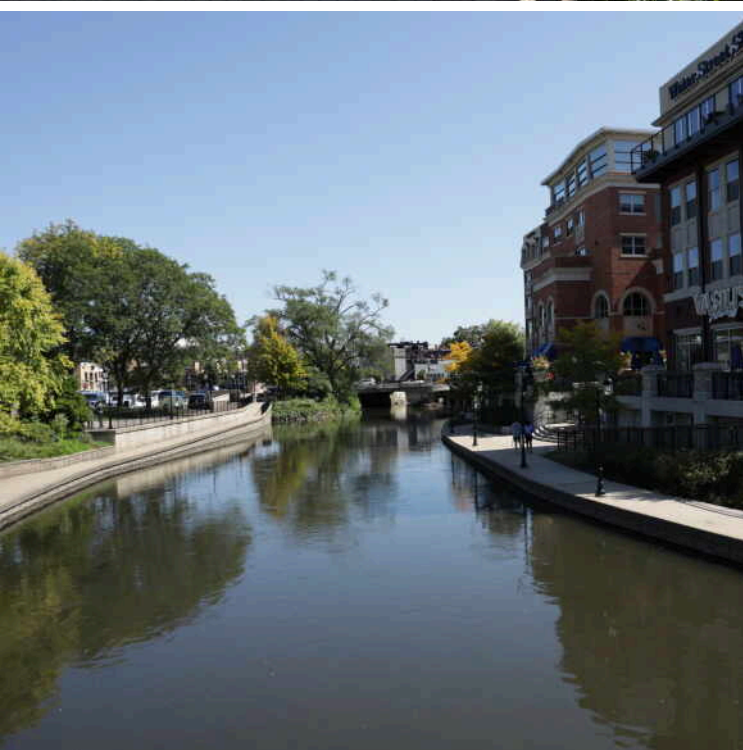




ESTIMATED AREAS
 GLA BELOW GROUND: 0 sq. ft EXCLUDED AREAS 1718 sq. ft
 GLA FLOOR 2: 1869 sq. ft EXCLUDED AREAS 29 sq. ft
 GLA FLOOR 3: 1809 sq. ft EXCLUDED AREAS 502 sq. ft
 Total GLA 3678 sq. ft, total area 5425 sq. ft

Sizes And Dimensions Are Approximate. Actual May Vary.





NAPERVILLE IS A VIBRANT COMMUNITY THAT COMBINES THE AMENITIES OF A MODERN CITY WITH THE CHARM OF A SMALL TOWN.

Among those amenities is a popular Riverwalk that features nearly two miles of brick paths and bridges as well as recreational facilities along the DuPage River. Nearby Centennial Beach is another attraction that draws thousands of visitors and goes from zero to 15 feet deep.

An assortment of local boutiques, well-known retailers, and fine restaurants can also be found in downtown Naperville. Meanwhile, there's endless entertainment for all ages thanks to the DuPage Children's Museum, Summer Place Theatre, Magical Starlight Theatre, and DuPage Symphony Orchestra.

While Naperville has seen significant growth over the past few decades, the city maintains a strong sense of community through annual events, from farmers markets and sidewalk sales to festivals and a summer concert series. The community's character is also preserved in the Naperville Historic District and Naper Settlement, where visitors can step back in time at an outdoor museum.

With plentiful amenities and diverse housing stock in a variety of styles and price points, Naperville has received numerous accolades and continues to capture the interest of homebuyers. The city also offers Metra and Amtrak service, providing convenient access to downtown Chicago and surrounding communities.



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.

