

3339 CAMERON DRIVE, ELGIN
WEST RIDGE



@properties®

CHRISTIE'S
INTERNATIONAL REAL ESTATE



Rare find in Elgin's Westside subdivision, West Ridge. This fully updated townhome is the perfect blend of modern luxury and serene privacy. Opportunities like this are exceptionally rare; 3-bedroom floor plans with extra finished living space in the basement almost never hit the market, making this a unique chance to secure a spacious home that offers the comfort of a single-family residence with the convenience of townhome living. Call this one "home" today!

3 BEDROOM
2.1 BATH
TAXES: 2024- \$6,301
ASSESSMENTS: \$385 MONTHLY







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.



RESTAURANTS

- 1 Maciano's Pizza & Pastaria
3091 U.S. 20 #114, 0.3 MI
- 2 Beef Shack
3145 U.S. 20 #201, 0.3 MI
- 3 Sammy's Mexican Grill and bar
3091 U.S. 20 #111, 0.3 MI
- 4 Niko's Tavern - Elgin
3145 U.S. 20, 0.3 MI

COFFEE

- 5 Mill Creek Bagel Company
3145 U.S. 20 #204, 0.3 MI
- 1 Dunkin'
3191 U.S. 20 UNIT C, 0.2 MI

SHOPPING

- 1 Hobby Lobby
200 SOUTH RANDALL ROAD, 1.4 MI
- 2 Target
300 SOUTH RANDALL ROAD, 1.6 MI

GROCERY

- 1 ALDI
215 SOUTH RANDALL ROAD, 1.7 MI

MEDICAL

- 1 Saint Joseph Hospital - Elgin
77 NORTH AIRLITE STREET, 1.9 MI

SCHOOLS

- 1 Prairie Knolls Middle School
225 NESLER ROAD, 1.2 MI

PARKS

- 2 Country Trails Elementary School
3701 HIGHLAND WOODS BOULEVARD, 1.9 MI
- 1 Meier Park
3770 GANSETT PARKWAY, 0.5 MI
- 2 Boathouse Park
ROCTON AVE, 1.0 MI

NOTES



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