

344 TIMBER OAKS DRIVE  
NORTH AURORA





#### ROOM DIMENSIONS

LIVING ROOM : 11' x 17'

FAMILY ROOM : 17' x 17'

DINING ROOM : 9' x 10'

KITCHEN : 11' x 11'

PRIMARY BEDROOM : 10' x 14'

SECOND BEDROOM : 9' x 10'

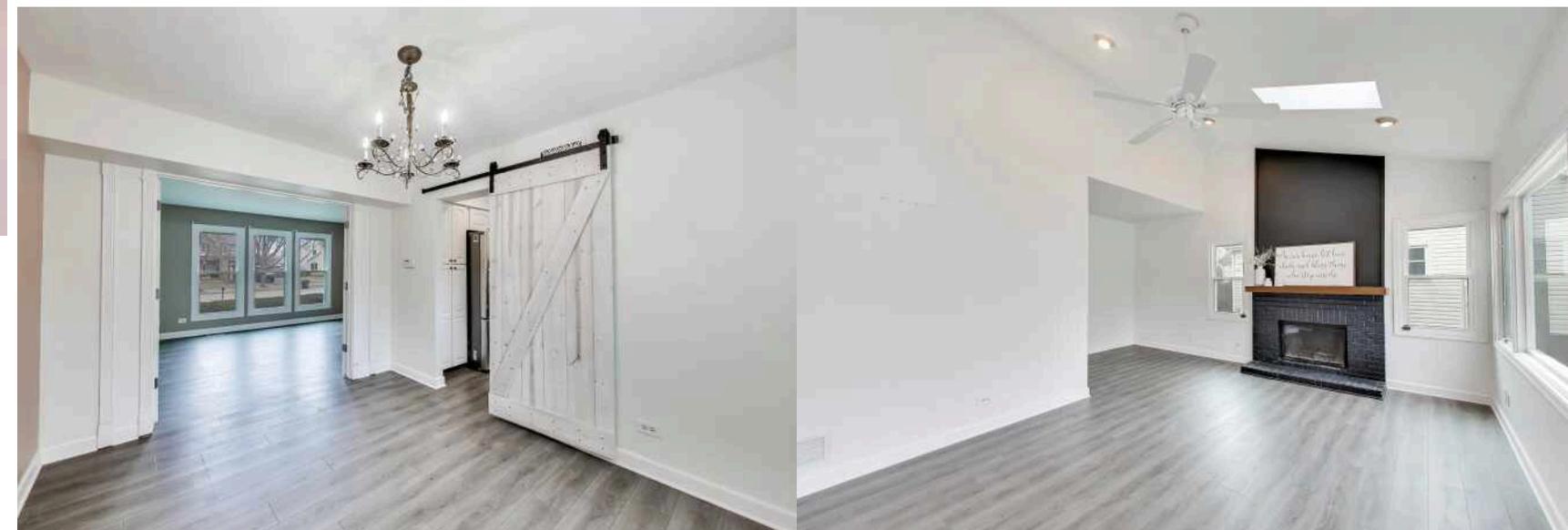
THIRD BEDROOM : 9' x 10'

3 BEDROOM

2.1 BATH

TAXES: \$6,917

Incredible opportunity & location in Timber Oaks subdivision! This home offers amazing living & entertaining space both inside & out! Walk into a home offering an open concept, incredible windows, laminate flooring throughout, first floor laundry room & great storage space! Enjoy a living room with private dining room, leading into a kitchen with endless cabinetry & two pantry spaces, complete with a spacious eat-in kitchen space & large picture window! The oversized family room with gorgeous fireplace, opens into an outdoor oasis, with a large deck space, above ground heated pool & outdoor shed for additional storage. The second floor of this home offers two secondary bedrooms, bathroom, private master bedroom & bath, with walk-in closet! Don't miss the finished basement with endless closet space & oversized rec. room! NEW features include...flooring, front door, back sliding door, finished basement & windows! Great location...minutes from downtown North Aurora, Batavia & tollway.







## FROM SHOPPING AND ENTERTAINMENT TO PARKS AND TRAILS, **NORTH AURORA** HAS A LOT TO OFFER.

Come summertime, Riverfront Park is the perfect place to bring your lawn chair and blanket to enjoy a free live concert and festival. Nearby, North Aurora Island Park is a scenic park with picturesque views of the Fox River.

The annual tradition of North Aurora Days brings the community together for a fun-filled weekend of activities and entertainment. The summer event features food vendors, carnival rides, live music, and a pet parade.

Expert and novice golfers enjoy Valley Green Golf Course, which offers a laidback environment with a club house, pro shop, driving range, and putting greens. The public course has 18 holes and unique night-light features.

North Aurora also has a vibrant downtown shopping district, as well as retail establishments along the Orchard and Randall Road corridors.

Located along I-88, North Aurora offers easy access to neighboring communities and downtown Chicago. The village is also part of the Lincoln Highway Corridor.





## JENNIFER HOHMANN

6307401138

6303771700

JENNIFERHOHMANN@ATPROPERTIES.COM



@properties | CHRISTIE'S  
INTERNATIONAL REAL ESTATE