

345 CATALPA AVENUE
ROSELLE





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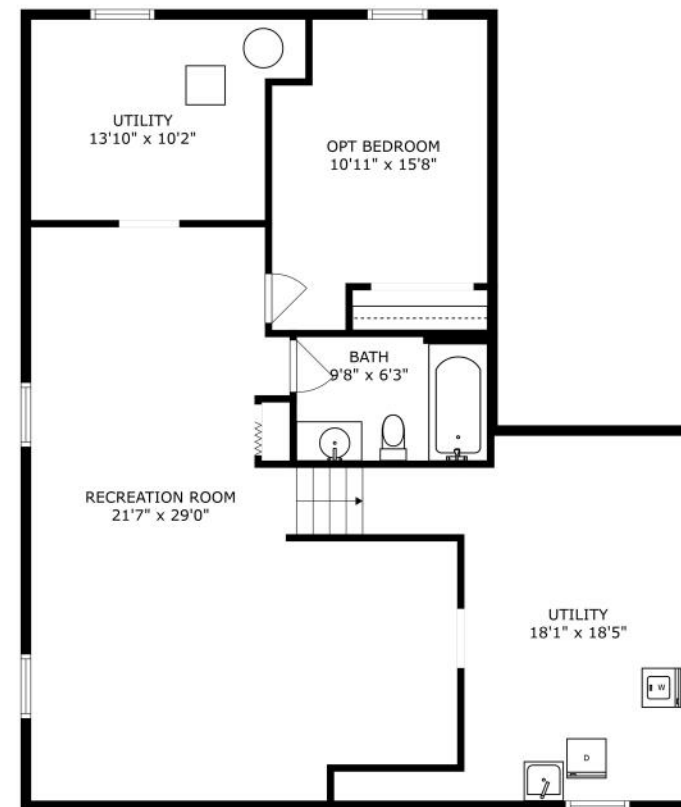


WELCOME HOME

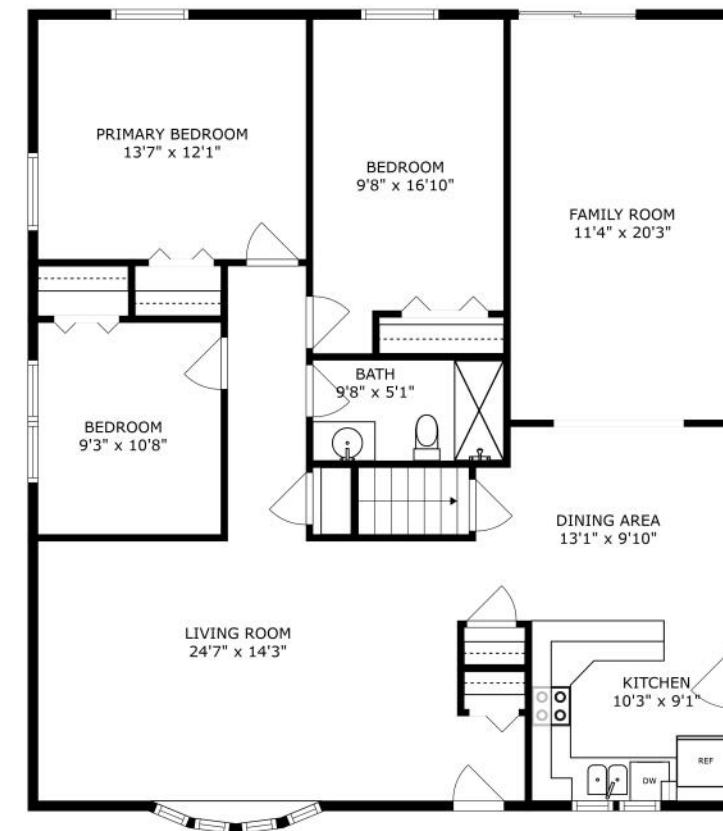
Amazing location, incredible opportunity! This lovingly maintained ranch-style gem is nestled on a beautifully landscaped 0.35-acre lot, offering one of the most private and serene backyards in the neighborhood. Situated in a picturesque sidewalk-lined neighborhood, you'll love being just a short stroll to the Metra station and all that vibrant downtown Roselle has to offer, including restaurants, Starbucks, Pollyanna Brewery, the brand-new Petal Plaza, Kemmerling Pool, summer concerts in the park, and multiple scenic parks. Zoned to top-rated schools like Spring Hills Elementary, Roselle Middle School, and Lake Park High School, this home effortlessly blends lifestyle, comfort, and convenience. Inside, you're welcomed by original hardwood floors ready to be refinished, a spacious living room, cozy eat-in kitchen, and a comfortable family room perfect for relaxing or entertaining. Three generously sized bedrooms share an updated main bathroom, while the full unfinished basement, featuring a second remodeled bathroom, offers endless possibilities, including a potential fourth bedroom, home office, or recreation space. Thoughtfully updated with a newer roof, siding, windows, asphalt driveway, and exterior cleanout, this home also boasts a huge driveway leading to an oversized 2-car garage, ideal for extra storage, hobbies, or your dream workshop. Conveyed AS-IS, this is your chance to personalize a solid, well-cared-for home in a thriving, walkable community that truly has it all.

Welcome home!



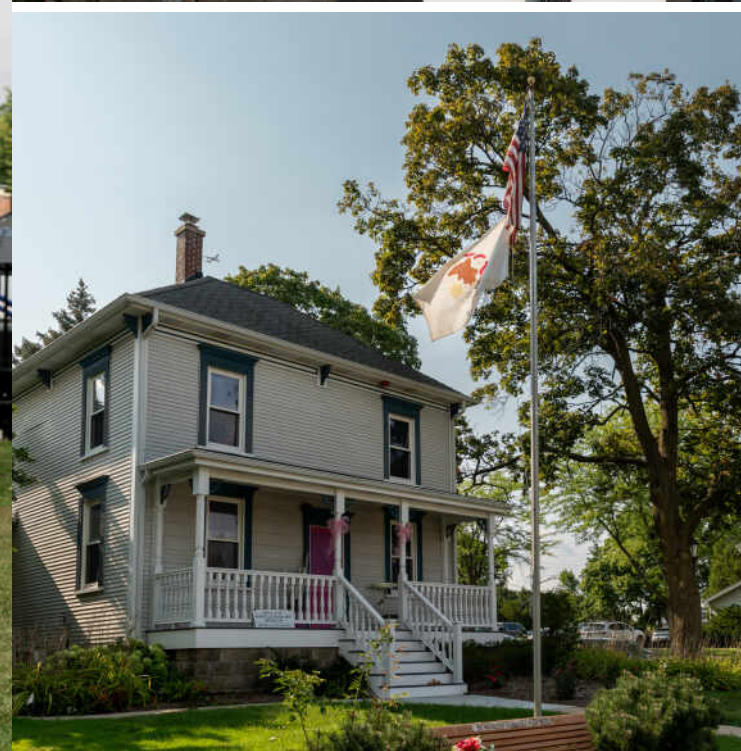


FLOOR 1



FLOOR 2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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.

