

3526 FRONTENAC COURT
AURORA





ROOM DIMENSIONS

LIVING ROOM : 22' × 11'

DINING ROOM : 8' × 7'

KITCHEN : 8' × 10'

PRIMARY BEDROOM : 18' × 11'

SECOND BEDROOM : 11' × 9'

2 BEDROOM

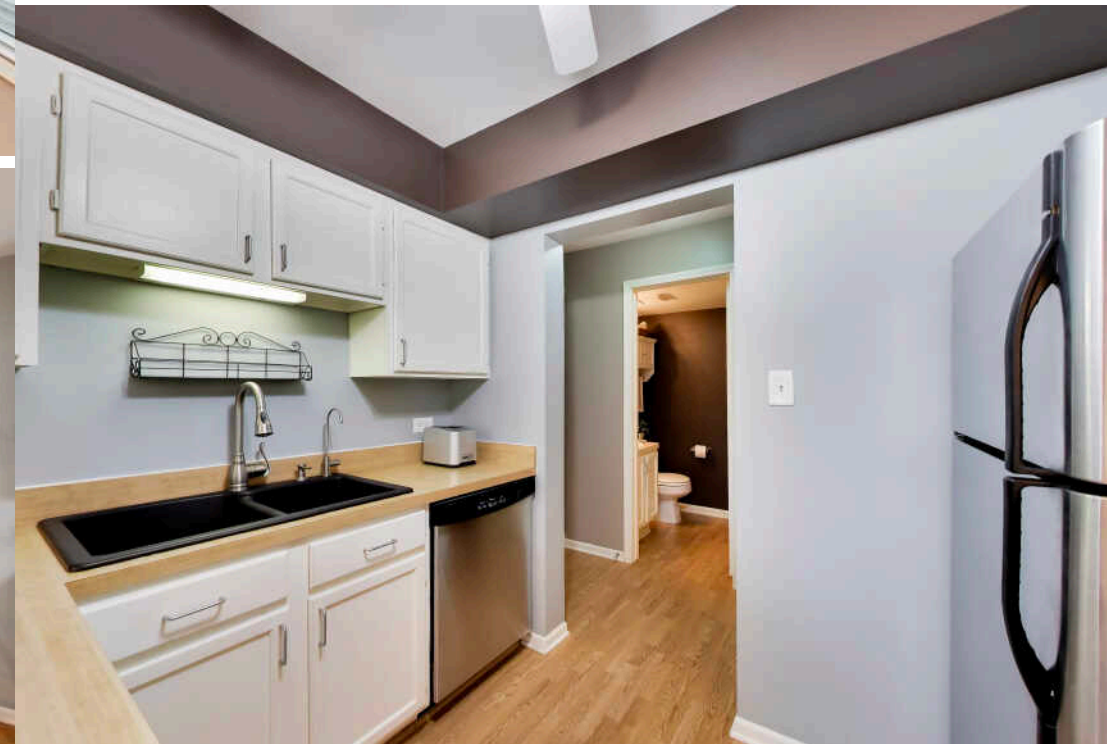
1.1 BATH

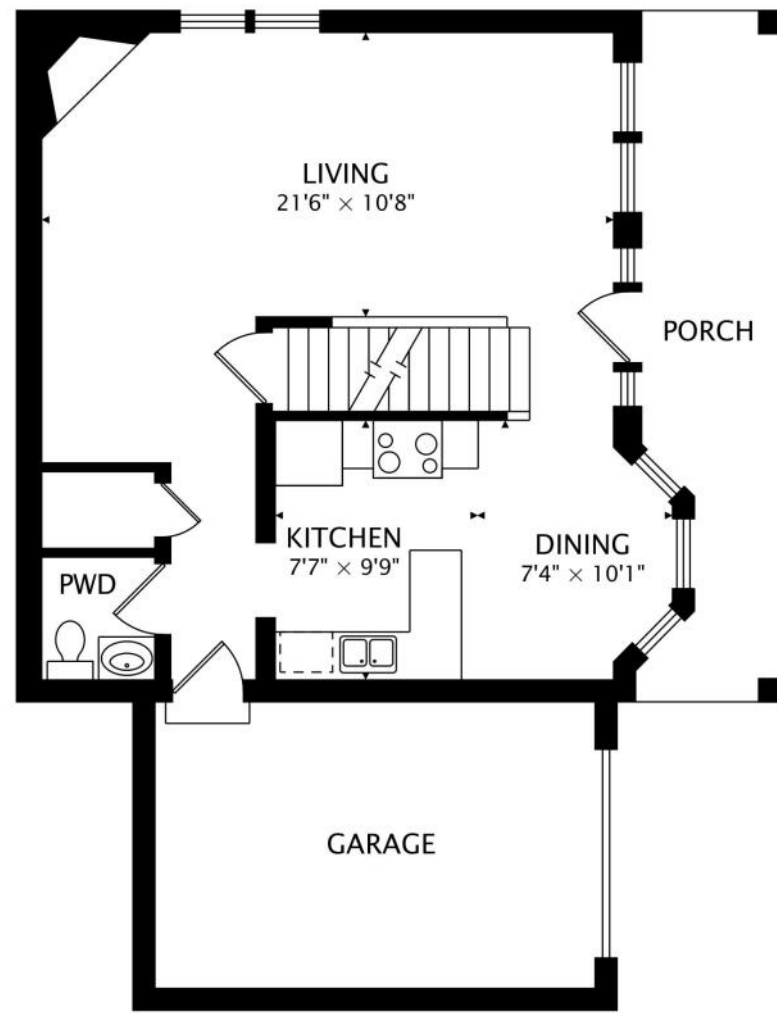
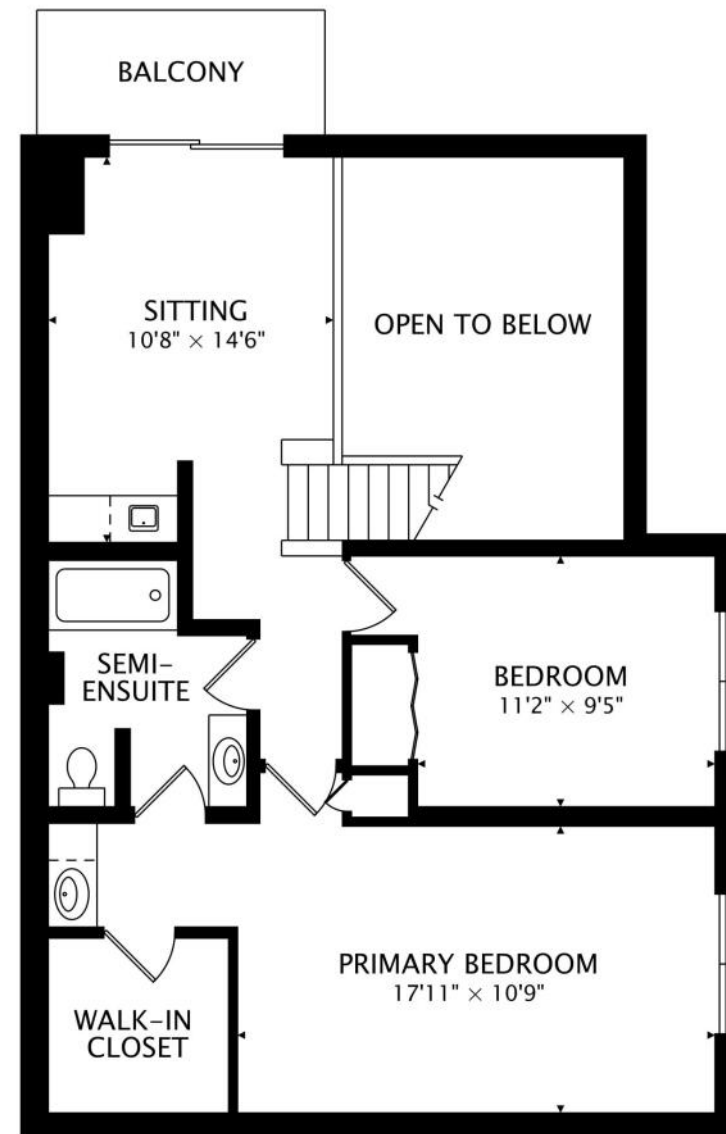
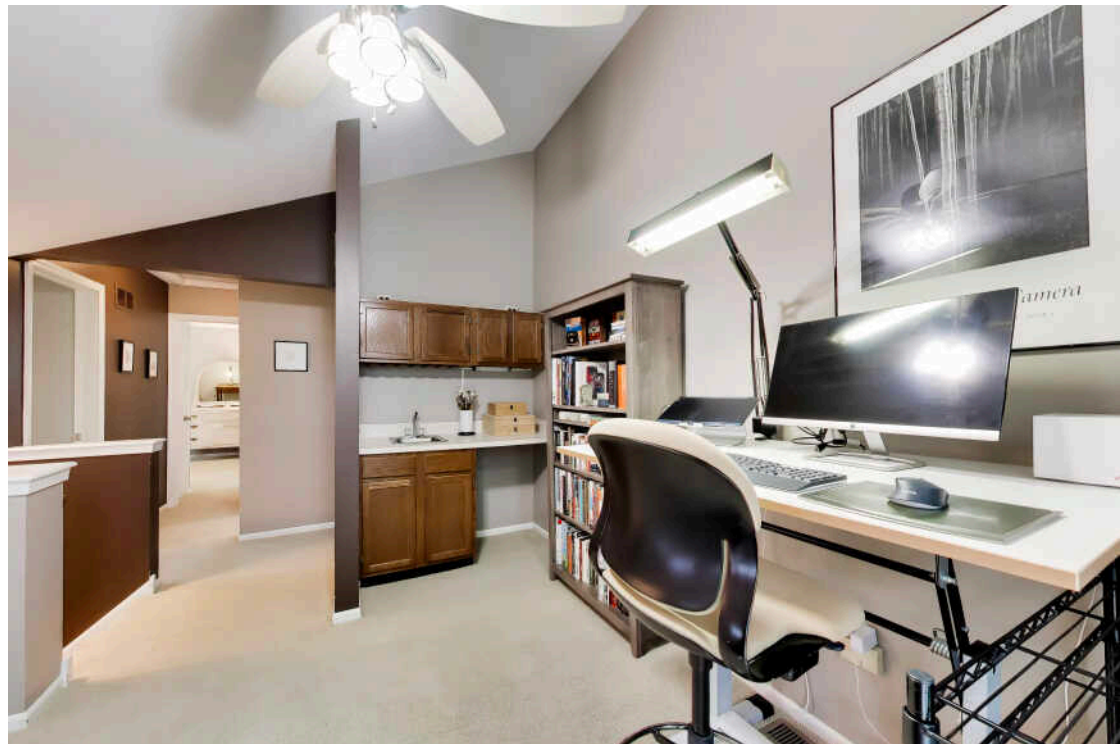
TAXES: \$4,928

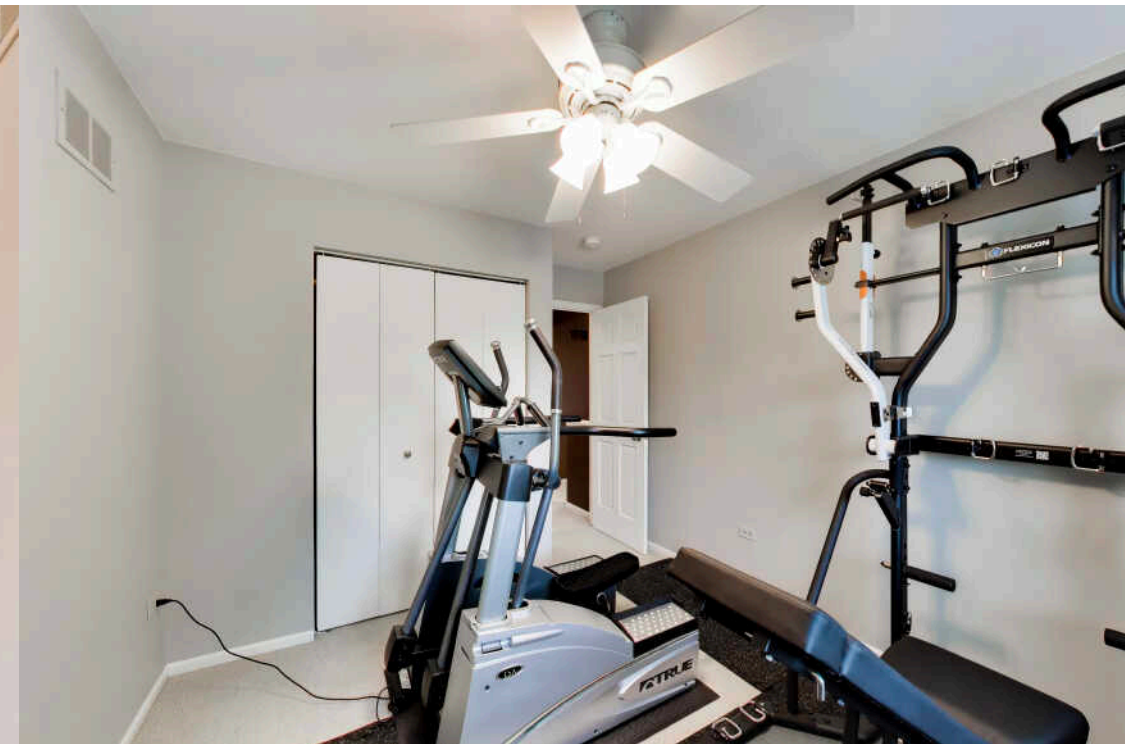
ASSESSMENTS: \$300 / MONTH

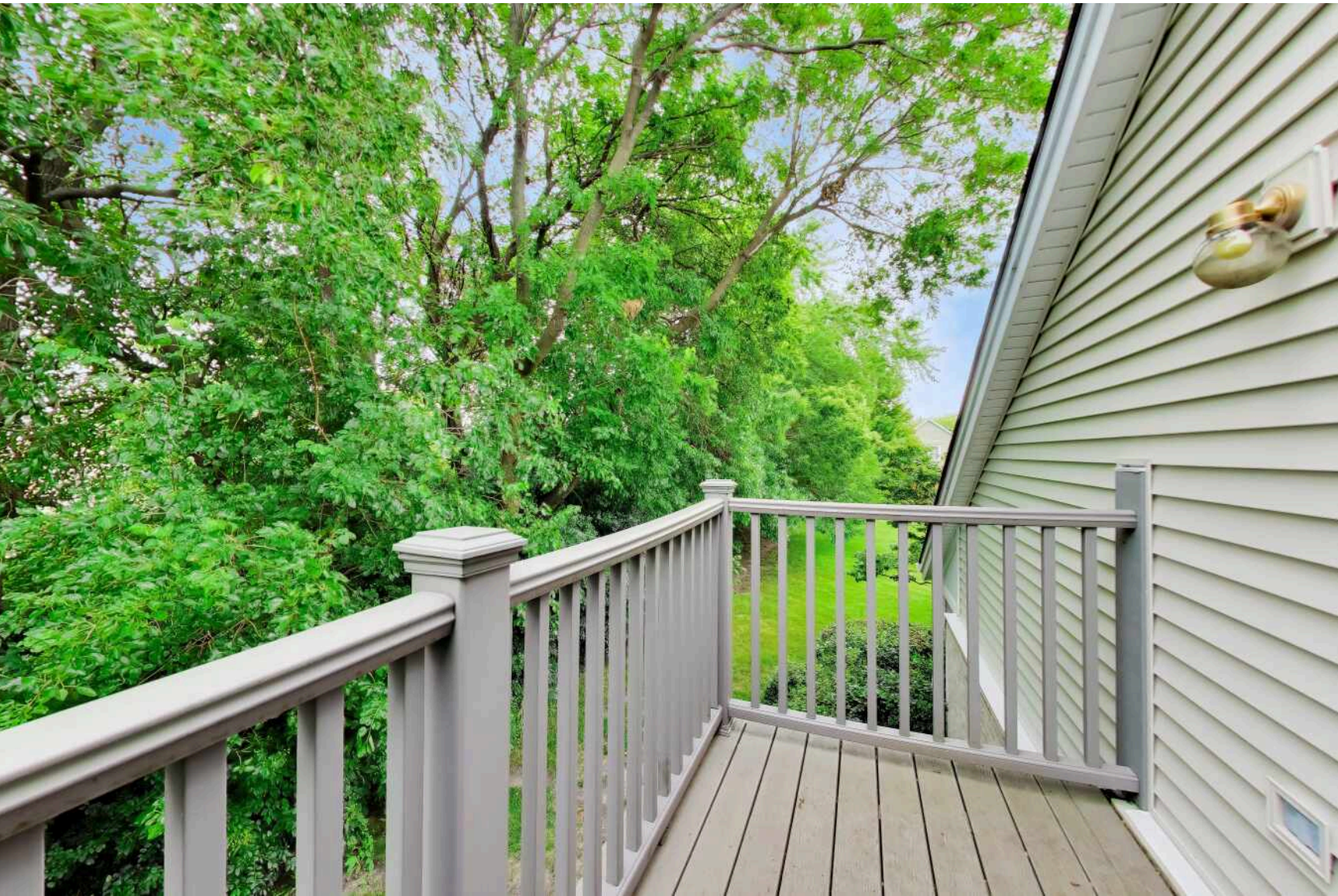
WELCOME TO EMERALD SHORES!

Lovingly maintained by the same owner for over 30 years, this beautifully cared-for 2-bedroom, 1.1-bath townhome offers the perfect combination of comfort, privacy, and convenience. Tucked away on a quiet cul-de-sac, the home overlooks open green space while mature landscaping provides a peaceful, private setting. Step inside to soaring two-story ceilings and an abundance of natural light in the dramatic living room, complete with a cozy gas fireplace and an open loft above that adds architectural charm and flexible living space. The spacious eat-in kitchen offers ample cabinet and counter space, a breakfast bar, and a bright bay window dining area. Significant recent improvements provide exceptional peace of mind, including nearly all windows replaced in 2025 (excluding the second-floor slider and skylight), a new water heater (2024), garage door (2023), A/C condenser (2022), and HVAC system (2016). Upstairs, you'll find two generously sized bedrooms, a versatile loft that's perfect for a home office, reading nook, or additional living area, and a full bath. The full unfinished basement offers endless possibilities for storage, hobbies, or future finished living space. An attached one-car garage adds everyday convenience. Step outside to enjoy the updated deck, rebuilt by the HOA in 2020 with new support posts and siding completed in 2026, creating the perfect place to relax, entertain, or simply take in the serene open-space views. Located in the highly acclaimed Naperville District 204 school district, this home is just minutes from Route 59 shopping and restaurants, Fox Valley Mall, the Metra station, I-88, parks, and everyday conveniences. Offering low-maintenance living in one of Aurora's most desirable townhome communities, this is a wonderful place to call home.











THE CITY OF **AURORA** IS ONE OF THE
FASTEST GROWING COMMUNITIES IN THE
COUNTRY.

Located along the Fox River, its historic downtown has a number of architectural landmarks including the Paramount Theatre, as well as several commercial buildings by George Grant Elmslie, a famed Prairie School architect. The city is also home to the Phillips Park Zoo, which offers free access to its visitors.

Aurora also has an impressive collection of structures by renowned architects such as Frank Lloyd Wright, Ludwig Mies van der Rohe, Bruce Goff, and Elmslie. The city also has a large collection of historic Sears Catalog Homes and Lustron all-steel homes.

Residents enjoy local city events including Downtown Alive, a festival with live music and food booths; Blues on the Fox with national blues artists; and the Aurora ArtWalk with food, art, live music, and theater.

Aurora has a long history as a regional transportation hub. It is the final stop on Metra’s BNSF line. The city also has a stop at the Route 59 station, which borders Naperville.



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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.

