

**35W486 FOX RIVER DRIVE**  
ST CHARLES







Welcome to this sprawling ranch in Fox River Estates, ideally located just a few doors down from the community clubhouse and private dock along the beautiful Fox River. Situated on a private .65 acre lot in the highly acclaimed 303 St. Charles School District, this home offers 1,353 square feet of above-ground space, featuring three generously sized bedrooms and a full bathroom on the main level. Inside, you'll find a newly updated kitchen, a spacious living room, and a dining room anchored by a cozy fireplace, as well as hardwood floors hidden beneath the carpet in the living room and hallway, which appear to be in excellent condition. The finished basement adds an impressive 1,500 square feet of additional living space, including a large recreation area and a convenient half bath, perfect for entertaining, hobbies, or extra room to spread out. Step outside to enjoy a screened-in front porch, a large back deck, and a huge, fenced backyard ideal for gatherings or relaxing. Practical updates add peace of mind, including a newer roof, appliances, and HVAC system. The property also features a very deep, heated two-car garage. And with fully paid-off solar panels, you'll enjoy virtually no electric bill at all. This home combines comfort, community, and convenience-don't miss the chance to make it yours!

























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## RUTA BARAN

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