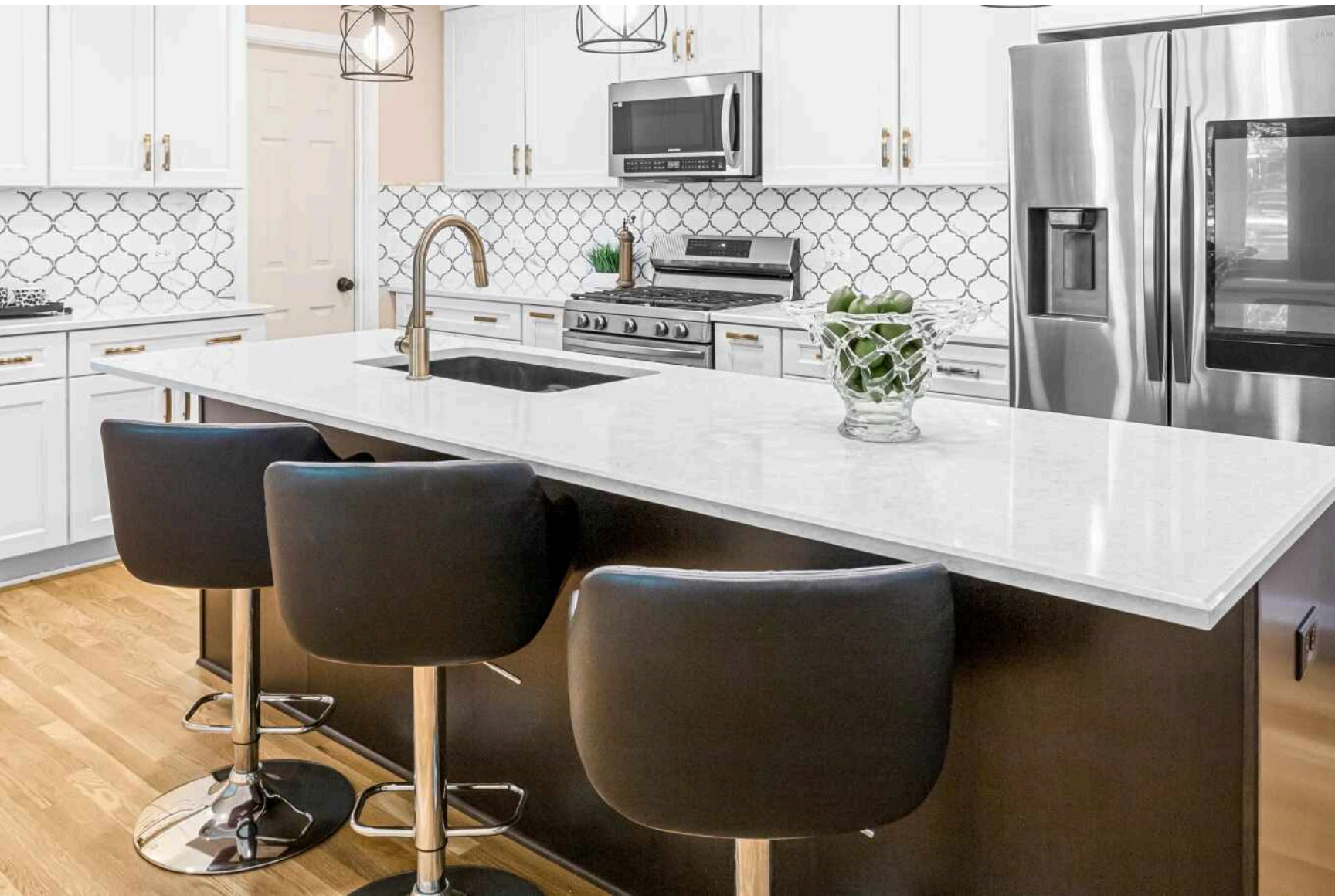


**36W186 RIVER GRANGE ROAD**  
ST. CHARLES





#### ROOM DIMENSIONS

KITCHEN : 15' × 14'

EATING AREA : 11' × 14'

PANTRY : 5' × 7'

FAMILY ROOM : 22' × 18'

LIVING ROOM : 18' × 16'

DINING ROOM : 14' × 12'

PRIMARY BEDROOM : 16' × 14'

SECOND BEDROOM : 14' × 12'

THIRD BEDROOM : 11' × 10'

**3 BEDROOM**

**2.1 BATH**

**TAXES: \$9,486**

## COMFORT, VIEWS AND WATERFRONT LIVING

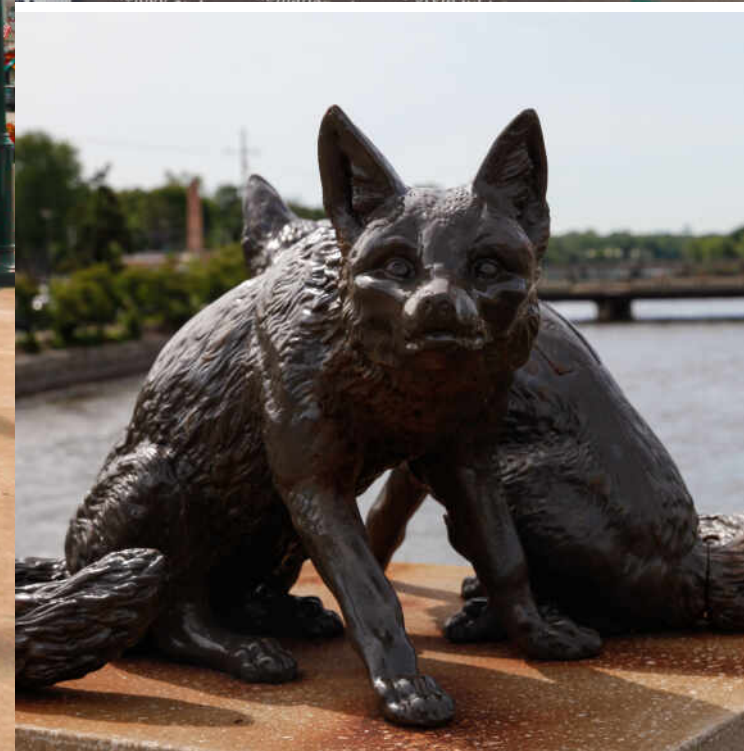
Located on a beautiful 1.1-acre lakefront lot in sought-after River Grange Lakes, this extensively remodeled brick ranch offers the perfect blend of timeless craftsmanship, modern design, and breathtaking waterfront views. Redesigned and elevated, the home has been transformed to create a seamless open-concept floor plan ideal for large family gatherings, effortless entertaining, and peaceful everyday living. Sunlight pours through brand-new windows, showcasing all-new hardwood flooring that flows throughout the home. At the heart of the home is the stunning, completely redesigned kitchen featuring custom white cabinetry, quartz countertops, stainless steel appliances, abundant storage, a walk-in pantry, and an oversized center island that naturally becomes the gathering place for family and friends. The kitchen opens seamlessly to the dining area and spectacular family room, where exposed beam ceilings, a painted brick fireplace, and walls of windows frame breathtaking lake views in every season. A spacious formal living room offers additional flexibility for entertaining or relaxing. The private primary suite features a beautifully updated bath and generous walk-in closet, while the second bedroom offers its own ensuite bath and walk-in closet. A third bedroom, powder room, and convenient main-level laundry complete the thoughtfully designed floor plan. Step outside to your private waterfront retreat and enjoy spectacular views from sunrise to sunset. Whether sipping morning coffee, hosting summer gatherings, or unwinding at the end of the day, the tranquil lake setting provides the perfect backdrop. Combining the ease of single-level living with a professionally reimagined open floor plan, premium finishes, and an exceptional 1.1-acre lakefront setting, this move-in ready home offers a rare opportunity to own one of River Grange Lakes' most beautifully transformed residences.











**ST. CHARLES IS A PICTURE-PERFECT CITY WITH A BUSTLING MAIN STREET AND AN IDYLIC SETTING ALONG THE SCENIC FOX RIVER.**

The community has an incredible mix of arts and entertainment, recreation, shopping, and fine dining. St. Charles has also been recognized for its ideal combination of good neighbors, green spaces, and variety of housing stock.

Although it has a small-town feel, the community has big-time entertainment to offer residents and visitors. For decades, St. Charles has hosted the famous Kane County Fair and the Kane County Flea Market at the Kane County Fairgrounds. The Pottawatomie Park is a longtime source of recreation for residents, offering access to the Fox River Trail along the Fox River as well as an activity center, amphitheater, picnic tables, a playground, sand volleyball, and tennis courts.

The village is accessible via several major roadways including Routes 64, 38, 25, and 31, and is less than an hour from O'Hare and Midway International Airports. Two major county roads also traverse St. Charles including Randall Road on the west side and Kirk Road on the east side.





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