

**3709 RIDGE POINTE DRIVE**  
GENEVA



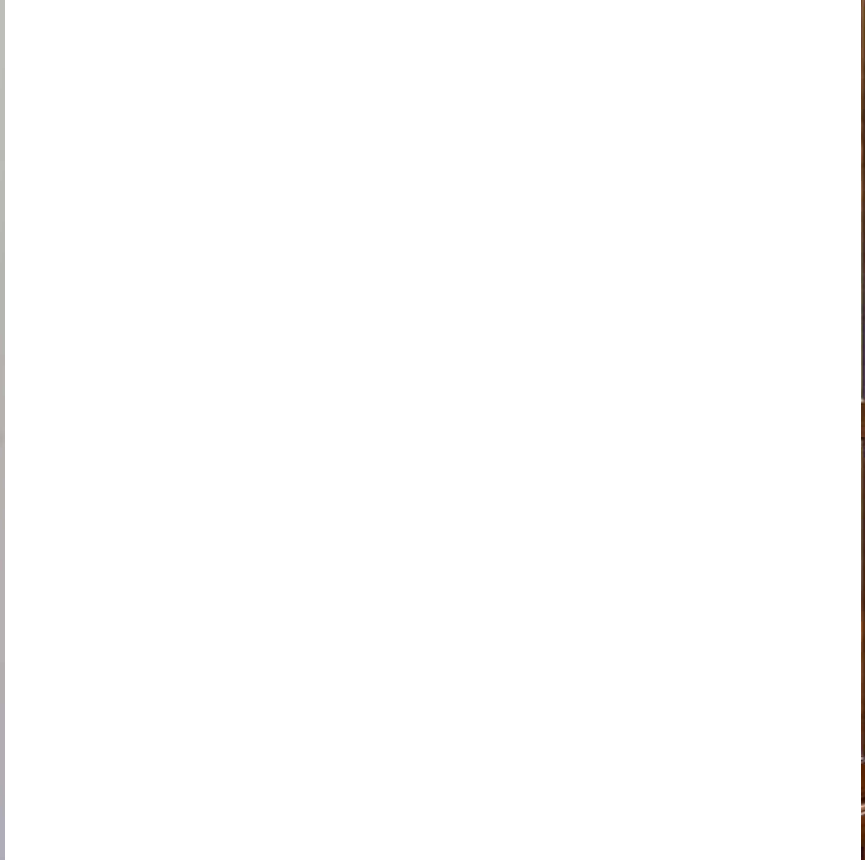


5 BEDROOM  
3.1 BATH  
ASSESSMENTS: \$375/MONTH

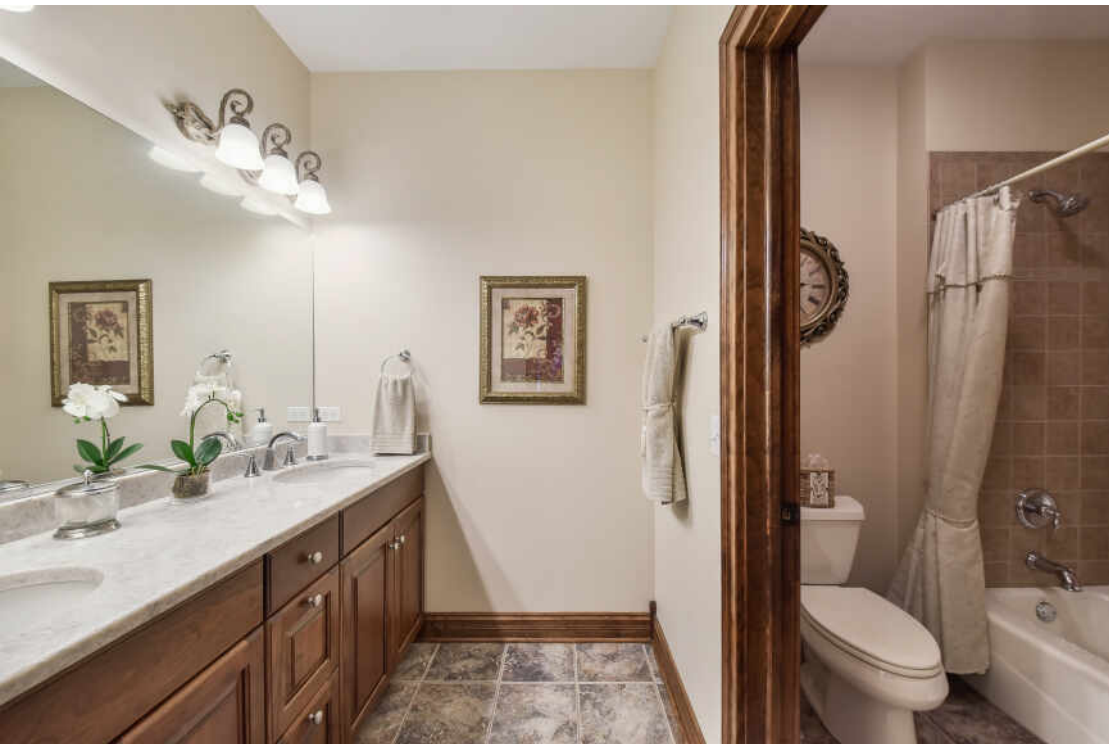
Opportunity knocks with this beautiful end-unit ranch townhome in Prairie Ridge. Enjoy the John Henry construction known for its high quality finishes and a unique floor plan: this ranch includes two large main floor bedrooms with en suite baths, an office, and a private sunroom off the primary bedroom. The finished walkout basement has so much flexibility: extra tall ceilings, three spacious bedrooms, an expansive living space with built-ins and a wet bar, along with finished storage space and a full bath. The view is a showstopper, with both a balcony and patio to enjoy gorgeous open space, a gazebo and sunsets. This neighborhood is also close to Peck Farm, beautiful walking paths, and shopping. 3709 Ridge Pointe is the obvious choice for a discerning buyer who has been waiting for ranch-style, maintenance-free living but doesn't want to give up space and quality.

- Quality finishes throughout
- Expansive, finished walkout basement
- New roof





















WITH ITS BEAUTIFUL SETTING, EXTENSIVE PARKS, AND HISTORIC WINDMILL STANDING NEARLY 70 FEET TALL, **GENEVA** IS A POPULAR DESTINATION FOR RESIDENTS AND VISITORS ALIKE.

Geneva features an abundance of shops and restaurants and a scenic location along the Fox River. The suburb continues to see its population grow as Chicago’s urban sprawl spreads further west.

The Fabyan Windmill, an authentic, fully operational Dutch windmill, is in near-perfect condition and listed on the National Register of Historic Places. The windmill was featured on a series of U.S. postage stamps, one of five selected for the “Windmills USA” book of stamps.

Geneva has one of the most extensive park districts in the area, serving over 40,000 people a year. The district has more than 30 parks with nature trails, athletic fields, aquatic and recreation centers, a skate park, and disc golf course. An expansive bike trail includes parts of the Fox River Trail and the Illinois Prairie Path.

Since 1991, Geneva has been home to the Kane County Cougars Minor League Baseball team, and since 2015, the Chicago Steel hockey team.

Geneva has a stop on Metra’s Union Pacific West Line with daily service to Chicago or west to Elburn. The city is also within easy driving distance of the DuPage Airport.





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