

41W229 COLSON DRIVE  
ST. CHARLES





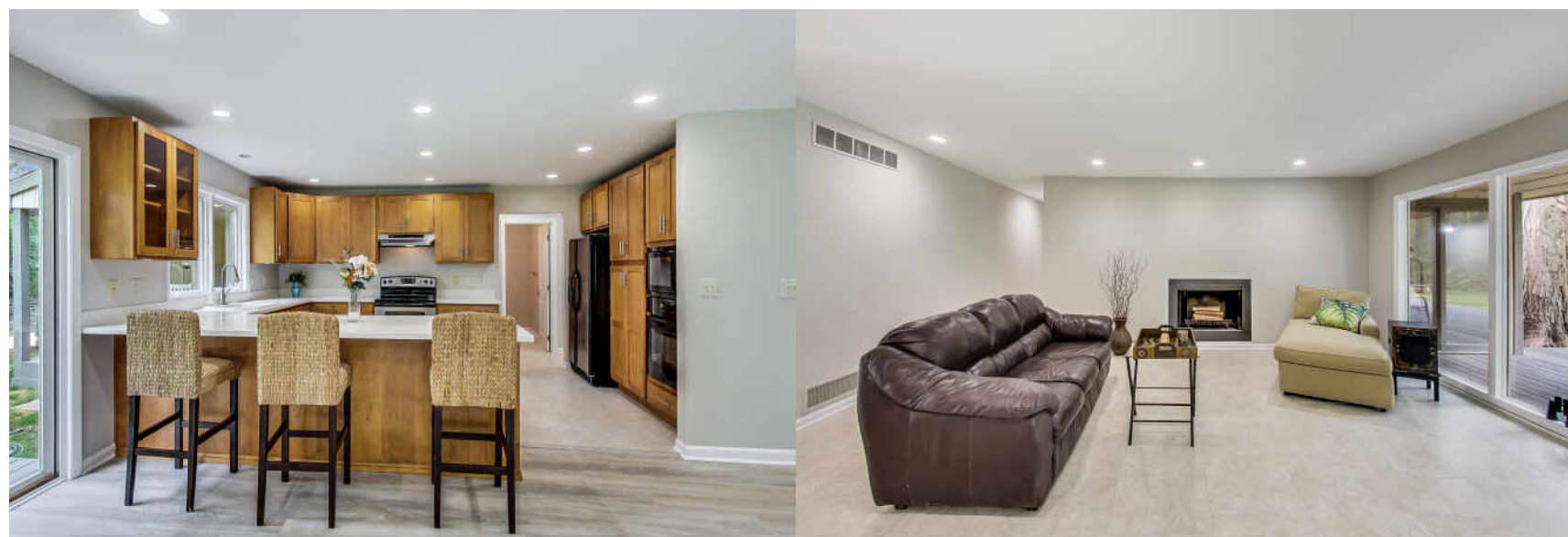
#### ROOM DIMENSIONS

LIVING ROOM : 14' x 20'  
 FAMILY ROOM : 19' x 16'  
 DINING ROOM : 18' x 16'  
 KITCHEN : 11' x 16'  
 PRIMARY BEDROOM : 16' x 15'  
 SECOND BEDROOM : 14' x 9'  
 THIRD BEDROOM : 12' x 13'  
 LAUNDRY ROOM : 11' x 8'

3 BEDROOM  
 2.1 BATH  
 TAXES: \$6440.98

PEACEFUL SETTING! Set on a partially wooded lot, abutted by the forest preserve to the rear, and opening to a view of a pond with A SHORT WALK TO LAKE CAMPTON WITH LAKE RIGHTS AND ONE BLOCK TO THE COMMUNITY PARK. The house, with its expansive windows and large decks, was designed to have great views. It feels like you're on vacation! TERRIFIC ONE LEVEL LIVING W/2 FIREPLACES (with gas starters), NEARLY 2200 SQ.FT OF LIVING SPACE, CATHEDRAL CLG & FIREPLACE IN LIVING ROOM AND FR, MASTER W/ VAULTED CLG, WALK OUT TO DECK FROM FAMILY RM OR MASTER BR. There are two very private covered decks. There's the firepit by the pond. HORSES WELCOME! There's a large, fenced dog run. Too much new to list, includes: New roof and new eaves/roof venting, New 50gal electric hot water heater, new dishwasher, new AC, New smoke/carbon monoxide detector, New weather stripping on exterior doors, new hall linen cabinet, new common-color LED lighting throughout, New luxury vinyl floors in Rec Room and Kitchen/Dining area, inside freshly painted, and so much more! A beautiful home inside and out! Don't miss this opportunity!

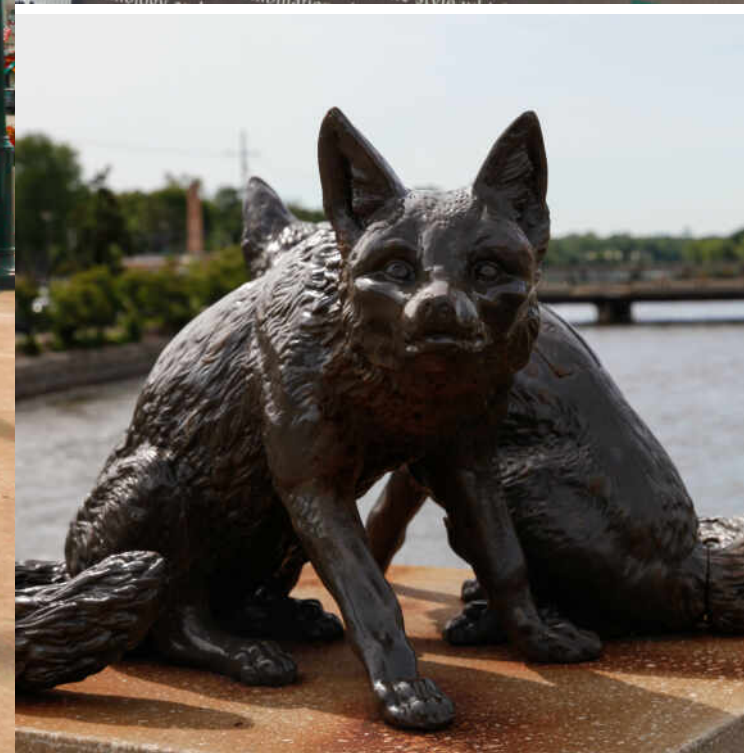












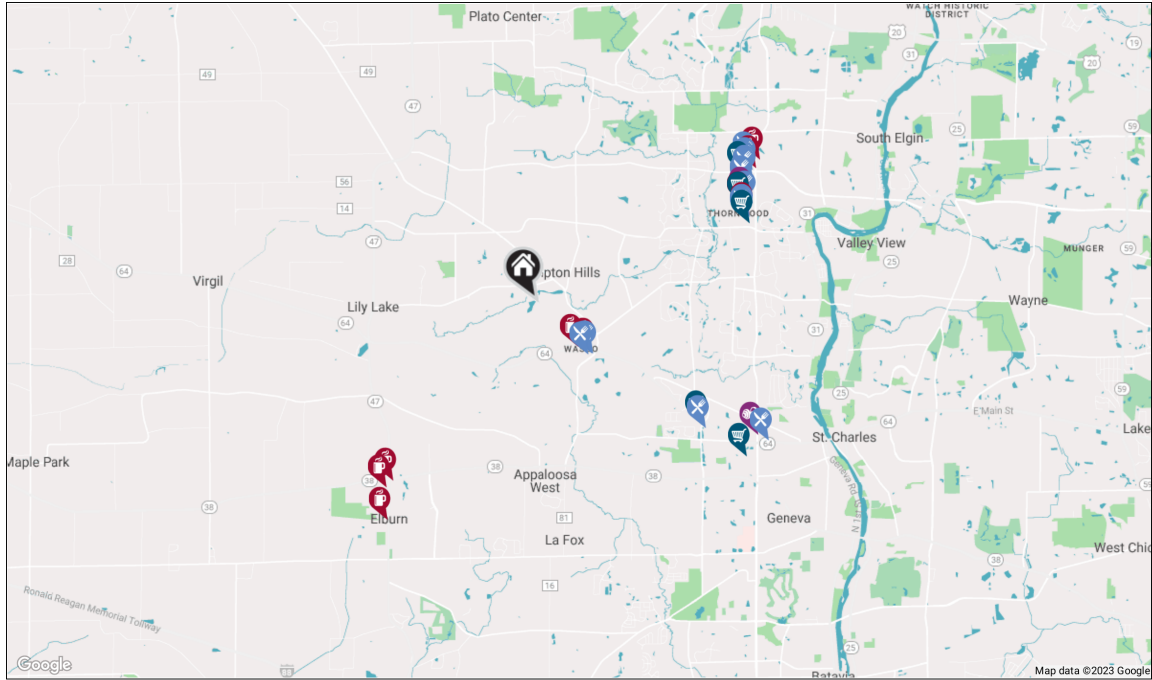
**ST. CHARLES IS A PICTURE-PERFECT CITY WITH A BUSTLING MAIN STREET AND AN IDYLIC SETTING ALONG THE SCENIC FOX RIVER.**

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.





**RESTAURANTS**

- Old Towne Pub & Eatery**  
40 W, 1.4 MI
- Shima's Sushi - Japanese Restaurant**  
40W222 LAFOX ROAD, 1.4 MI
- Subway**  
40W222 LAFOX ROAD SUITE D-1, 1.4 MI
- Tap House Grill**  
3341 WEST MAIN STREET, 3.9 MI
- JuRin Japanese Restaurant**  
588 SOUTH RANDALL ROAD, 4.2 MI
- Lao and Thai Spicy Noodle**  
612 SOUTH RANDALL ROAD, 4.2 MI
- Jimmy John's**  
500 SOUTH RANDALL ROAD, 4.4 MI
- Village Tavern & Grill of South Elgin**  
464 REDINGTON DRIVE, 4.5 MI

**Red Robin Gourmet Burgers and Brews**

- 420 RANDALL ROAD, 4.6 MI
- Panda Express**  
388 SOUTH RANDALL ROAD, 4.6 MI
- Buffalo Wild Wings**  
402 NORTH RANDALL ROAD, 4.6 MI
- Chipotle Mexican Grill**  
348 SOUTH RANDALL ROAD, 4.7 MI
- Giordano's**  
320 SOUTH RANDALL ROAD, 4.7 MI
- Oberweis Ice Cream and Dairy Store**  
1790 WEST MAIN STREET, 5.0 MI

**COFFEE SHOPS**

- Luau Coffee**  
40W450 ILLINOIS 64, 1.1 MI

**McDonald's**

- 40W225 ILLINOIS 64, 1.3 MI
- Briana's Pancake house**  
#A 151, 4.2 MI
- Starbucks**  
530 SOUTH RANDALL ROAD, 4.3 MI
- AJ's Java Joint**  
586 RANDALL ROAD, 4.3 MI
- Dunkin'**  
780 NORTH MAIN STREET, 4.4 MI
- Panera Bread**  
369 SOUTH RANDALL ROAD, 4.8 MI
- The Corner Grind**  
2 SOUTH MAIN STREET, 4.9 MI

**Randall's Pancake House**

- 305 SOUTH RANDALL ROAD, 4.9 MI

**SHOPPING**

- Walgreens Pharmacy**  
3351 WEST MAIN STREET, 3.8 MI
- Angelo Caputo's Fresh Markets - South Elgin**  
622 SOUTH RANDALL ROAD, 4.2 MI
- Target**  
530 SOUTH RANDALL ROAD, 4.3 MI
- Best Buy**  
424 SOUTH RANDALL ROAD, 4.5 MI
- Costco Wholesale**  
221 SOUTH RANDALL ROAD, 4.8 MI

**HEALTH CLUBS**

- LA Fitness**  
488 SOUTH RANDALL ROAD, 4.3 MI
- XSport Fitness**  
238 NORTH RANDALL ROAD, 4.8 MI





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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.

