

497 DARIN COURT
BATAVIA





ROOM DIMENSIONS

LIVING ROOM : 16' x 17'

DINING ROOM : 16' x 12'

KITCHEN : 14' x 12'

SUN/FLORIDA ROOM : 12' x 10'

OFFICE : 11' x 11'

PRIMARY BEDROOM : 16' x 14'

SECOND BEDROOM : 14' x 11'

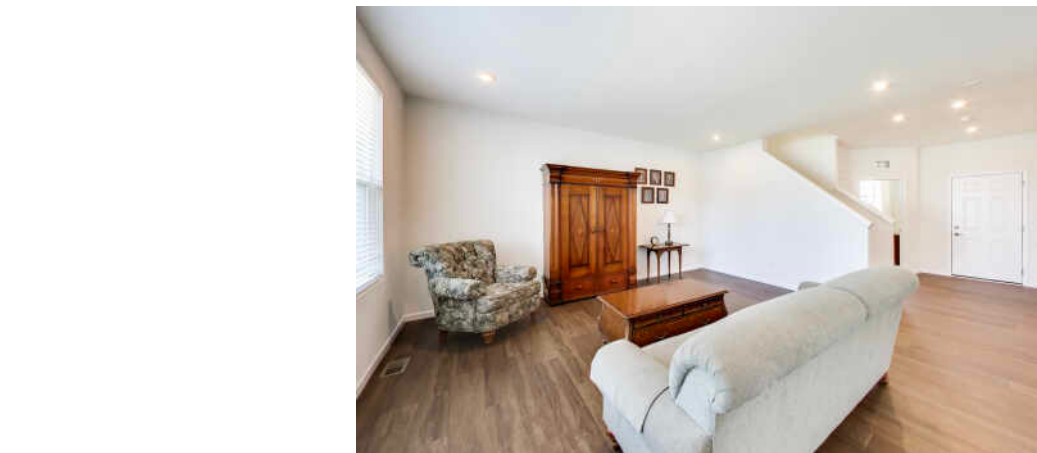
THIRD BEDROOM : 12' x 10'

LOFT : 14' x 12'

LAUNDRY ROOM : 8' x 8'

PROPERTY INFORMATION & DETAILS

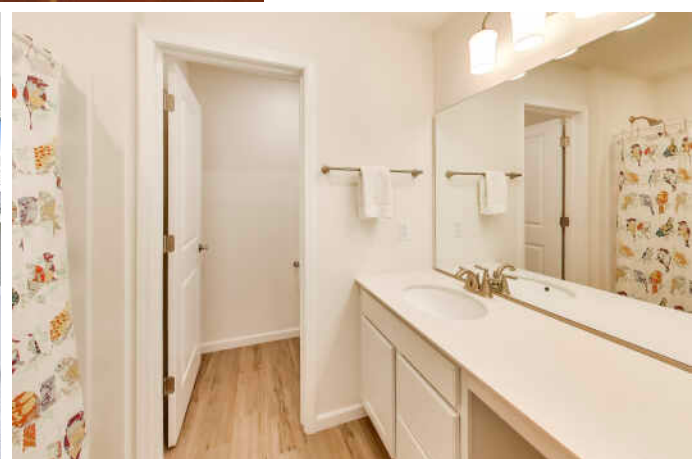
Welcome to this stunning new construction home, built in 2024 and ready for immediate occupancy! From the charming front porch-perfect for your morning coffee or evening cocktail-you'll instantly feel at home. Step inside the inviting foyer and be greeted by beautiful luxury vinyl plank flooring that flows throughout the main living level. Designed with entertaining in mind, the open concept layout features a bright white kitchen boasting an abundance of cabinetry, a spacious island with extra seating and storage, and plenty of room for an eat-in kitchen table that seamlessly connects to the family room. The sunroom addition is a true highlight, featuring wall-to-wall windows that flood the space with natural light and provide easy access to the backyard-ideal for relaxing or hosting guests. Convenience meets function with a drop zone just off the garage, perfect for organizing all your belongings. Need a quiet place to work? The main level office offers the perfect private retreat for your home office needs. Upstairs, the primary suite serves as a peaceful sanctuary complete with a luxurious en-suite bathroom featuring a double vanity, walk-in shower, and generous closet space. Two additional bedrooms, a spacious loft, a full bathroom, and laundry complete the second floor, offering ample living space for family and guests. The full basement is already framed and ready to be transformed into your dream space-whether that's a recreation room, gym, or additional living area. As part of this vibrant community, you'll soon enjoy access to a brand-new park facility featuring basketball, tennis, and pickleball courts, a splash pad, playground, and more-a fantastic place for fun and relaxation. Plus, with nearby Randall Road, you're just minutes from premier shopping, dining, and entertainment options. Don't miss your chance to own this beautiful, move-in-ready home designed for modern living and endless enjoyment!

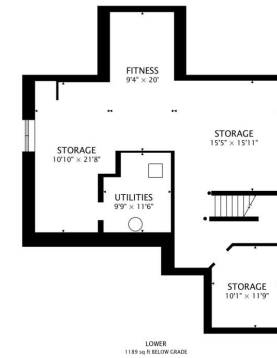


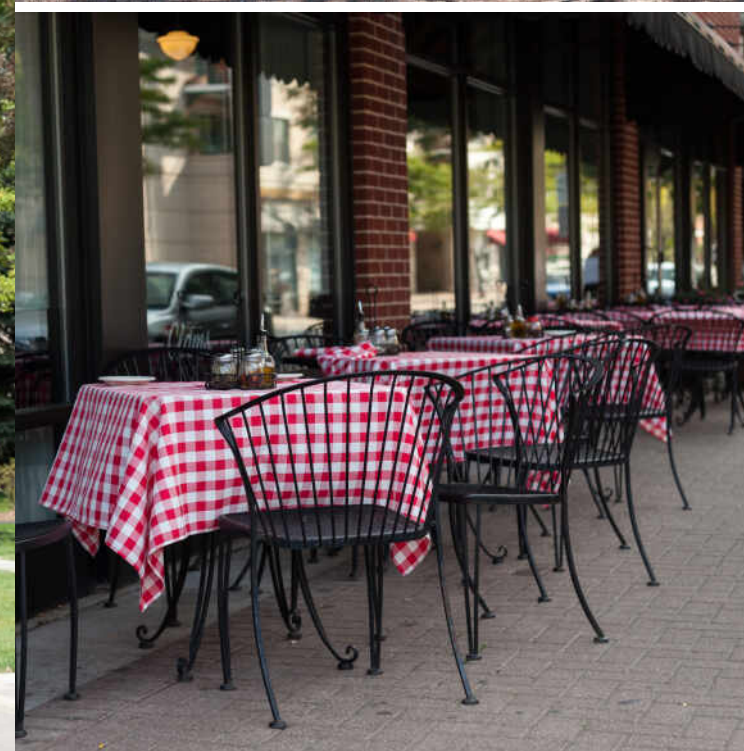
3 BEDROOM
2.1 BATH
ASSESSMENTS: \$700 / YEAR











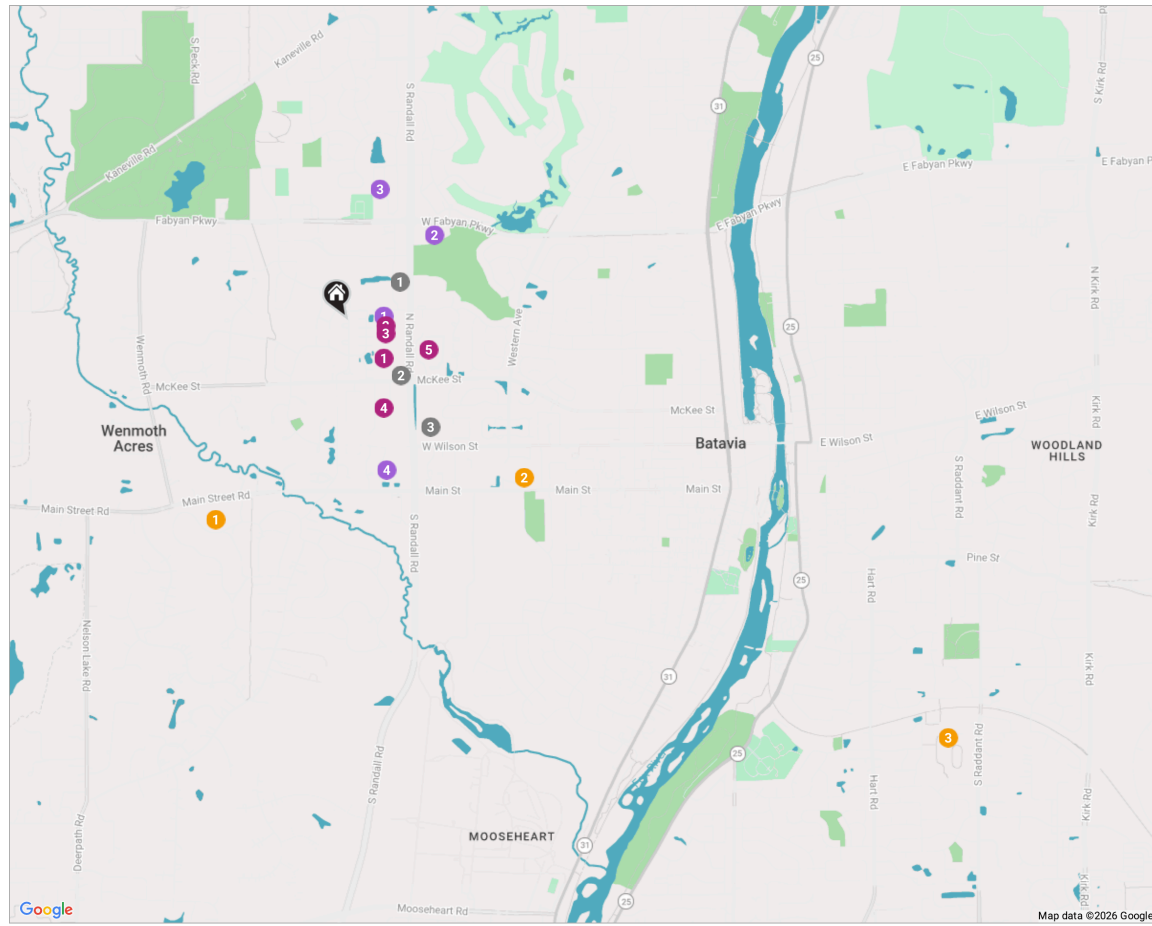
BATAVIA IS A QUINTESSENTIAL ALL-AMERICAN CITY.

Featured on the cover of the *Saturday Evening Post* in 1958, it was once the center of transportation, energy, and industry.

Founded in 1833, Batavia is the oldest city in Kane County. It manufactured windmills that powered agriculture and wagons and helped settle the frontier. Batavia was home to the limestone quarry that rebuilt Chicago after the Chicago Fire of 1871 and an industrial complex that manufactured parts for the rocket that took the first U.S. astronauts to the moon.

Despite being at the forefront of advancements, the city maintains its small-town charm as it sits along the Fox River. Every spring, Batavia residents come together and participate in a city-wide garage sale hosted by the volunteers of the Batavia Fireworks Committee, and proceeds from the spring-cleaning tradition go to put on Batavia's 4th of July Sky Concert in Engstrom Park.

The city's new modern library facility and expanding park system are signs of Batavia's ongoing commitment to the community's education and quality of life.



RESTAURANTS

- 1 Portillo's Batavia
531 NORTH RANDALL ROAD, 0.3 MI
- 2 Swordfish
207 NORTH RANDALL ROAD, 0.4 MI
- 3 Apple Villa Cafe - Catering
1961 WEST WILSON STREET, 0.6 MI

SHOPPING

- 1 Kohl's
251 NORTH RANDALL ROAD, 0.2 MI
- 2 Hobby Lobby
421 NORTH RANDALL ROAD, 0.2 MI
- 3 Petland Batavia
401 NORTH RANDALL ROAD, 0.2 MI
- 4 Target
115 NORTH RANDALL ROAD, 0.4 MI

- 5 Menards
300 NORTH RANDALL ROAD, 0.4 MI

GROCERY

- 1 ALDI
451 NORTH RANDALL ROAD, 0.2 MI
- 2 Trader Joe's
1942 WEST FABYAN PARKWAY, 0.6 MI
- 3 Fresh Thyme Market
2000 SOUTH RANDALL ROAD, 0.6 MI

- 4 Jewel-Osco
119 SOUTH RANDALL ROAD, 0.7 MI

SCHOOLS

- 1 Grace McWayne Elementary School
3501 HAPNER WAY, 1.1 MI
- 2 Batavia High School
1201 MAIN STREET, 1.1 MI
- 3 Sam Rotolo Middle School
1501 S RADDANT RD, 3.4 MI

NOTES



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