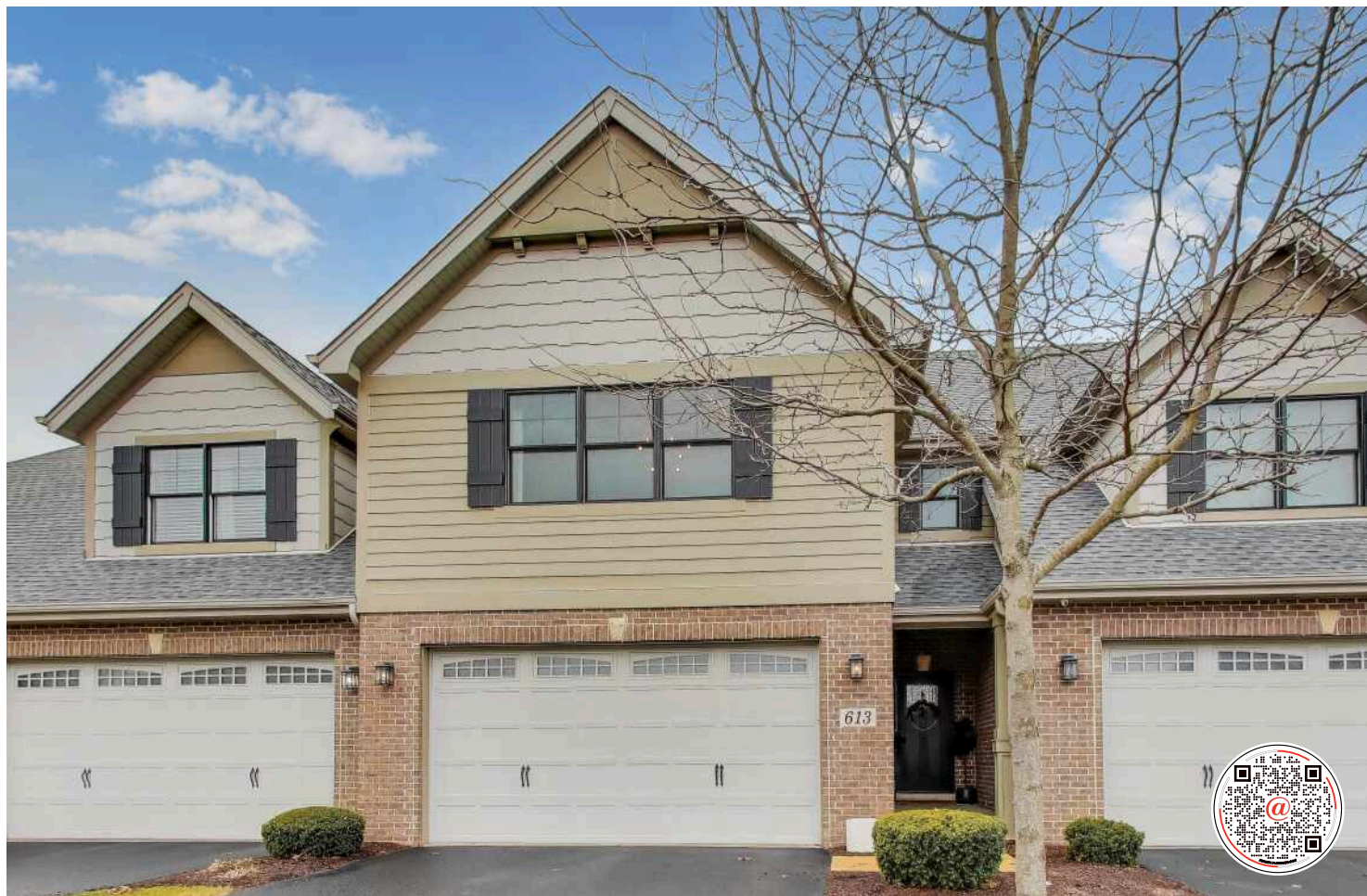


613 BOURBON COURT
NAPERVILLE

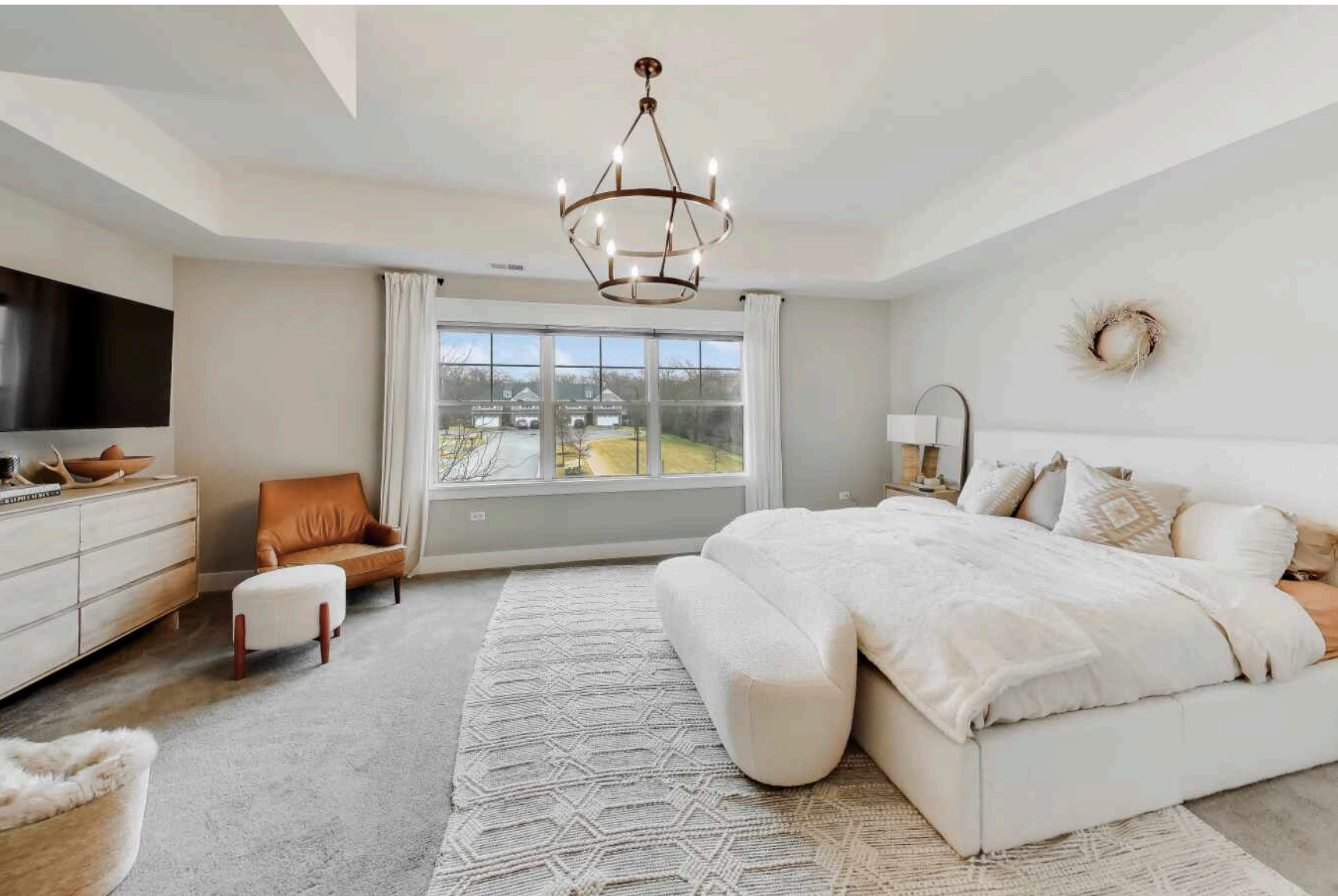


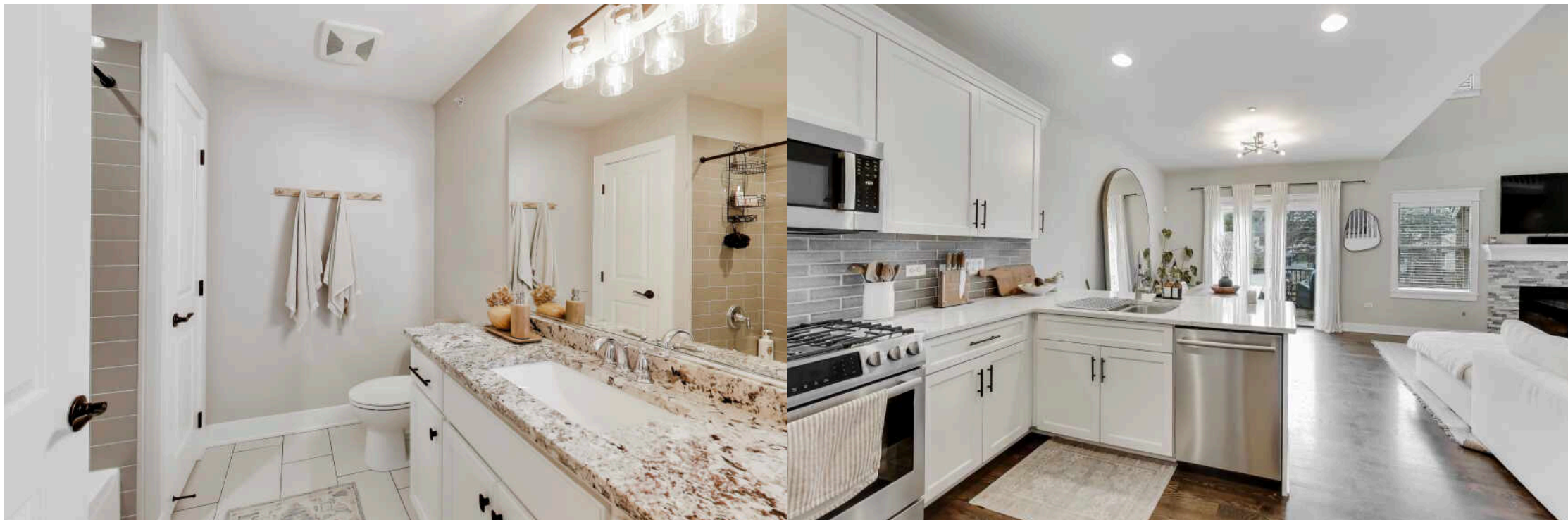
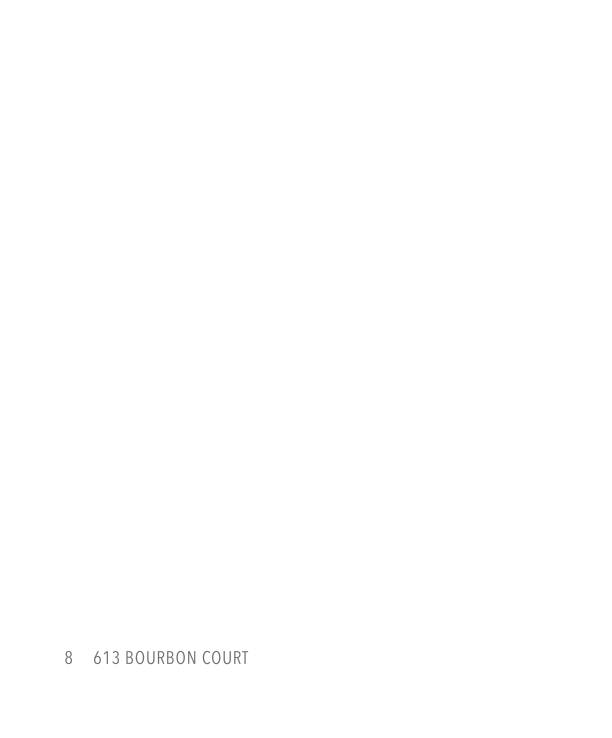


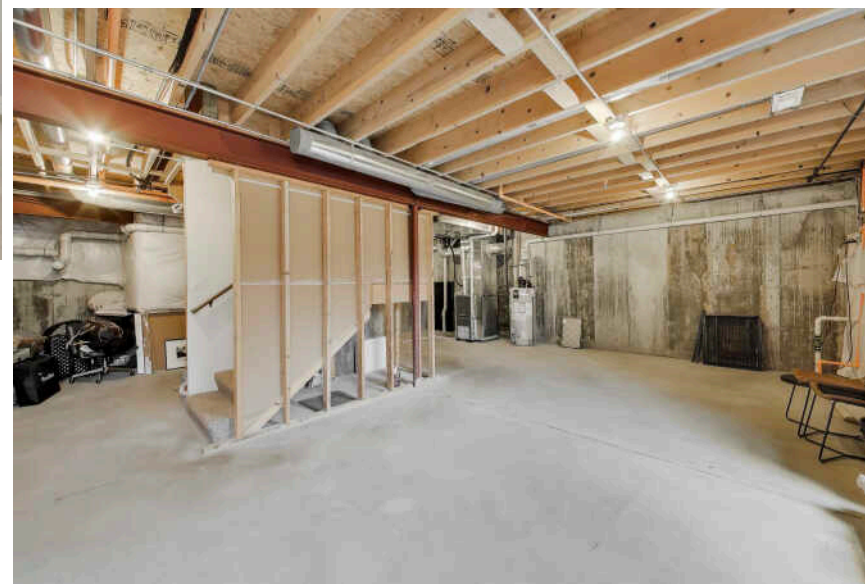
2 BEDROOM
2.1 BATH
TAXES: \$9,119
ASSESSMENTS: \$440 / MONTH

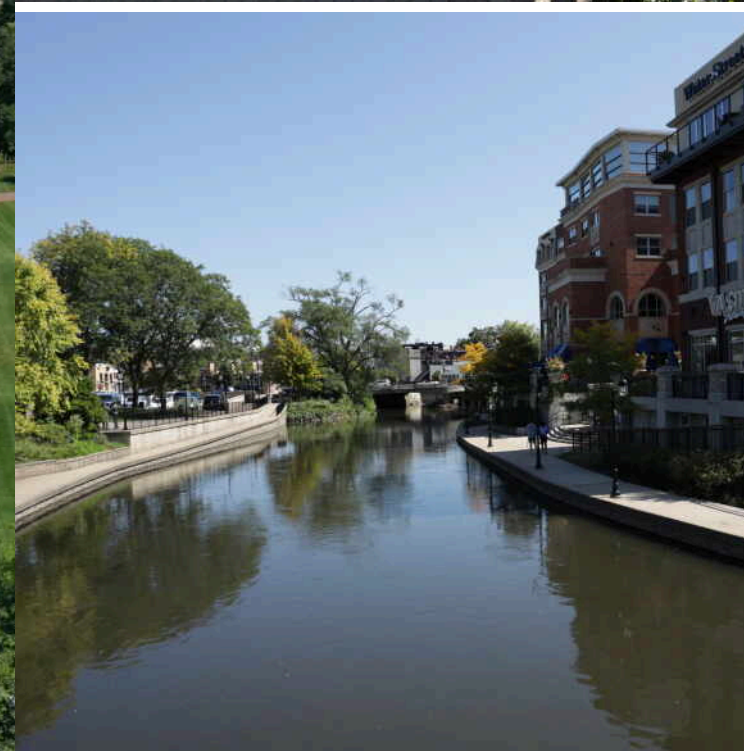
Rarely available Fairlane model townhome in Naperville's highly sought-after Linden Woods! This beautiful former builder's model which has 2 extra large bedrooms and 2 extra large bathrooms is loaded with many upgrades and features! New modern light fixtures throughout. Step inside to an impressive two-story family room with fireplace and a striking board & batten staircase. The open-concept layout flows seamlessly into the dining area and kitchen, perfect for everyday living and entertaining. The upgraded kitchen features 42" white shaker-style cabinets, quartz countertops, tile backsplash, recessed lighting, breakfast bar, and high-end Bosch stainless steel appliances. A large laundry/mud room located off the garage includes ceramic tile floors, utility sink, and additional storage closet. This home offers numerous builder upgrades including an enhanced trim package, upgraded faucets, ceramic tile bathroom package, custom staircase, and Jeld-Wen windows. The spacious primary suite includes room for a seating area, a 9' x 8' walk-in closet, and a private bath with dual shave-height sinks, large walk-in shower, and linen closet. The full lookout basement with 9-foot ceilings offers incredible potential-bring your ideas and imagine finishing the space to create a home theater, gym, office, recreation room, or additional living area. Basement includes a bathroom rough-in, high-efficiency furnace, humidifier, and hot water heater. Relax on the Trex deck overlooking a serene natural area with native grasses, offering privacy and peaceful views. Water is included in the monthly HOA. Ideally located just 5 minutes from Downtown Naperville and the Naperville Metra train station, with easy access to I-355 and I-88 expressways and minutes from excellent shopping, dining, and entertainment. Located in award-winning Naperville School District 203, including Naperville Central High School. Homes in Linden Woods move quickly-schedule your showing today!











NAPERVILLE IS A VIBRANT COMMUNITY THAT COMBINES THE AMENITIES OF A MODERN CITY WITH THE CHARM OF A SMALL TOWN.

Among those amenities is a popular Riverwalk that features nearly two miles of brick paths and bridges as well as recreational facilities along the DuPage River. Nearby Centennial Beach is another attraction that draws thousands of visitors and goes from zero to 15 feet deep.

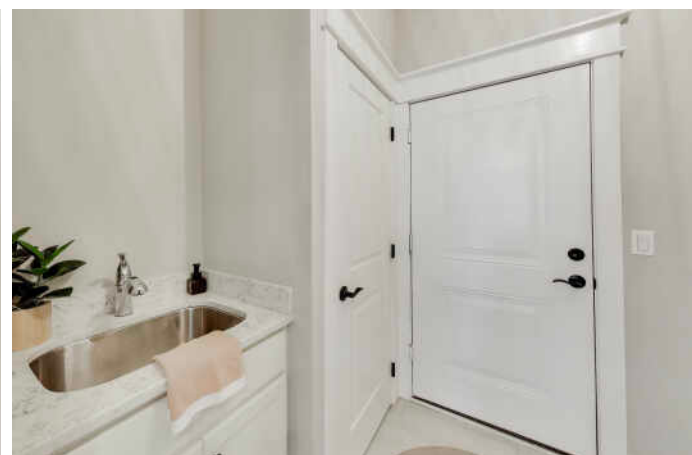
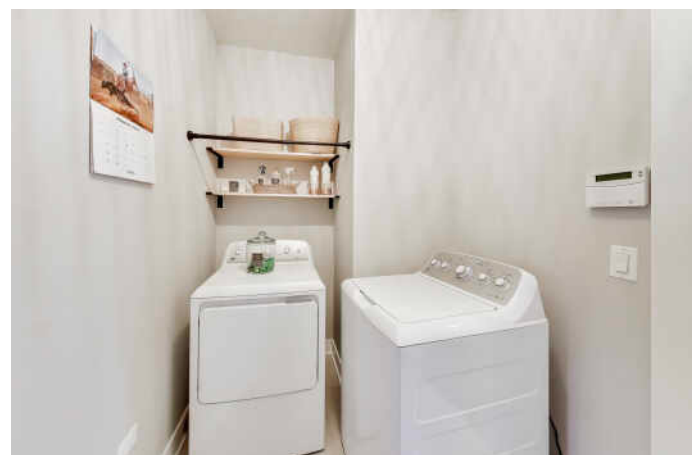
An assortment of local boutiques, well-known retailers, and fine restaurants can also be found in downtown Naperville. Meanwhile, there's endless entertainment for all ages thanks to the DuPage Children's Museum, Summer Place Theatre, Magical Starlight Theatre, and DuPage Symphony Orchestra.

While Naperville has seen significant growth over the past few decades, the city maintains a strong sense of community through annual events, from farmers markets and sidewalk sales to festivals and a summer concert series. The community's character is also preserved in the Naperville Historic District and Naper Settlement, where visitors can step back in time at an outdoor museum.

With plentiful amenities and diverse housing stock in a variety of styles and price points, Naperville has received numerous accolades and continues to capture the interest of homebuyers. The city also offers Metra and Amtrak service, providing convenient access to downtown Chicago and surrounding communities.



NOTES _____





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