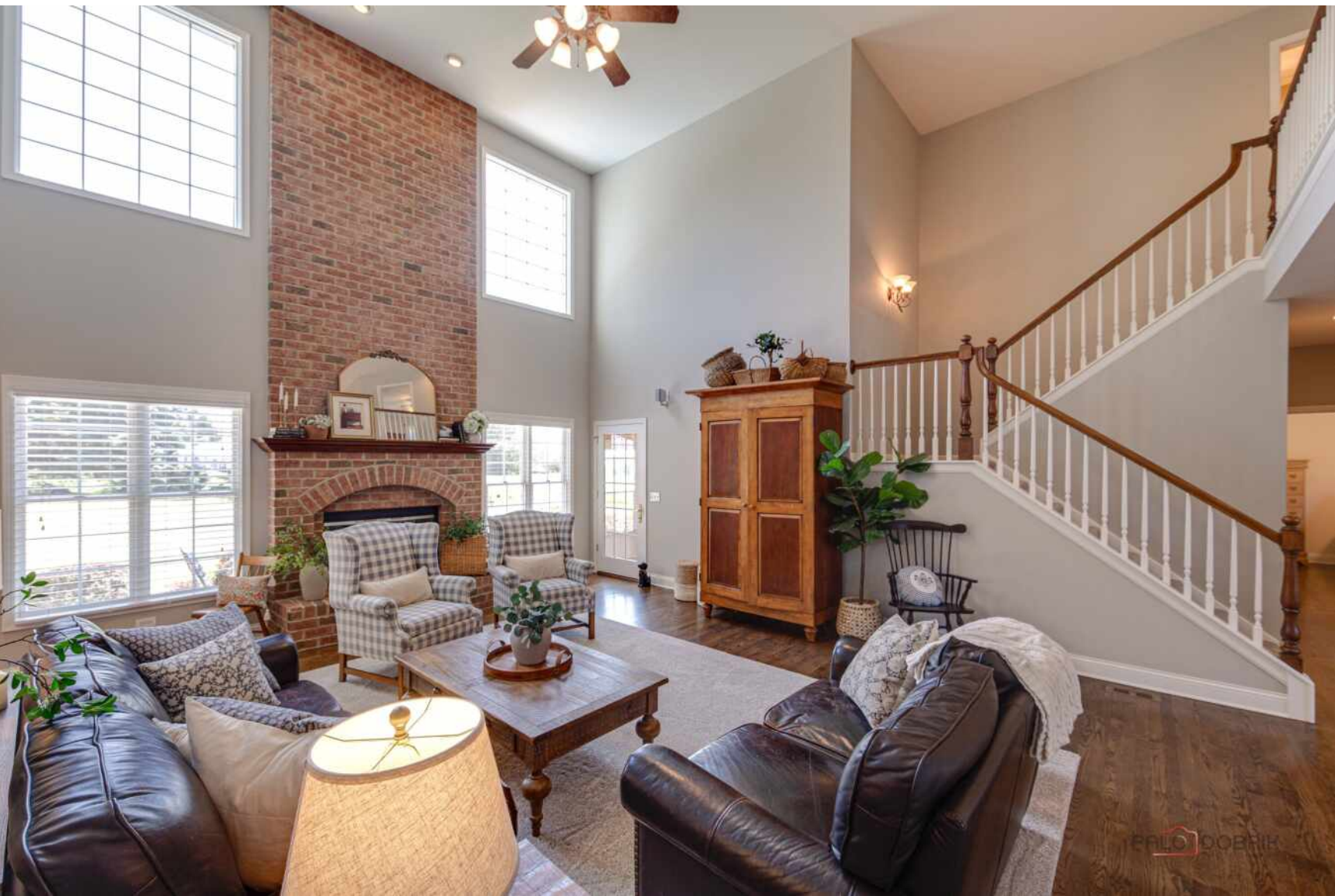


7004 PAULSON DRIVE
MARENGO





ROOM DIMENSIONS

FAMILY ROOM : 21' × 18'

DINING ROOM : 13' × 12'

KITCHEN : 14' × 20'

PRIMARY BEDROOM : 16' × 13'

SECOND BEDROOM : 14' × 12'

THIRD BEDROOM : 14' × 12'

FOURTH BEDROOM : 13' × 12'

FIFTH BEDROOM/CRAFT : 13' × 13'

RECREATION ROOMS : 26' × 36'

2ND KITCHEN : 16' × 11'

5 BEDROOM

3.1 BATH

TAXES: \$10,424

ASSESSMENTS: \$60 / YEAR

UPDATED HOME ON ONE ACRE NEAR TOWN

From the moment you arrive, this timeless brick Colonial makes a lasting impression. Set on just over an acre in one of Marengo's custom home neighborhoods, you'll enjoy the rare combination of neighborhood living with room to spread out-all just minutes from town and located in the sought-after Riley School District. Inside, classic architecture meets today's style. The beautifully updated kitchen is truly magazine-worthy, featuring a stunning center island, fresh finishes, and an open layout that naturally becomes the heart of the home. The spacious first-floor primary suite offers everyday convenience, while a private office makes working from home effortless. Upstairs you'll find three generous bedrooms and a full bath, while the finished English basement expands your living space with a newer kitchenette, multiple recreation areas, a full bath, fifth bedroom (currently a craft room), second laundry room, workshop, and abundant storage. Little ones will fall in love with the charming hideaway tucked beneath the stairs-perfect for reading, imagination, and play. A bright sunroom overlooks the beautifully landscaped backyard, where over an acre of green space and a built-in hot tub surrounded by brick paver patios create the perfect setting for relaxing or entertaining. Completing the home is an attached three-car garage and the quality craftsmanship expected in a custom-built residence. Fresh, updated, spacious, and perfectly located-this is the home that truly checks every box.









7004 Paulson Dr., Marengo, IL



GROSS INTERNAL AREA
TOTAL: 4,861 sq.ft
BASEMENT: 1,898 sq.ft, FIRST FLOOR: 2,136 sq.ft
SECOND FLOOR: 827 sq.ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

PALO DOBRIK
PHOTOGRAPHY





A FRIENDLY COMMUNITY WITH A BOOMING MANUFACTURING AND BUSINESS INDUSTRY, THE CITY OF **MARENGO** HAS EXPERIENCED CONTINUAL GROWTH OVER THE PAST 20 YEARS.

Marengo is committed to historical preservation, with several buildings designated as historical landmarks. Homes in the area showcase Greek Revival, Italiante, and Victorian architecture that dates back to the mid-1800s. History buffs also appreciate the Illinois Railway Museum in the neighboring Village of Union, which is considered Marengo's twin community.

The Marengo Ridge Conservation Area is one of the city's most treasured amenities with over 800 acres of oak and hickory woodlands and five miles of hiking trails. Picnic areas and a campground are also found on site. The 3.2-mile Huntley-Union-Marengo Trail is another recreational amenity that local runners, bicyclists, and dog walkers alike enjoy throughout the year.



NOTES _____



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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.

