

**730 VICTOR ROAD**  
AURORA







#### ROOM DIMENSIONS

LIVING ROOM : 15' x 11'  
 FAMILY ROOM : 18' x 26'  
 DINING ROOM : 13' x 13'  
 KITCHEN : 9' x 18'  
 PRIMARY BEDROOM : 12' x 16'  
 SECOND BEDROOM : 10' x 11'  
 THIRD BEDROOM : 10' x 12'  
 TANDEM ROOM : 10' x 13'  
 OFFICE : 8' x 9'  
 SEWING ROOM : 6' x 8'  
 LAUNDRY ROOM : 6' x 12'

3 BEDROOM  
 2.5 BATH

This spacious ranch sits on .83 acres in Aurora just waiting for your ideas.

This home has a lot to offer with 3 bed, 2 and 1/2 baths and an additional tandem room that can be converted into a fourth bedroom or a third full bath.

The open style kitchen has a breakfast bar and eat-in area, with a convenient sewing room that can be used as an oversized pantry and extra storage.

Two cedar lined closets are located in the hallways.

The Living room and dining room are separated by a see-through fireplace along with a custom built-in record player surround sound system (speakers behind needle points).

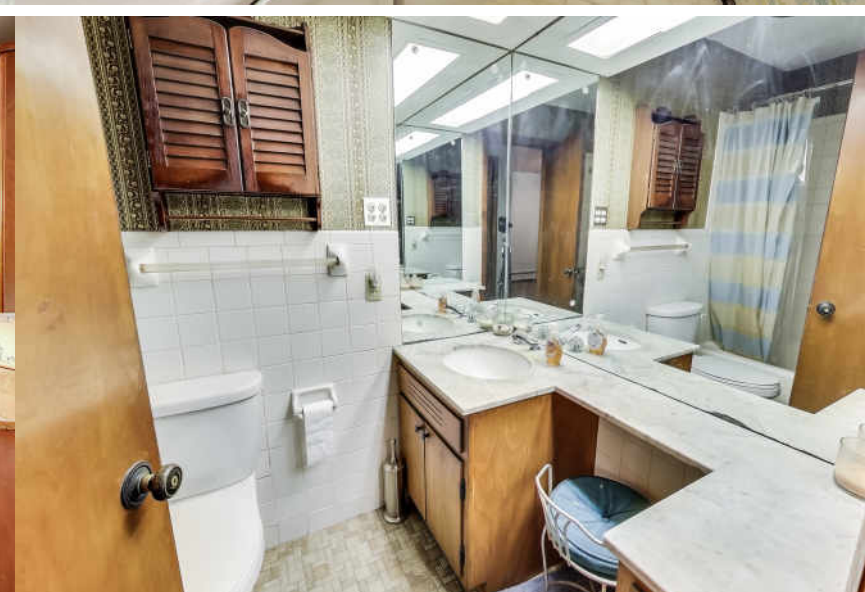
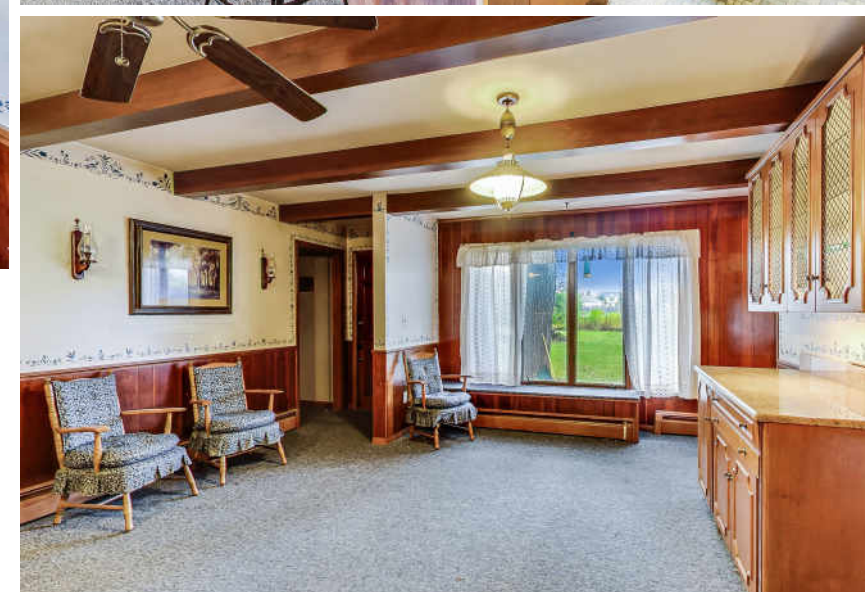
The 18x26 family room with heated floor and 2nd fireplace has plenty of space to accommodate any and all occasions.

The spacious backyard is perfect for relaxing and entertaining.

The 2 car garage includes an extra storage room along with a make shift full bath.

Located just minutes from I 88, this home has it all, just needing your personal touch to make it your perfect home.

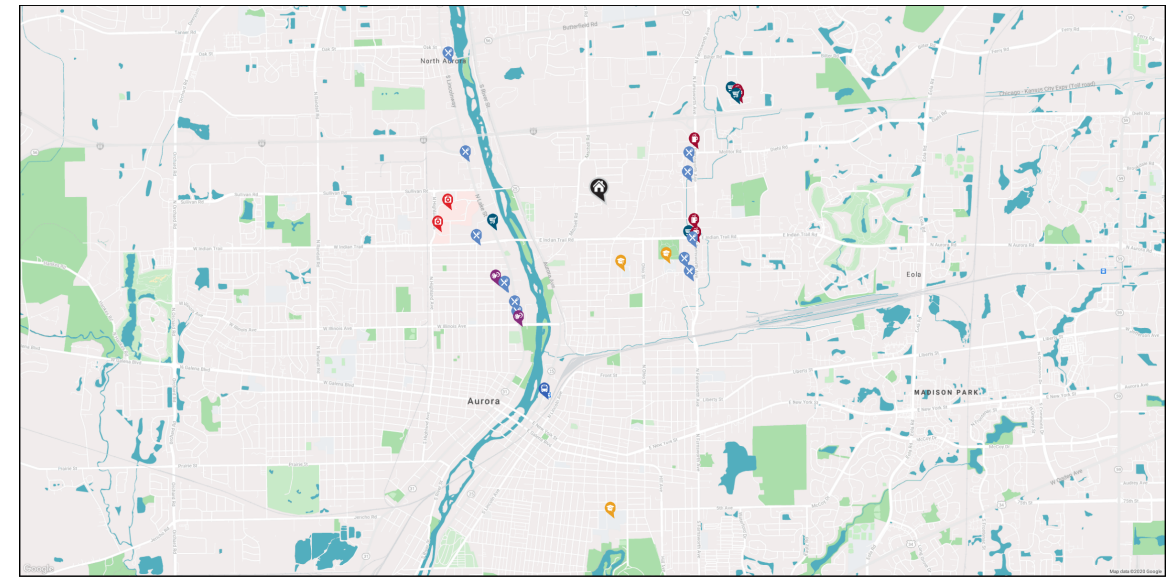












#### RESTAURANTS

Ach-N-Lou's Pizza Pub  
1592 NORTH FARNSWORTH AVENUE,  
0.8 MI

Subway Restaurants  
1157 NORTH FARNSWORTH AVENUE,  
0.9 MI

Mike & Denise's Pizzeria & Pub  
1760 NORTH FARNSWORTH AVENUE,  
0.9 MI

Little Caesars Pizza  
1006 NORTH FARNSWORTH AVENUE,  
1.0 MI

Wingstop  
1261 NORTH LAKE STREET, 1.0 MI

El Burrito Loco  
880 NORTH FARNSWORTH AVENUE  
#2411, 1.1 MI

Rosati's Pizza  
310 WEST INDIAN TRAIL, 1.2 MI

Hibachi Grill & Buffet  
900 NORTH LAKE STREET, 1.2 MI

Baba's Famous Steak &  
Lemonade  
900 NORTH LAKE STREET, 1.2 MI

Pizza Hut  
701 NORTH LAKE STREET, 1.3 MI

Pepe's Mexican Restaurant  
749 NORTH LAKE STREET, 1.3 MI

Vietnam Gate Restaurant  
321 SOUTH LINCOLNWAY STREET, 1.3 MI

Harner's Bakery Restaurant  
10 WEST STATE STREET, 1.9 MI

#### COFFEE SHOPS

McDonald's  
1185 NORTH FARNSWORTH AVENUE,  
0.9 MI

Dunkin'  
1255 NORTH FARNSWORTH AVENUE,  
0.9 MI

Circle K  
1851 NORTH FARNSWORTH AVENUE,  
1.0 MI

Starbucks  
1650 PREMIUM OUTLET BOULEVARD  
SUITE 1211, 1.6 MI

Auntie Anne's  
1650 PREMIUM OUTLET BOULEVARD  
UNIT 1275, 1.6 MI

#### SHOPPING

Walgreens  
1180 NORTH FARNSWORTH AVENUE,  
0.9 MI

Dollar General  
1261 NORTH LAKE STREET, 1.0 MI

Famous Footwear Outlet  
1650 PREMIUM OUTLET BOULEVARD,  
1.6 MI

Gap Factory  
1650 PREMIUM OUTLET BOULEVARD,  
1.6 MI

#### HEALTH CLUBS

Planet Fitness  
954 NORTH LAKE STREET, 1.2 MI

Prisco Community Center  
150 WEST ILLINOIS AVENUE, 1.4 MI

#### HOSPITALS

Presence Mercy Medical Center  
1325 NORTH HIGHLAND AVENUE, 1.4 MI

Advocate Medical Group  
Outpatient Center  
1221 NORTH HIGHLAND AVENUE, 1.5 MI

#### SCHOOLS

Nicholas A Hermes Elementary  
School  
1000 JUNGLES AVE, 0.6 MI

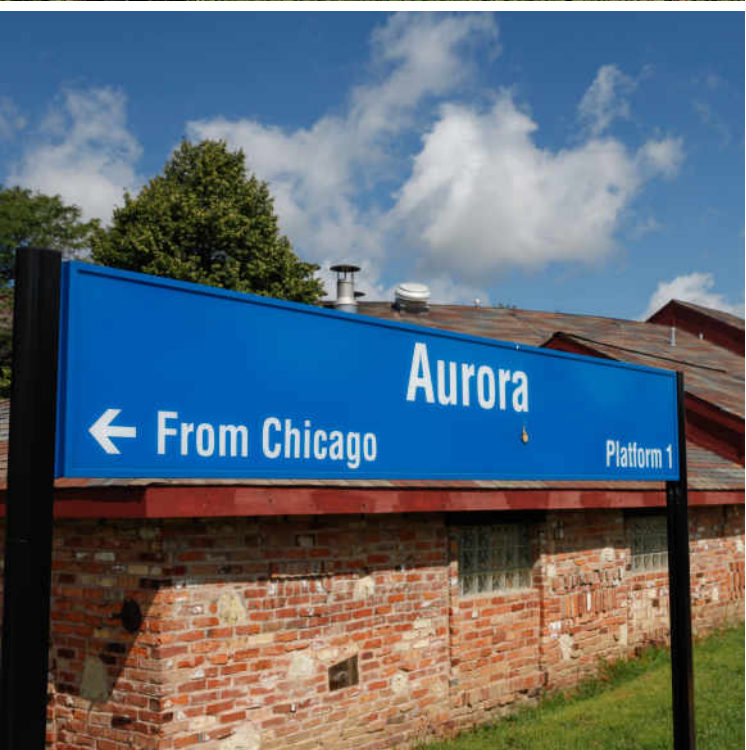
C F Simmons Middle School  
1130 SHEFFER RD, 0.8 MI

East High School  
500 TOMCAT LN, 2.9 MI

#### TRANSIT

Aurora  
METRA - BNSF RAILWAY, 1.9 MI





THE CITY OF **AURORA** IS ONE OF THE  
FASTEST GROWING COMMUNITIES IN THE  
COUNTRY.

Located along the Fox River, its historic downtown has a number of architectural landmarks including the Paramount Theatre, as well as several commercial buildings by George Grant Elmslie, a famed Prairie School architect. The city is also home to the Phillips Park Zoo, which offers free access to its visitors.

Aurora also has an impressive collection of structures by renowned architects such as Frank Lloyd Wright, Ludwig Mies van der Rohe, Bruce Goff, and Elmslie. The city also has a large collection of historic Sears Catalog Homes and Lustron all-steel homes.

Residents enjoy local city events including Downtown Alive, a festival with live music and food booths; Blues on the Fox with national blues artists; and the Aurora ArtWalk with food, art, live music, and theater.

Aurora has a long history as a regional transportation hub. It is the final stop on Metra’s BNSF line. The city also has a stop at the Route 59 station, which borders Naperville.



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