

946 W CLEARWATER STREET
ROSELLE





ROOM DIMENSIONS

LIVING ROOM : 12' × 22'

FAMILY ROOM : 17' × 38'

KITCHEN : 10' × 10'

PRIMARY BEDROOM : 14' × 12'

SECOND BEDROOM : 11' × 11'

THIRD BEDROOM : 11' × 11'

OFFICE : 10' × 10'

STORAGE ROOM : 10' × 11'

LAUNDRY : 8' × 22'

EATING AREA : 8' × 10'

FOYER : 4' × 6'

3 BEDROOM

2 BATH

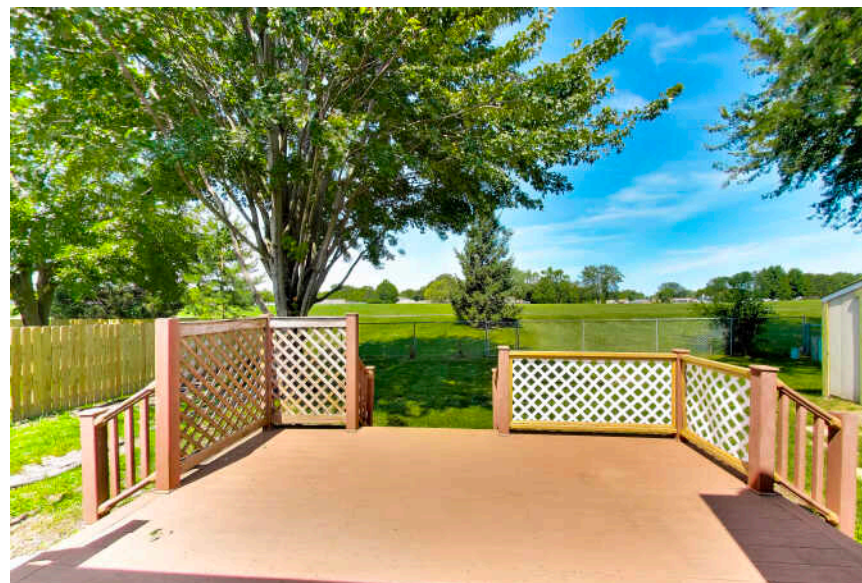
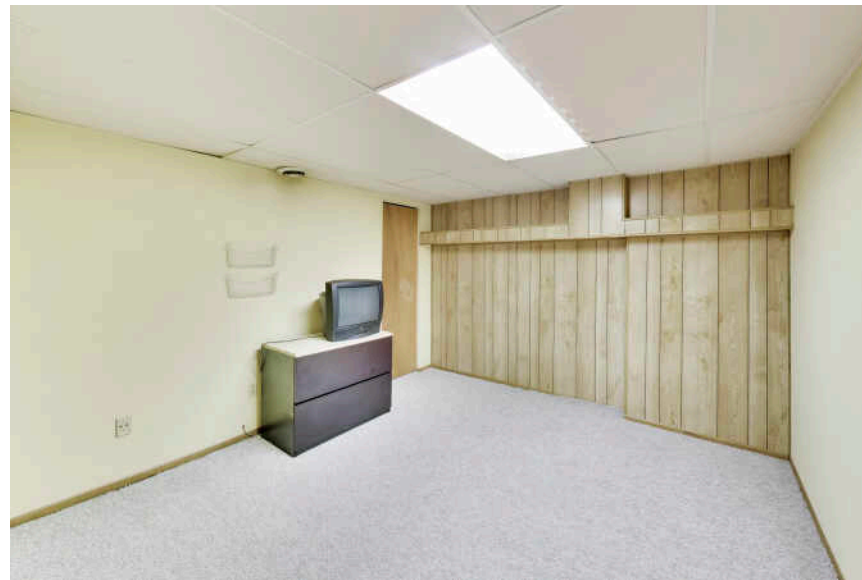
TAXES: \$7,342

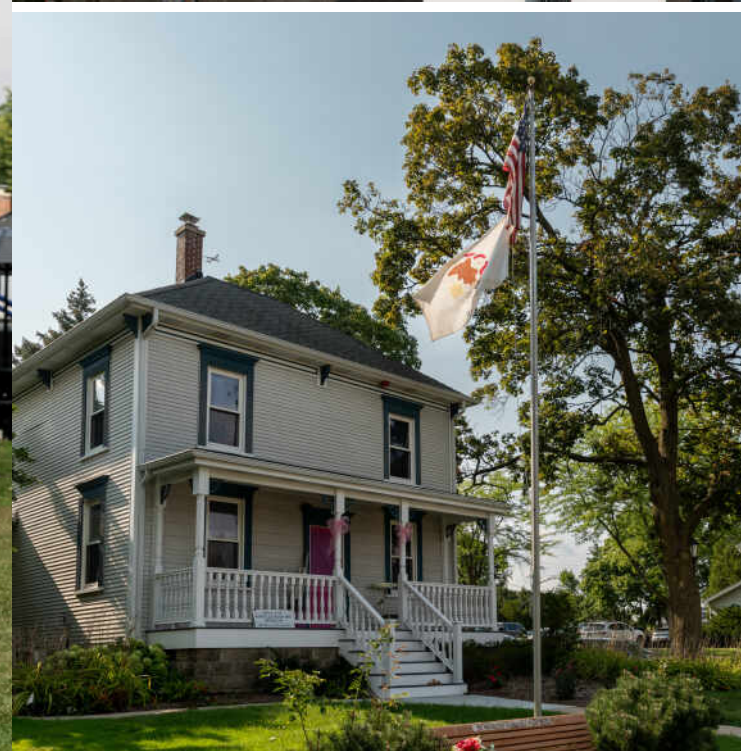
ASSESSMENTS: \$556 / YEAR

LOCATION, LOCATION, LOCATION!

Enjoy living in this lovely ranch backing up to Season 4 Park. This home has 3 bedrooms, 2 baths, fireplace (as-is), and a finished basement. The eat-in kitchen has stainless steel appliances and the spacious lower-level has large open area for entertaining . Also, there is an extra room that maybe used as a bedroom, office or playroom. Recent news: patio doors, washer, and dryer. Close to restaurants and shopping. Being sold AS-IS .A MUST-SEE.







THE VILLAGE OF **ROSELLE** OFFERS ITS RESIDENTS A WARM SENSE OF SMALL-TOWN COMMUNITY, PAIRED WITH THE CONVENIENCES OF A NEARBY MAJOR METROPOLITAN AREA.

In addition to its own flourishing downtown, the suburb is just 30 miles northwest of Chicago.

Quaint and walkable, Roselle's Town Center has a selection of unique family-owned shops, restaurants, and a microbrewery. It is also the location for several community events that residents and visitors enjoy throughout the year. These include the Rose Festival, Independence Day Celebration, Taste of Roselle, Summer Concert Series, and Roselle Winterfest. Additionally, the village is home to Lynfred Winery. Established in 1979 by two locals, the winery now boasts 50 varietals, a state-of-the-art wine making facility with a tasting room, and bed & breakfast.

For those seeking outdoor adventure, the village offers several parks and recreational facilities, as well as miles of hiking trails and biking paths that wind through the Busse Woods, Meacham Grove Forest Preserve, Mallard Lake Forest Preserve, Illinois Prairie Path, and Fox River Trail.

An established historical footprint, along with state-recognized public schools, and extensive community programs contribute to Roselle's reputation as a sought-after Chicago suburb. The village is easily accessible via Metra rail service that runs throughout the day to Chicago's Union Station and has immediate access to Interstate 390. Whether new construction, existing single-family homes, condominiums, or townhomes, Roselle provides many desirable housing options for those looking to call the village home.



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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.

