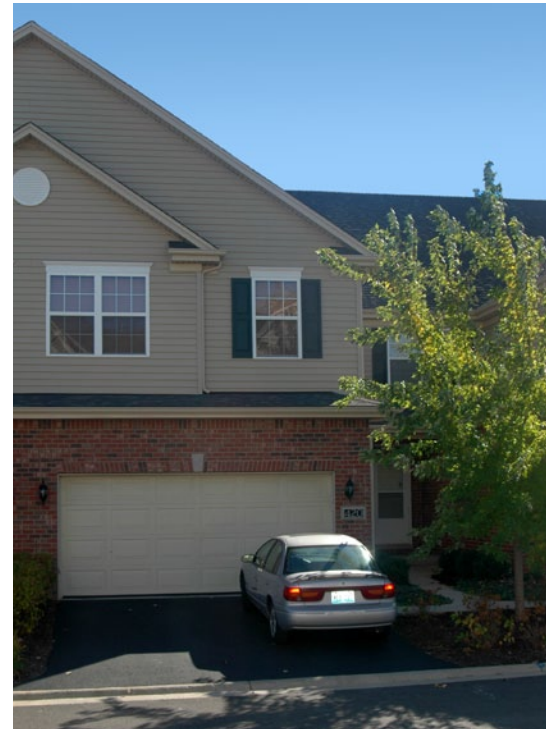


Naperville Townhome for Sale

Beautiful 4 year-old North Naperville townhome located in coveted area for **easy access to highways, tollways and METRA**. Great neighborhood with shopping, parks and acclaimed **DISTRICT 203 schools nearby!** Just minutes from downtown Naperville, Naperville North high school, shopping and more! 3 bedroom, 2.5 bath home with a full, finished basement with additional bedroom and bath gives you **4 bedrooms and 3.5 baths!** Professionally decorated in a "Pottery Barn" palette, this home includes custom window treatments on all windows; gas-burning ceramic tile surround fireplace; 9-foot first floor ceilings; **solid oak hardwood floors on the entire first floor**; premium custom maple kitchen cabinetry; 2nd floor laundry with cabinets and sink; huge master bedroom with vaulted ceiling and **luxury bath suite with whirlpool tub** and separate shower; large bedrooms; **full 9-foot ceiling finished basement** with bedroom, rec room, bathroom, storage, and utility room. This home is better than new, and with a no-maintenance townhome, there's nothing to do but enjoy it!



Interior Features

- Oak hardwood floors on the entire first floor
- Gas-burning fireplace w/ceramic tile surround
- 6 panel solid wood doors
- Professionally decorated interior
- Upgraded 42" custom Maple wood staggered cabinets
- Custom window treatments throughout
- Decorator coordinated lighting fixtures
- Vaulted ceiling in master bedroom w/fan-light
- 2nd floor laundry with cabinets and sink
- Full-finished basement with bedroom and full bath
- Luxury master bath with tile floors, double sink & whirlpool tub

Structural & Exterior Features

- Sq ft: 1,883
- 2 story brick and maintenance-free vinyl siding
- Year built: 2005
- Owens-Corning 30 year warranty fiberglass shingles
- 10 x 10 concrete patio
- Automatic garage door opener
- Special blown-in insulation reduces noise and saves energy
- Energy efficient vinyl windows & patio door w/insulated glass
- Air and moisture barrier housewrap
- 24-hour monitored fire alarm system
- Individual cold-air returns in all bedrooms

Room Sizes

Room	Size	Level
Great Room	13.6 x 20.2	1
Dining Room	9.9 x 10.3	1
Kitchen	9.9 x 11	1
Master Bedroom	19.1 x 12.1	2
Master Bath	9 x 10	2
2nd Bedroom	11.7 x 12.10	2
3rd Bedroom	11.8 x 13.3	2
Laundry Room	6.6 x 9.3	2

Area Features

- Subdivision: Langstrom Court
- Grade School: Naper
- Junior High: Washington
- High School: Naperville North
- Minutes from downtown Naperville, Fox Valley & shopping
- Just minutes from I-88
- Close to Forest Preserves, walking trails & biking paths
- 2 metra stations minutes away

Association Fees (monthly)

\$171.82 (Includes maintenance of common areas, walks, driveways and building exterior; lawn and landscaping maintenance; snow removal; liability & casualty insurance for common property; management & administrative services for the Homeowner's Association)

Taxes

\$5,200 Tax year 08

Utility Features

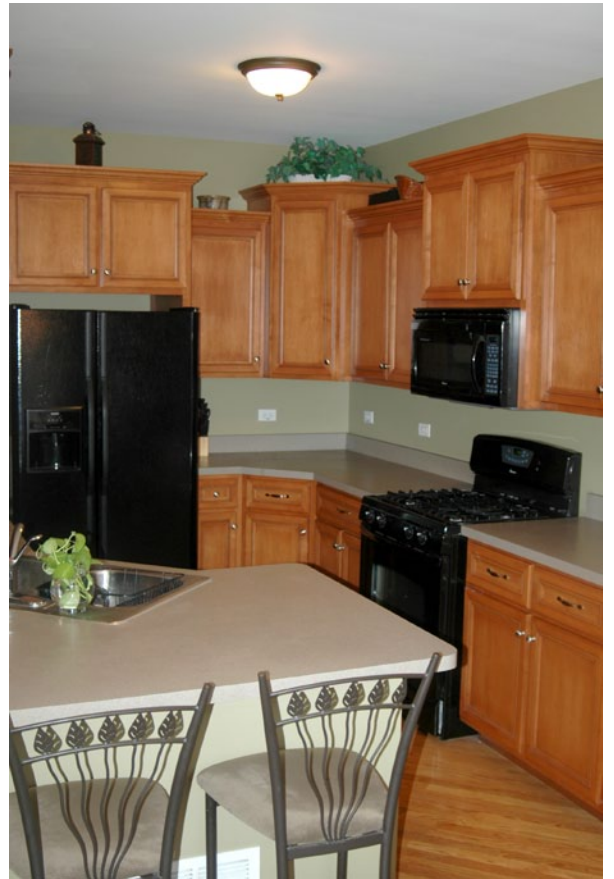
- Heat: 80% efficiency automatic gas forced air
- Air: central air
- Water: Lake Michigan
- Sewer: Sewer, public

Only \$349,000

Call **630-882-9467** to setup an appointment, or email Russ Peterson at rpeterson@pixelgraph.net. No walk-ins. By appointment only.



Great room with 9' ceilings, gas fireplace, and oak hardwood floors



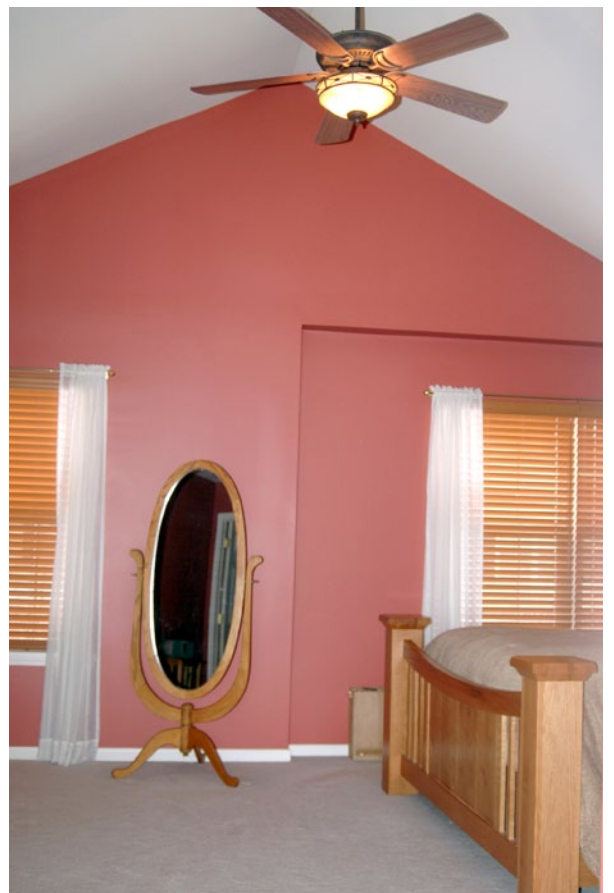
Kitchen with custom upgraded maple cabinetry



Back yard with 10' x 10' concrete patio



Full finished basement with bathroom and bedroom



Master bedroom with luxury bath & vaulted ceiling

For more info and photos visit www.NapervilleTownhomeForSale.com