


303 South Raddant Road, Batavia, Kane County, Illinois, United States, 60510



Property summary


 **1** Garages

 **4** Bedrooms

 **2** Bathrooms

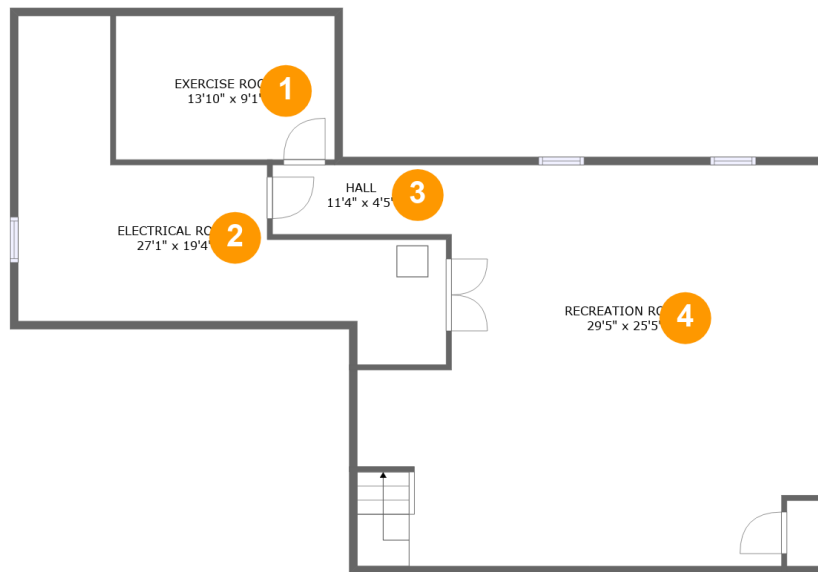
 **1** Half baths

 **3** Floors

 **3,211** Gross living area sqft

 **3,987** Total sqft

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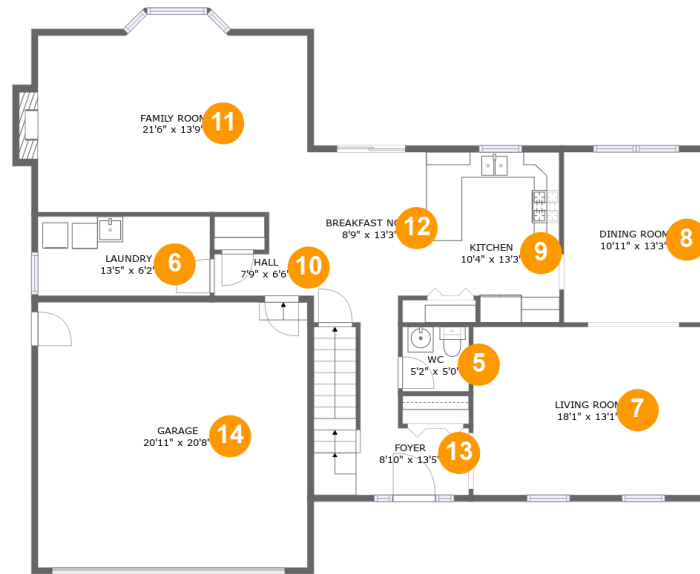
Room dimensions

Floor 1

Total sqft: 1236 Living area: 926

#		Dimensions	sqft	Counted as living area
1	Exercise Room	13'10" x 9'1"	126 sq. ft	Yes
2	Electrical Room	27'1" x 19'4"	285 sq. ft	No
3	Hall	11'4" x 4'5"	50 sq. ft	Yes
4	Recreation Room	29'5" x 25'5"	657 sq. ft	Yes

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Room dimensions

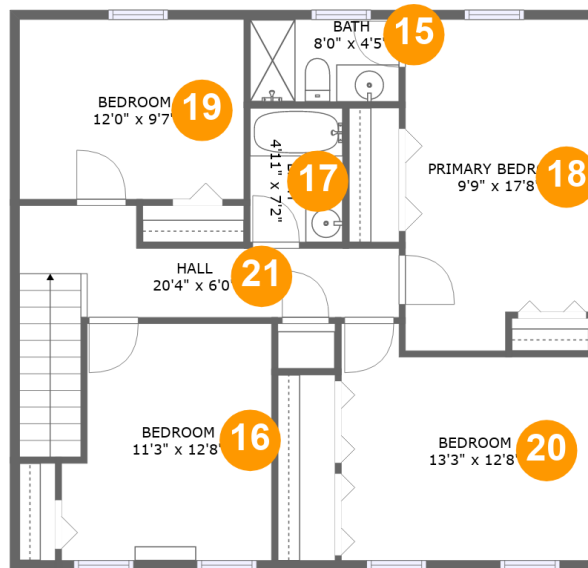
Floor 2

Total sqft: 1809

Living area: 1343

#		Dimensions	sqft	Counted as living area
5	WC	5'2" x 5'0"	26 sq. ft	Yes
6	Laundry	13'5" x 6'2"	83 sq. ft	Yes
7	Living Room	18'1" x 13'1"	236 sq. ft	Yes
8	Dining Room	10'11" x 13'3"	146 sq. ft	Yes
9	Kitchen	10'4" x 13'3"	129 sq. ft	Yes
10	Hall	7'9" x 6'6"	36 sq. ft	Yes
11	Family Room	21'6" x 13'9"	309 sq. ft	Yes
12	Breakfast Nook	8'9" x 13'3"	112 sq. ft	Yes
13	Foyer	8'10" x 13'5"	113 sq. ft	Yes
14	Garage	20'11" x 20'8"	433 sq. ft	No

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Room dimensions

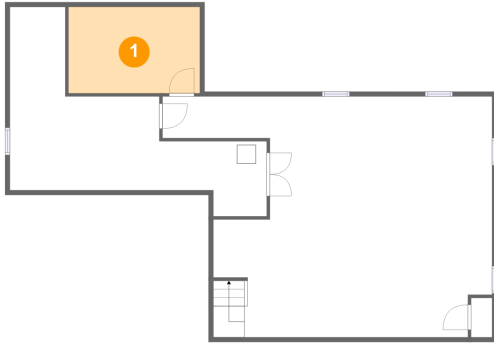
Floor 3

Total sqft: 942 Living area: 942

#		Dimensions	sqft	Counted as living area
15	Bath	8'0" x 4'5"	35 sq. ft	Yes
16	Bedroom	11'3" x 12'8"	132 sq. ft	Yes
17	Bath	4'11" x 7'2"	36 sq. ft	Yes
18	Primary Bedroom	9'9" x 17'8"	164 sq. ft	Yes
19	Bedroom	12'0" x 9'7"	115 sq. ft	Yes
20	Bedroom	13'3" x 12'8"	149 sq. ft	Yes
21	Hall	20'4" x 6'0"	114 sq. ft	Yes

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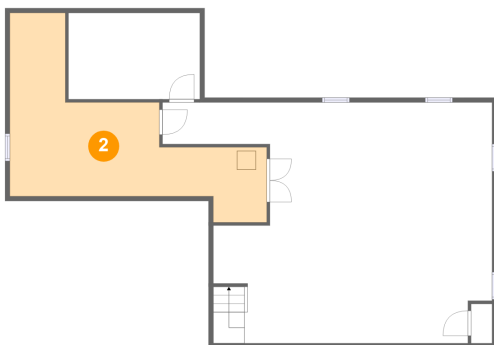
1 Floor 1 - Exercise Room



Dimensions: 13'10" x 9'1"
Area: 126 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

2 Floor 1 - Electrical Room

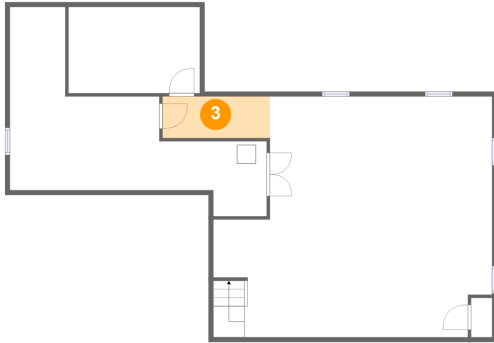


Dimensions: 27'1" x 19'4"
Area: 285 sq. ft
Counted as living area: No

Heated: No
Finished: No
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

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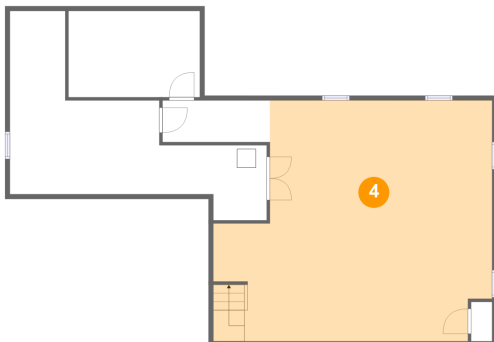
3 Floor 1 - Hall



Dimensions: 11'4" x 4'5"
Area: 50 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

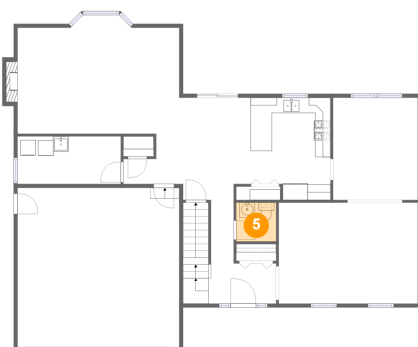
4 Floor 1 - Recreation Room



Dimensions: 29'5" x 25'5"
Area: 657 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

5 Floor 2 - WC

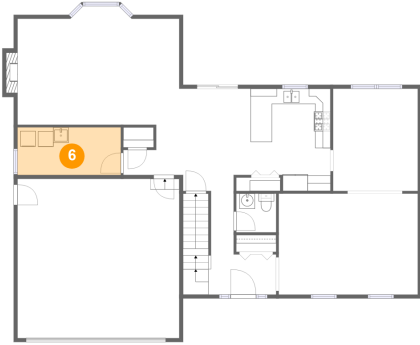


Dimensions: 5'2" x 5'0"
Area: 26 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: Yes
Addition: No
Conversion: No

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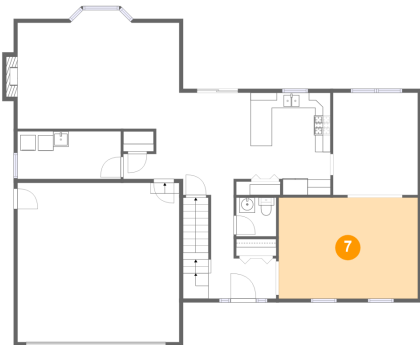
6 Floor 2 - Laundry



Dimensions: 13'5" x 6'2"
Area: 83 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

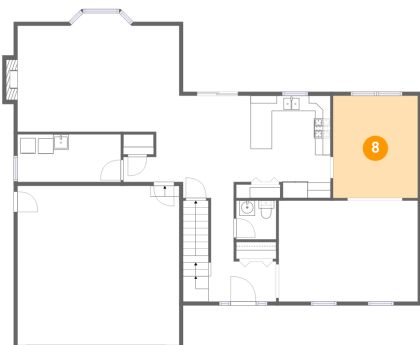
7 Floor 2 - Living Room



Dimensions: 18'1" x 13'1"
Area: 236 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

8 Floor 2 - Dining Room



Dimensions: 10'11" x 13'3"
Area: 146 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

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9 Floor 2 - Kitchen



Dimensions: 10'4" x 13'3"
Area: 129 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

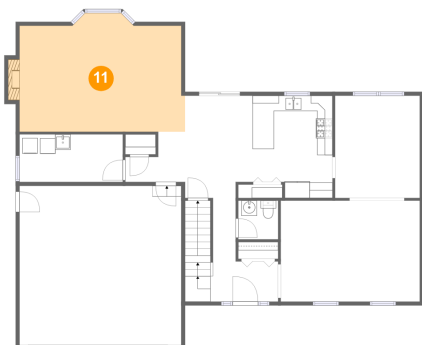
10 Floor 2 - Hall



Dimensions: 7'9" x 6'6"
Area: 36 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

11 Floor 2 - Family Room



Dimensions: 21'6" x 13'9"
Area: 309 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

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12 Floor 2 - Breakfast Nook



Dimensions: 8'9" x 13'3"
Area: 112 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

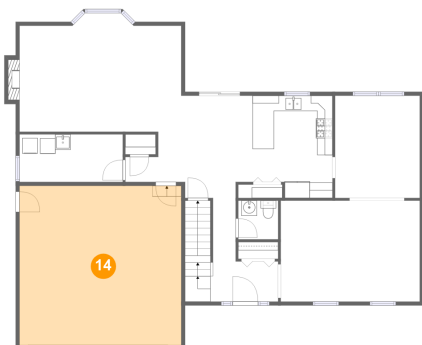
13 Floor 2 - Foyer



Dimensions: 8'10" x 13'5"
Area: 113 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

14 Floor 2 - Garage

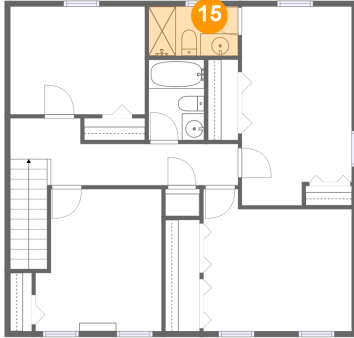


Dimensions: 20'11" x 20'8"
Area: 433 sq. ft
Counted as living area: No

Heated: No
Finished: No
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

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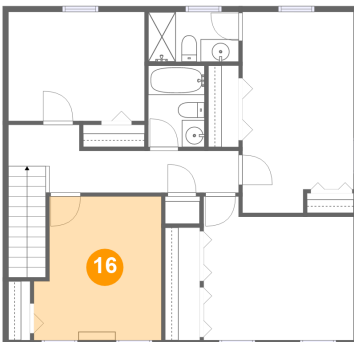
15 Floor 3 - Bath



Dimensions: 8'0" x 4'5"
Area: 35 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: Yes
Addition: No
Conversion: No

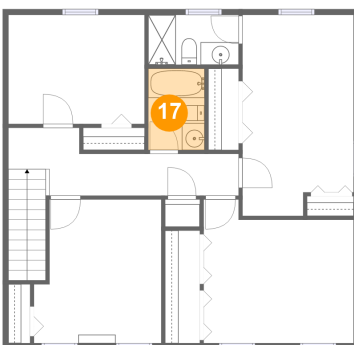
16 Floor 3 - Bedroom



Dimensions: 11'3" x 12'8"
Area: 132 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

17 Floor 3 - Bath

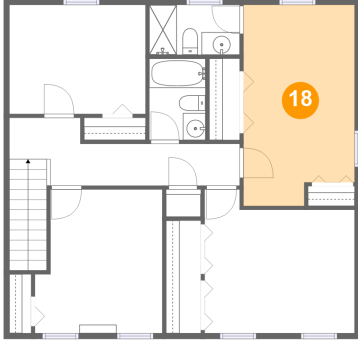


Dimensions: 4'11" x 7'2"
Area: 36 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: Yes
Addition: No
Conversion: No

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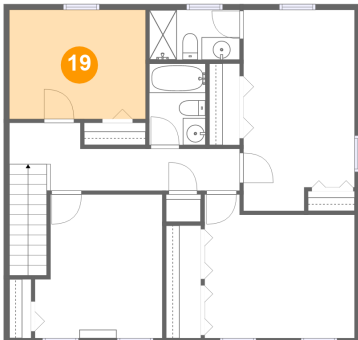
18 Floor 3 - Primary Bedroom



Dimensions: 9'9" x 17'8"
Area: 164 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

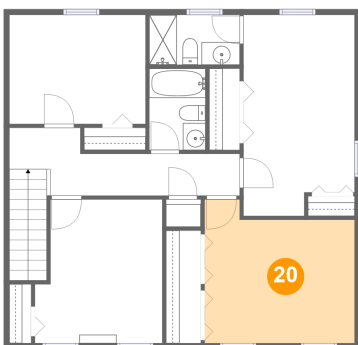
19 Floor 3 - Bedroom



Dimensions: 12'0" x 9'7"
Area: 115 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

20 Floor 3 - Bedroom

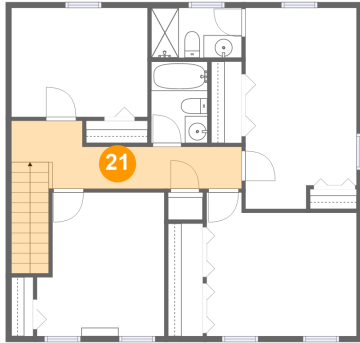


Dimensions: 13'3" x 12'8"
Area: 149 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

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21 Floor 3 - Hall



Dimensions: 20'4" x 6'0"
Area: 114 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No