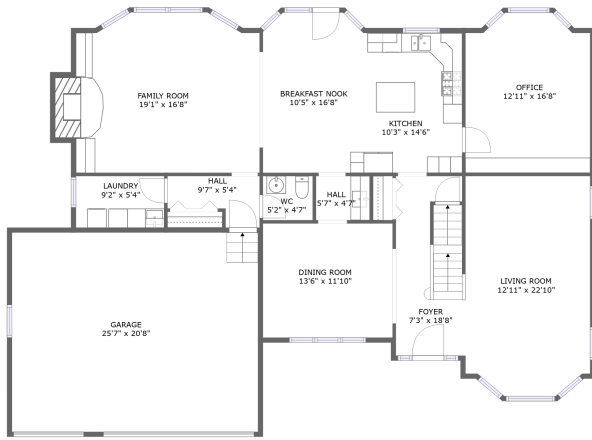
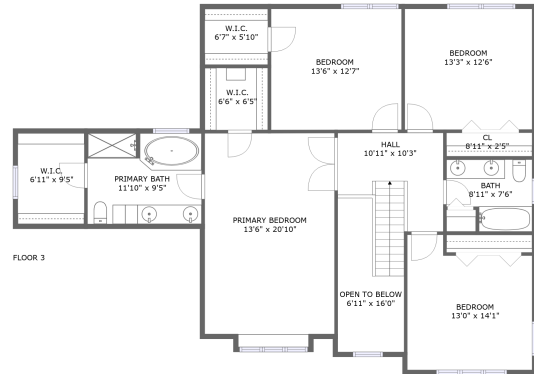


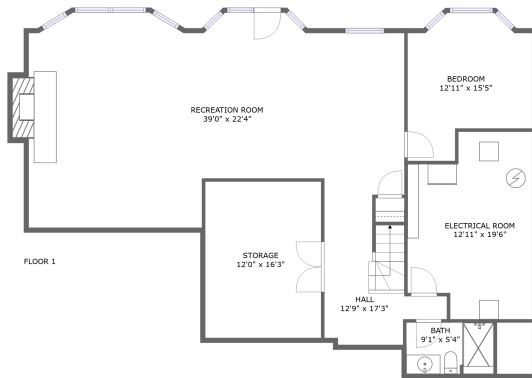
1651 Eagle Brook Drive, Geneva, Kane County, Illinois, United States, 60134



FLOOR 2




FLOOR 3



FLOOR 1

Property summary


 **1** Garages

 **5** Bedrooms

 **3** Bathrooms

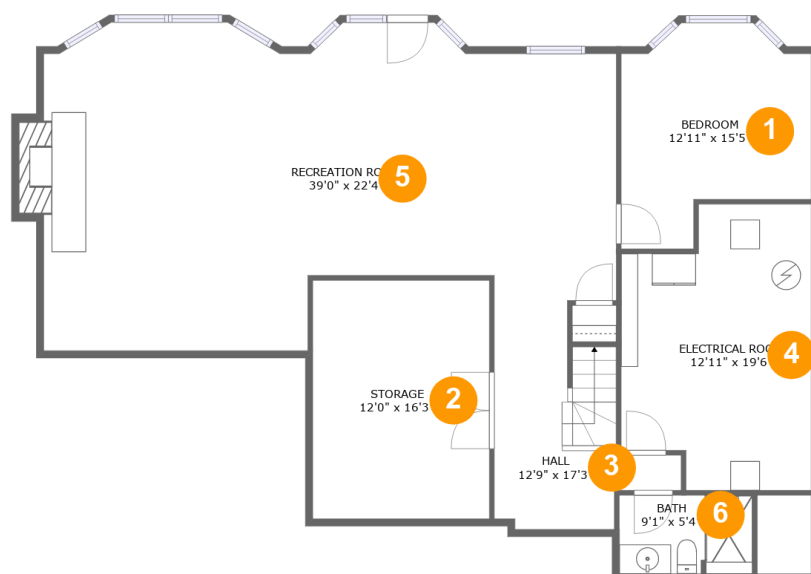
 **1** Half baths

 **3** Floors

 **4,315** Gross living area sqft

 **5,431** Total sqft

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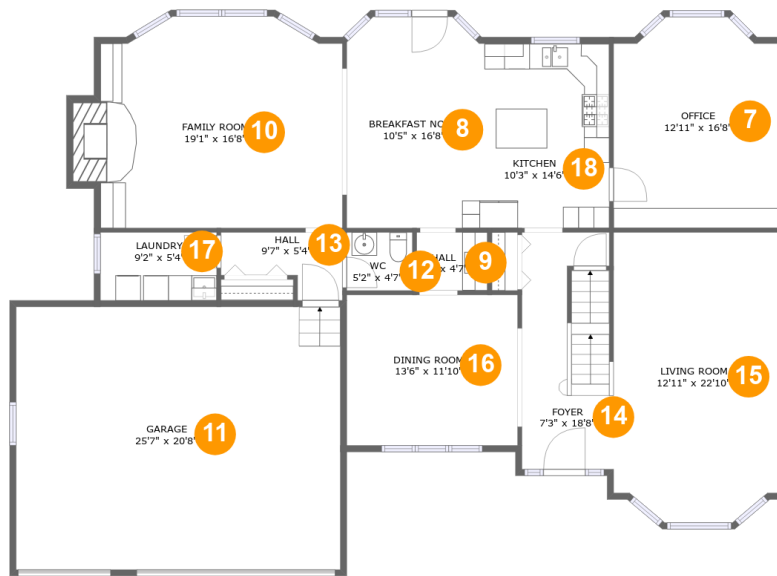
Room dimensions

Floor 1

Total sqft: 1659 Living area: 1208

#		Dimensions	sqft	Counted as living area
1	Bedroom	12'11" x 15'5"	160 sq. ft	Yes
2	Storage	12'0" x 16'3"	195 sq. ft	No
3	Hall	12'9" x 17'3"	136 sq. ft	Yes
4	Electrical Room	12'11" x 19'6"	222 sq. ft	No
5	Recreation Room	39'0" x 22'4"	740 sq. ft	Yes
6	Bath	9'1" x 5'4"	48 sq. ft	Yes

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Room dimensions

Floor 2

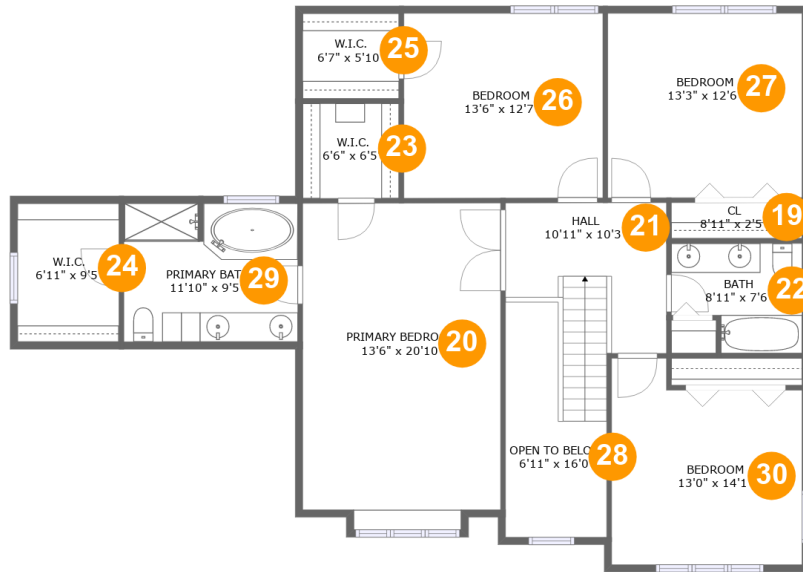
Total sqft: 2276 Living area: 1699

#		Dimensions	sqft	Counted as living area
7	Office	12'11" x 16'8"	203 sq. ft	Yes
8	Breakfast Nook	10'5" x 16'8"	169 sq. ft	Yes
9	Hall	5'7" x 4'7"	26 sq. ft	Yes
10	Family Room	19'1" x 16'8"	316 sq. ft	Yes
11	Garage	25'7" x 20'8"	529 sq. ft	No
12	WC	5'2" x 4'7"	24 sq. ft	Yes
13	Hall	9'7" x 5'4"	39 sq. ft	Yes
14	Foyer	7'3" x 18'8"	129 sq. ft	Yes
15	Living Room	12'11" x 22'10"	285 sq. ft	Yes
16	Dining Room	13'6" x 11'10"	160 sq. ft	Yes
17	Laundry	9'2" x 5'4"	49 sq. ft	Yes

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#		Dimensions	sqft	Counted as living area
18	Kitchen	10'3" x 14'6"	149 sq. ft	Yes

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Room dimensions

Floor 3

Total sqft: 1496 Living area: 1408

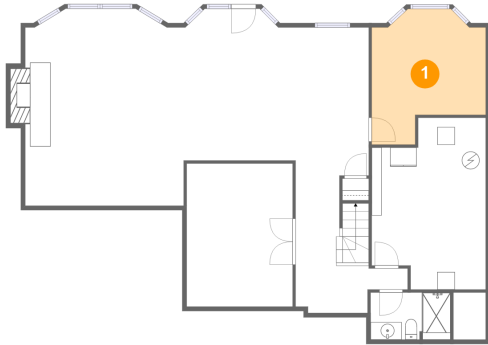
#		Dimensions	sqft	Counted as living area
19	Cl	8'11" x 2'5"	22 sq. ft	Yes
20	Primary Bedroom	13'6" x 20'10"	291 sq. ft	Yes
21	Hall	10'11" x 10'3"	115 sq. ft	Yes
22	Bath	8'11" x 7'6"	58 sq. ft	Yes
23	W.I.C.	6'6" x 6'5"	42 sq. ft	Yes
24	W.I.C.	6'11" x 9'5"	65 sq. ft	Yes
25	W.I.C.	6'7" x 5'10"	38 sq. ft	Yes
26	Bedroom	13'6" x 12'7"	170 sq. ft	Yes
27	Bedroom	13'3" x 12'6"	166 sq. ft	Yes
28	Open To Below	6'11" x 16'0"	83 sq. ft	No
29	Primary Bath	11'10" x 9'5"	111 sq. ft	Yes

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#		Dimensions	sqft	Counted as living area
30	Bedroom	13'0" x 14'1"	162 sq. ft	Yes

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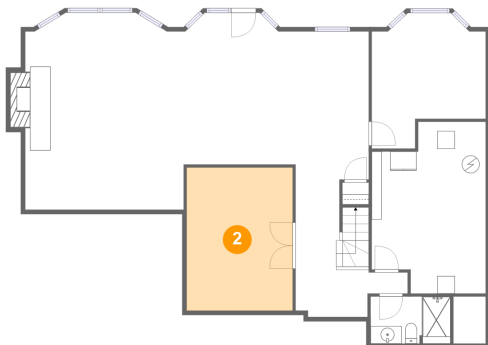
1 Floor 1 - Bedroom



Dimensions: 12'11" x 15'5"
Area: 160 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 - Storage

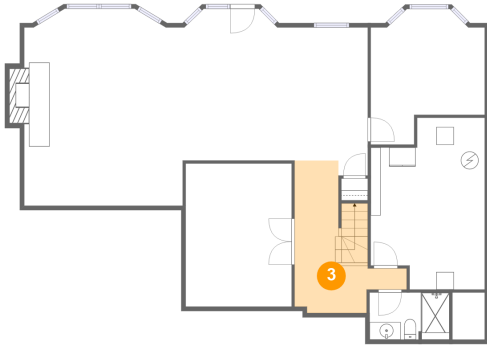


Dimensions: 12'0" x 16'3"
Area: 195 sq. ft
Counted as living area: No

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

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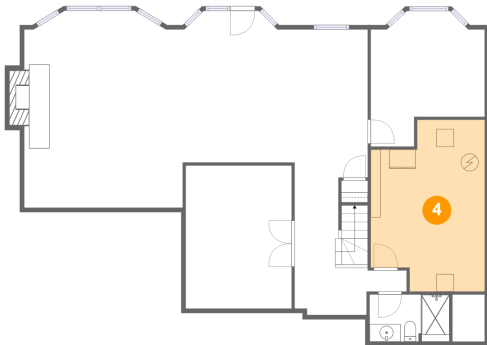
3 Floor 1 - Hall



Dimensions: 12'9" x 17'3"
Area: 136 sq. ft
Counted as living area: Yes

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

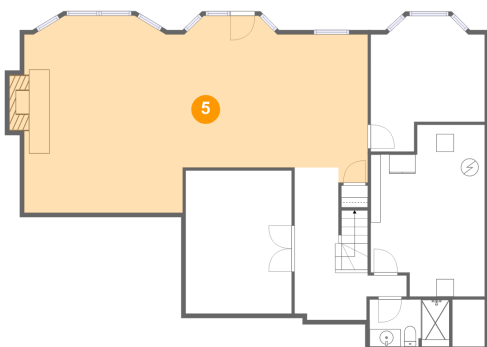
4 Floor 1 - Electrical Room



Dimensions: 12'11" x 19'6"
Area: 222 sq. ft
Counted as living area: No

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

5 Floor 1 - Recreation Room

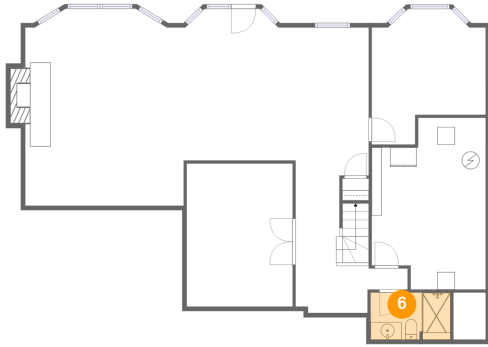


Dimensions: 39'0" x 22'4"
Area: 740 sq. ft
Counted as living area: Yes

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

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6 Floor 1 - Bath



Dimensions: 9'1" x 5'4"
Area: 48 sq. ft
Counted as living area: Yes

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

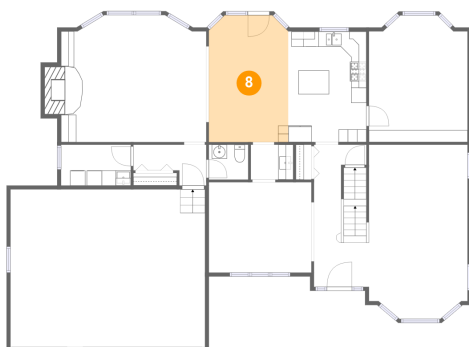
7 Floor 2 - Office



Dimensions: 12'11" x 16'8"
Area: 203 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 - Breakfast Nook



Dimensions: 10'5" x 16'8"
Area: 169 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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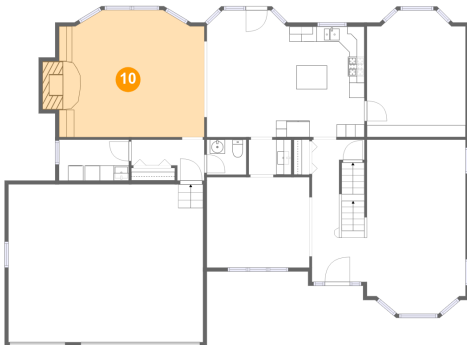
9 Floor 2 - Hall



Dimensions: 5'7" x 4'7"
Area: 26 sq. ft
Counted as living area: Yes

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

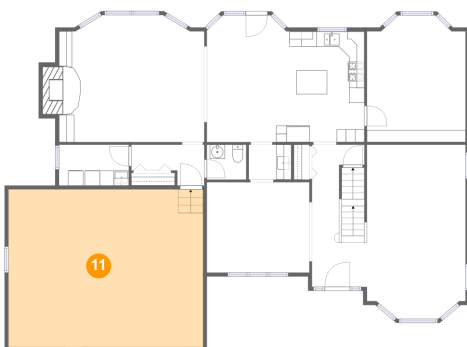
10 Floor 2 - Family Room



Dimensions: 19'1" x 16'8"
Area: 316 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 - Garage



Dimensions: 25'7" x 20'8"
Area: 529 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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12 Floor 2 - WC



Dimensions: 5'2" x 4'7"
Area: 24 sq. ft
Counted as living area: Yes

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

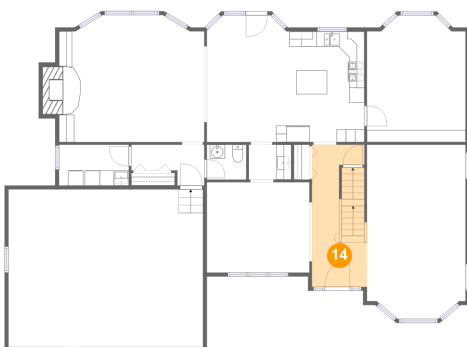
13 Floor 2 - Hall



Dimensions: 9'7" x 5'4"
Area: 39 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 - Foyer



Dimensions: 7'3" x 18'8"
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

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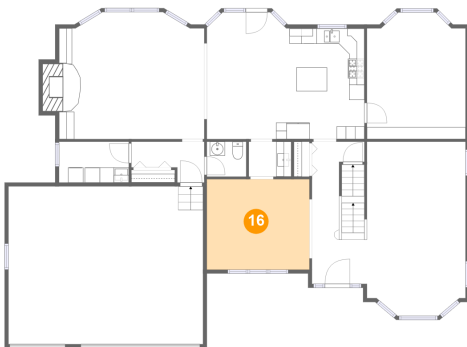
15 Floor 2 - Living Room



Dimensions: 12'11" x 22'10"
Area: 285 sq. ft
Counted as living area: Yes

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

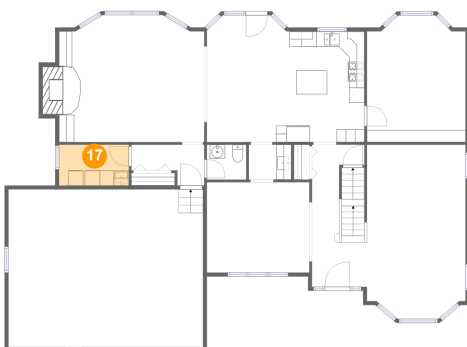
16 Floor 2 - Dining Room



Dimensions: 13'6" x 11'10"
Area: 160 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 2 - Laundry



Dimensions: 9'2" x 5'4"
Area: 49 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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18 Floor 2 - Kitchen



Dimensions: 10'3" x 14'6"
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

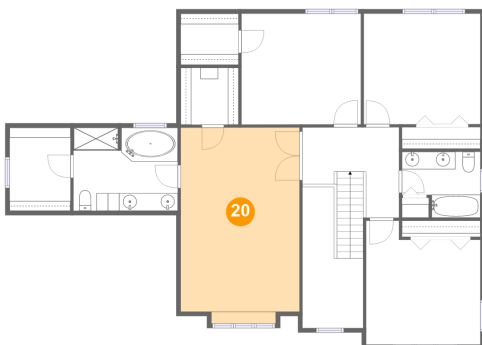
19 Floor 3 - Cl



Dimensions: 8'11" x 2'5"
Area: 22 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 - Primary Bedroom

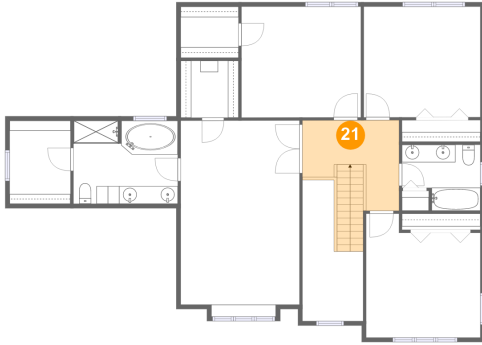


Dimensions: 13'6" x 20'10"
Area: 291 sq. ft
Counted as living area: Yes

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: 10'11" x 10'3"
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

22 Floor 3 - Bath



Dimensions: 8'11" x 7'6"
Area: 58 sq. ft
Counted as living area: Yes

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

23 Floor 3 - W.I.C.



Dimensions: 6'6" x 6'5"
Area: 42 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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24 Floor 3 - W.I.C.



Dimensions: 6'11" x 9'5"
Area: 65 sq. ft
Counted as living area: Yes

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

25 Floor 3 - W.I.C.



Dimensions: 6'7" x 5'10"
Area: 38 sq. ft
Counted as living area: Yes

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

26 Floor 3 - Bedroom



Dimensions: 13'6" x 12'7"
Area: 170 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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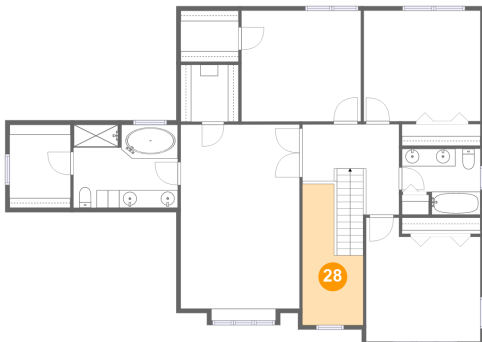
27 Floor 3 - Bedroom



Dimensions: 13'3" x 12'6"
Area: 166 sq. ft
Counted as living area: Yes

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

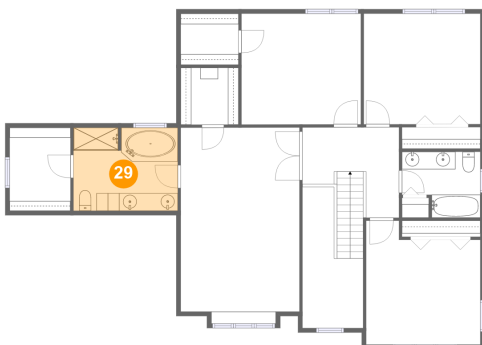
28 Floor 3 - Open To Below



Dimensions: 6'11" x 16'0"
Area: 83 sq. ft
Counted as living area: No

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

29 Floor 3 - Primary Bath



Dimensions: 11'10" x 9'5"
Area: 111 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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30 Floor 3 - Bedroom



Dimensions: 13'0" x 14'1"
Area: 162 sq. ft
Counted as living area: Yes

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