



2509 Rosehall Lane

Aurora, IL 60503 · Columbia Station · Oswego School District 308

Improvements completed during the current ownership, as provided by the seller, most recent first.

2025	Hardwood floors	Professionally refinished
	Interior paint	Fresh interior paint
	Kitchen	Granite countertops and sink
	Primary bath	Granite countertops and updated sinks
	Basement recreation room	Freshly repainted
	Rear concrete stoop	New stoop leading to the brick paver patio
	Window screens	Replaced throughout
2024	Water heater	Replaced
	Sump pump	Replaced
2022	Siding	Whole-house siding
2020	Finished basement recreation room	Recreation room (25'3" × 22'9") completed, including tile flooring, wall and ceiling work, and painting. Separate unfinished storage and crawl space remain.
	Hardwood flooring	Some hardwood was present on the first floor at purchase; the remaining first-floor hardwood was completed. Second-floor carpeting was removed and replaced with hardwood. The staircase from the first floor to the basement was finished in hardwood. The hardwood staircase from the first floor to the second floor has a center carpet runner, added for appearance and slip resistance.

Systems

- Radon mitigation system, installed 2006 (before the current owner's purchase)
- Central air conditioning
- Gas forced-air heat

Square footage

Above grade (assessor)	1,924 sq ft
Main level (Matterport)	approx. 915 sq ft
Second level (Matterport)	approx. 915 sq ft
Basement rec room	25'3" × 22'9", finished
Basement storage	11'0" × 22'9", unfinished

Matterport figures are approximate. The MLS listing uses the assessor's above-grade figure, with below-grade finished space shown separately.

Appliances: Refrigerator, range, microwave, dishwasher, washer, and dryer are included as-is, with no seller warranty or obligation to repair or replace them.

Constellation Home Sales | Freedom Group Global · Steve Roake, Broker · Keller Williams Preferred Realty · 630-912-9129 · Hello@FreedomGroupGlobal.com

Update history provided by the seller and believed accurate; it is not a warranty. Buyers should verify all information, including dates, measurements, and condition, through their own inspections. Equal Housing Opportunity.