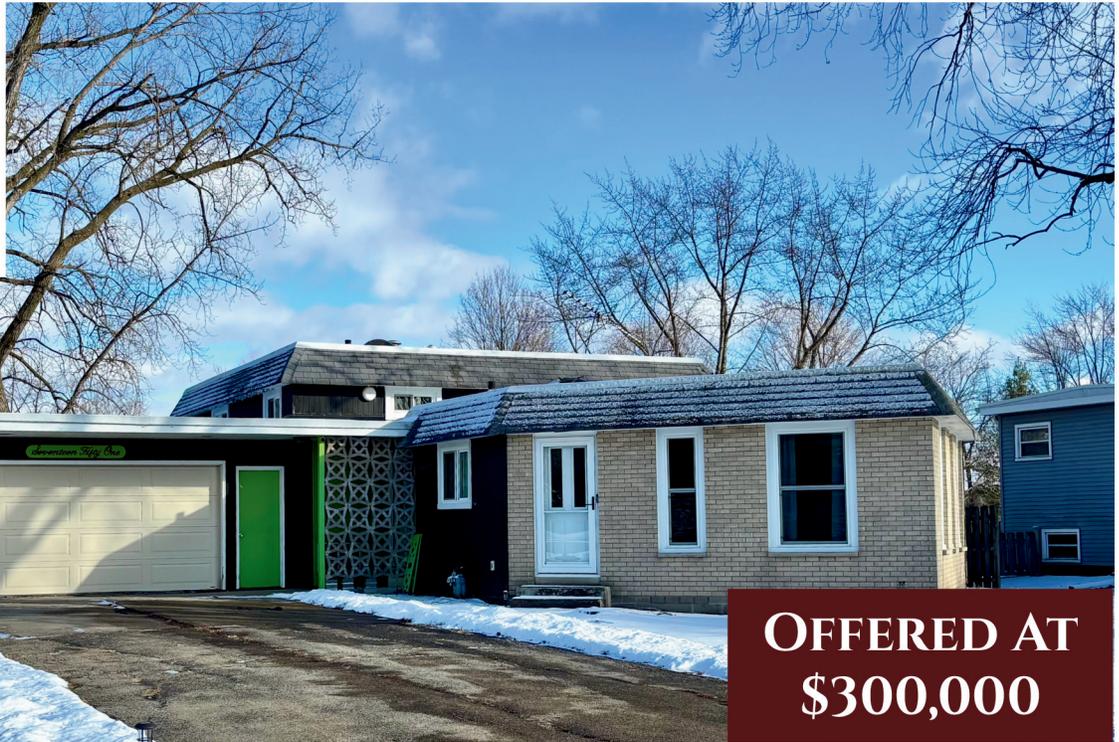
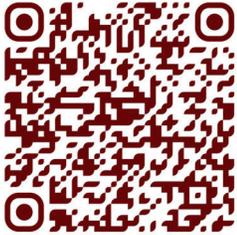


HOME FOR SALE



YOURAGENTKARI.COM
(224) 325-5763 | KARICLOSES@GMAIL.COM

1751 GARY AVE., AURORA, IL
MLS # 12546922



**OFFERED AT
\$300,000**



3 BEDROOMS



2 BATHROOMS



2 CAR GARAGE



1398 SQ. FT

WELL-LOCATED,
PEACEFUL, PRIVATE,
WITH GREAT POTENTIAL

A well-located home
(minutes from I-88) on a
quiet dead-end street. Move
in now, improve over time.
Large, private backyard.



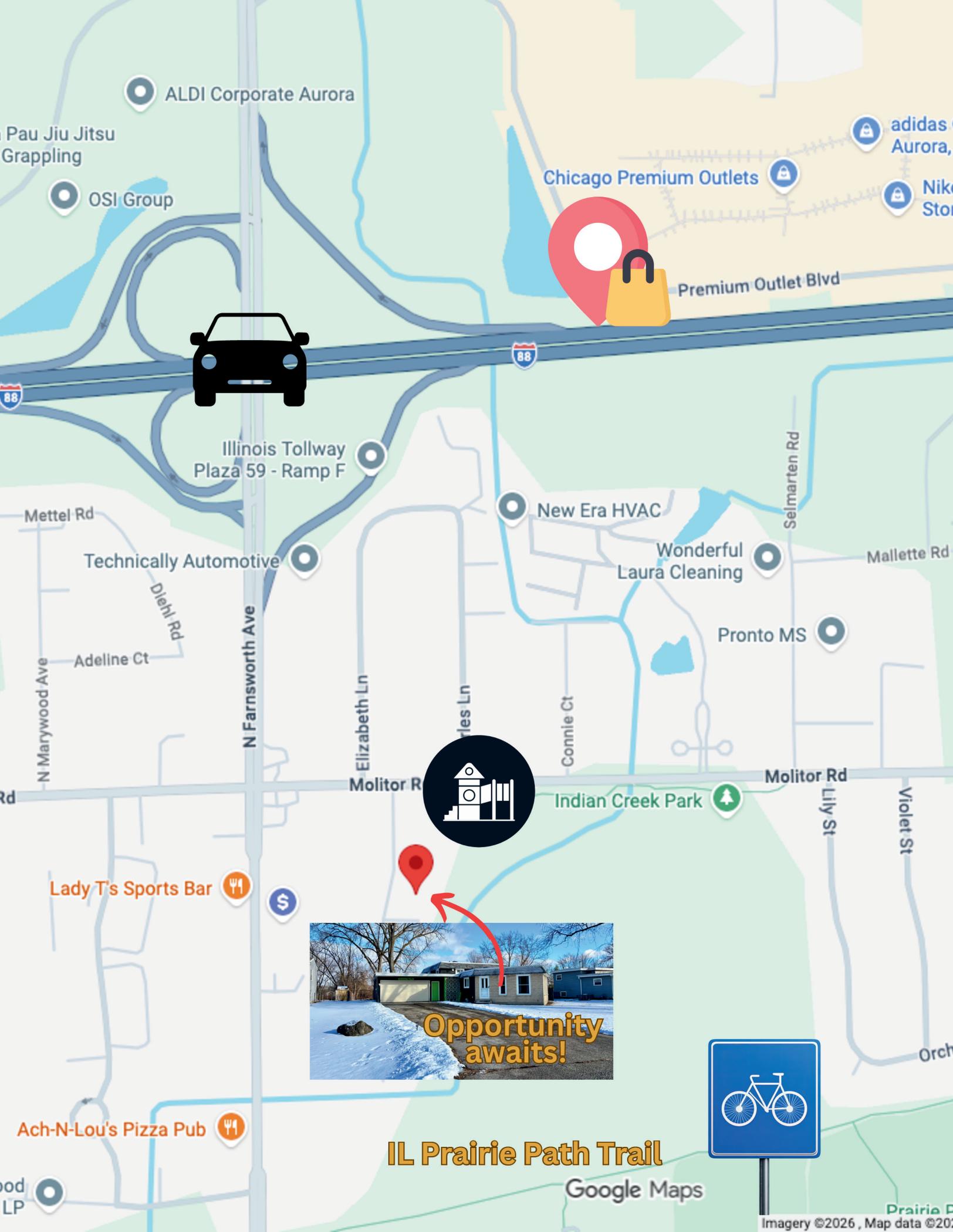
KARI CHRISTENSEN
Broker



Located on a quiet dead-end street in Marywood Acres in unincorporated Aurora, this 1966 tri-level home offers privacy, low traffic, and strong long-term potential—all *just minutes from I-88*. Owned by only the second owners for nearly 13 years, the home is habitable and being sold as-is, making it well-suited for an owner-occupant looking to improve over time or a buyer seeking an investment opportunity. The tri-level layout offers a comfortable flow, natural light, and a sense of separation, with many significant updates already completed.

- Quiet dead-end street location in Marywood Acres
- Backs to non-buildable land for added privacy
- Near Indian Creek Park and the Illinois Prairie Path trail
- Tri-level layout with abundant natural light
- Newer maple cabinetry (Kitchen)
- Wood laminate flooring (Kitchen)
- Samsung stainless steel appliances (oversized refrigerator, gas stove with center burner, dishwasher)
- Large stainless steel sink (Kitchen)
- Dining area surrounded by windows
- Living room with strong natural light
- The bedroom level is accessed by a short stairway for functional separation
- Attached garage (two-car) conveniently located off the kitchen
- All new windows and exterior doors (October 2025)
- New garage door
- Updated electrical service panel (approx. 3 years old)
- New concrete patio adjacent to screened-in patio
- Original narrow-plank hardwood floors (except kitchen), ready for refinishing
- Energy-efficient baseboard heat (approx. 10 years old)
- Roof replaced in 2009 (documentation available)
- Partial English basement (approx. 776 SF) with a non-functional bathroom offering restoration potential
- Dry crawl space
- New hot water heater (February 2026)
- Newer front-load washer and dryer

While additional updates and repairs remain, many improvements have already been completed, creating a solid opportunity to build equity in a peaceful and well-connected location.



ALDI Corporate Aurora

Pau Jiu Jitsu Grappling

Chicago Premium Outlets

adidas Aurora,

Nike Sto

Premium Outlet Blvd

88

Illinois Tollway Plaza 59 - Ramp F

Selmarten Rd

New Era HVAC

Wonderful Laura Cleaning

Mallette Rd

Technically Automotive

Pronto MS

Mettel Rd

Adelline Ct

Diehl Rd

N Marywood Ave

N Farnsworth Ave

Elizabeth Ln

Charles Ln

Connie Ct

Molitor Rd

Molitor Rd

Indian Creek Park

Lily St

Violet St

Lady T's Sports Bar



Opportunity awaits!



IL Prairie Path Trail

Google Maps

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