

MATT DIFANIS

RE/MAX Realty Associates-Cha



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Single Family Residential **2091510 A** 1412 S ABERCORN Unit #/Level: / \$157,900
 2 STORY / HOUSE URBANA, IL 61802 **Region: 08 Area: 1 Grid: 65**



2009 Champaign County AOR

Bedrooms: 4 County: CHAMPAIGN
 Full Baths: 2 Town: Yes
 Half Baths: 1 Zoning: RES
 Total Baths: 3
 Garage: 2 CAR GARAGE DETACHED
 Subdiv: SAVANNAH GREEN Grade School: PRAIRIE
 Near: KINCH Jr. High: UMS
 Acres: Senior HS: UHS
 Lot Size: 46 X 119.50 Fire Protect. Dist:
 Apx Age: 4 PIN: 91-21-15-389-021
 Year Built: 2005

	Room Dim.	Lvl	Floor	B	Room Dim.	Lvl	Floor	B	Level SF
LVR:	16.4 X 11.9	1	Carpet		BDR1: 14.8 X 14.3	2	Carpet	F	Upper SF: 1,117 Bsmnt SF: 1123
DIN:	11.6 X 18.2	1	Wood		BDR2: 12.4 X 11	2	Carpet		Main SF: 1123 Fin Bsmnt SF: 0
KIT:	13 X 20.5	1	Wood		BDR3: 11.10 X 12	2	Carpet		Lower SF: 0 Tot. Fin SF: 2240
FAM:	11.8 X 16.6	1	Carpet		BDR4: 10 X 11.8	2	Carpet		UnFin Low SF: 0
UT:					BDR5:				Approx. SF: 2240
OTHR:									
OTHR2:									

Tax Yr: 2008 Total Tax: 4301 # Exemp.: 1
 HOA Fees: \$60 HOA M/A: A Condo Fees: \$ Condo M/A:
 Other Fees: \$ Other M/A:

Family Room Y/N: Yes Fireplace Y/N: Yes Din Y/N: Yes Bd Suite Y/N: Yes
 Foundation Type: BASEMENT New Const. Y/N: No Const. Phase: Finished Orientation: W
 Insuln. Ceil.: (R) Inches: Insuln. Wall: (R) Inches:

Architecture: Sewer: Sewer HVAC: Central A/C , Forced Air
 Outbuildings: Water: Municipal Fuel Types: Natural Gas
 Exterior: Vinyl Basement: Full-Unfinished Walls: Drywall
 Fireplace: Gas Log

Misc Interior: Eat-in Kitchen , Pantry , Security System , Walk-in Closet
 Electrical:
 Property Incl.: Alarm System , Dishwasher , Disposal , Dryer , Lawn Mower , Microwave , Range/Stove , Refrigerator , Washer
 Misc Exterior: Patio , Sidewalk
 Docs on File: Seller Disclosure
 Listing Condition:

Directions: EAST ON FLORIDA, NORTH ON ABERCORN

Remarks: This popular floor plan features Andersen windows, architectural shingles, & 90+ percent efficient furnace. The front door opens into the 2-story foyer with hardwood flooring, which runs through the dining room, kitchen & hallway. The kitchen features oak cabinetry & newer cabineetry, sink & faucet. All kitchen appliances & washer & dryer are included. Most furniture is negotiable. 1 Year AHS Home Warranty included for Buyer. Pre-Inspection on file. The full basement offers tremendous storage now & excellent potential for future expansion with room for a 5th bedroom, a roughed-in bathroom, & recreation park. The house sits a block away from the neighborhood park.

Possession: 30 DAYS



2009 Champaign County AOR
Foyer



2009 Champaign County AOR
Foyer Staircase



2009 Champaign County AOR
Living Room



2009 Champaign County AOR
Dining Room



2009 Champaign County AOR
Family Room



2009 Champaign County AOR
Kitchen



2009 Champaign County AOR

Rear View



2009 Champaign County AOR

Garage