

Prepared For You By:

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RE/MAX Realty Associates-Cha



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Single Family Residential **2091545 A** 705 S AMY Unit #/Level: / \$229,900
 2 STORY / HOUSE MAHOMET, IL 61853 Region: 04 Area: 1 Grid: 0



2009 Champaign County AOR

| | | | |
|--------------|----------------------------|---------------------|------------------|
| Bedrooms: | 4 | County: | CHAMPAIGN |
| Full Baths: | 2 | Town: | Yes |
| Half Baths: | 1 | Zoning: | |
| Total Baths: | 3 | | |
| Garage: | 2.5 Car Garage Attached | | |
| Subdiv: | SANDY RIDGE | Grade School: | MAHOMET |
| Near: | SANDY RIDGE DR. | Jr. High: | MAHOMET |
| Acres: | .29 | Senior HS: | MAHOMET |
| Lot Size: | 90' X 140' | Fire Protect. Dist: | CORNBELT |
| Apx Age: | 19 | PIN: | 15-13-14-302-007 |
| Year Built: | 1990 | | |

| | Room Dim. | Lvl | Floor | B | Room Dim. | Lvl | Floor | B | Level SF |
|------|-------------|-----|--------|---|-----------|-------------|-------|--------|--------------------------------|
| LVR: | 22'0"X13'0" | 1 | Carpet | | BDR1: | 15'5"X10'5" | 2 | Carpet | F Upper SF: 960 Bsmnt SF: 1240 |
| DIN: | 13'0"X10'8" | 1 | Wood | | BDR2: | 14'6"X9'0" | 2 | Carpet | Main SF: 1240 Fin Bsmnt SF: |
| KIT: | 22'0"X13'0" | 1 | Wood | | BDR3: | 12'7"X10'0" | 2 | Carpet | Lower SF: 0 Tot. Fin SF: 2200 |
| FAM: | 25'6"X13'3" | 0 | Carpet | | BDR4: | 11'2"X8'10" | 1 | Wood | UnFin Low SF: |
| UT: | 11'8"X6'5" | 1 | Wood | | BDR5: | 13'7"X13'0" | 0 | Carpet | Approx. SF: 2200 |

OTHR:
OTHR2:

| | | | | | |
|-------------|-------|------------|------|-------------|----|
| Tax Yr: | 2007 | Total Tax: | 5231 | # Exemp.: | 1 |
| HOA Fees: | \$200 | HOA M/A: | A | Condo Fees: | \$ |
| Other Fees: | \$ | Other M/A: | | Condo 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: | E |
| Insuln. Ceil. (R) | | Inches: | | Insuln. Wall: (R) | | Inches: | |

| | | | | | |
|---------------|----------|-----------|---------------|-------------|--------------------------|
| Architecture: | Colonial | Sewer: | Sewer | HVAC: | Central A/C , Forced Air |
| Outbuildings: | | Water: | Municipal | Fuel Types: | Natural Gas |
| Exterior: | Cedar | Basement: | Full-Finished | Walls: | Drywall |
| Fireplace: | Wood | | | | |

Misc Interior: Bedroom on Level 1 , Built-in Bookcase , Eat-in Kitchen , Laundry Room , Pantry , Sump Pump
 Electrical: 200 AMP
 Property Incl.: Dishwasher , Disposal , Range/Stove , Refrigerator
 Misc Exterior: Deck , Sidewalk
 Docs on File:
 Listing Condtion:

Directions: East edge of Mahomet, Rt 150, North onto Sandy Ridge Dr, left onto Amy. House around curve on left.

Remarks: This Williamsburg inspired colonial backs up to a neighborhood commons walkway and overlooks an open hayfield. The desirable Sandy Ridge location includes access to the subdivision lakes and common areas. The house boasts stunning curb appeal outside, combined with tremendous character inside, with highlights including hundreds of feet of pine plank flooring & 2 large wood-burning fireplaces with brick hearths. Living room and kitchen are both generously sized, and the kitchen features excellent counter, cabinet, and pantry space. The laundry room is nearly 12 feet long, featuring a utility sink & much countertop folding space. Other exceptional features for this price point include an enormous garage with 8' overhead doors & a 2nd stairway to the 9' deep basement with 2 finished rooms.

Possession: 45 DAYS



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Photo Gallery MLS# R2091545A



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