

Prepared For You By:

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Single Family Residential **2100946 A** 1205 S ANDERSON Unit #/Level: / \$82,900
 1 STORY / HOUSE URBANA, IL 61801 Region: 08 Area: 1 Grid: 64



2010 Champaign County AOR

Bedrooms: 2 County: CHAMPAIGN
 Full Baths: 1 Town: Yes
 Half Baths: 0 Zoning: RES
 Total Baths: 1
 Garage: 1 CAR GARAGE DETACHED
 Subdiv: FAIRLAWN PARK Grade School: WILEY
 Near: FAIRLAWN Jr. High: UMS
 Acres: Senior HS: UHS
 Lot Size: 60' X 121.46' Fire Protect. Dist: URBANA
 Apx Age: 59 PIN: 93-21-17-430-009
 Year Built:

	Room Dim.	Lvl	Floor	B	Room Dim.	Lvl	Floor	B	Level SF	
LVR:	17'10"X11'10"	1	Wood		BDR1:	11'10"X10'9"	1	Wood	Upper SF:	0 Bsmnt SF: 750
DIN:					BDR2:	11'9"X8'8"	1	Wood	Main SF:	750 Fin Bsmnt SF:
KIT:	11'10"X10'9"	1	Carpet		BDR3:				Lower SF:	0 Tot. Fin SF: 750
FAM:					BDR4:				UnFin Low SF:	
UT:					BDR5:				Approx. SF:	750
OTHR:										
OTHR2:										

Tax Yr: 2008 Total Tax: 484 # Exemp.: 3
 HOA Fees: \$ HOA M/A: Condo Fees: \$ Condo M/A:
 Other Fees: \$ Other M/A:

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

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

Misc Interior: Bedroom on Level 1
 Electrical: 100 AMP
 Property Incl.: Dryer , Freezer , Range/Stove , Refrigerator , Washer
 Misc Exterior: Deck , Sidewalk
 Docs on File:

Directions: From S Vine, east on Fairlawn, then S on Anderson.

Remarks: This home offers a desirable location near bus lines, parks, schools, & shopping. This is a rare home on a full basement that offers great storage and excellent potential for finished space. Current owner had backyard and landscape beds professionally re-graded in 6/2009 and downspouts upgraded to discharge away from house. Other highlights include original hardwood floors throughout the living room, bedrooms & hallway, updated 100-amp electrical service and modern forced air natural gas furnace with central a/c. The house includes all appliances (newer gas range, refrigerator, washer and dryer).

Possession: 30 DAYS