

Prepared For You By:

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RE/MAX Realty Associates-Cha



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(8)

Single Family Residential **2091619 A** 2801 BLAIR CIRCLE Unit #/Level: / \$139,900
 1 STORY / HOUSE CHAMPAIGN, IL 61821 **Region: 07 Area: 1 Grid: 45**



2009 Champaign County AOR

Bedrooms:	3	County:	CHAMPAIGN
Full Baths:	2	Town:	Yes
Half Baths:	1	Zoning:	
Total Baths:	3		
Garage:	2 CAR GARAGE ATTACHED		
Subdiv:	BELL MEADE	Grade School:	SOC
Near:	DUNCAN	Jr. High:	CALL UNT 4 351-3701
Acres:		Senior HS:	CENTENNIAL
Lot Size:	70 X 175 X 250 X 95	Fire Protect. Dist:	
Apx Age:	47	PIN:	44 20 15 103 013
Year Built:	1962		

	Room Dim.	Lvl	Floor	B	Room Dim.	Lvl	Floor	B	Level SF
LVR:	19'6"X13'5"	1	Wood		BDR1:	12'2"X11'6"	1	Wood	F Upper SF: 0 Bsmnt SF: 0
DIN:	17'4"X10'2"	1	Linoleum		BDR2:	11'9"X9'0"	1	Wood	Main SF: 1510 Fin Bsmnt SF:
KIT:	11'3"X10'0"	1	Vinyl		BDR3:	11'8"X10'2"	1	Wood	Lower SF: 0 Tot. Fin SF: 1510
FAM:					BDR4:				UnFin Low SF:
UT:	11'8"X6'0"	1	Vinyl	H	BDR5:				Approx. SF: 1510
OTHR:									
OTHR2:									

Tax Yr:	2007	Total Tax:	2983	# Exemp.:	
HOA Fees:	\$	HOA M/A:		Condo Fees:	\$
Other Fees:	\$	Other M/A:		Condo M/A:	

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

Architecture:	Ranch	Sewer:	Sewer	HVAC:	Central A/C , Forced Air
Outbuildings:	Garden Shed	Water:	Municipal	Fuel Types:	Natural Gas
Exterior:	Brick , Vinyl	Basement:		Walls:	Plaster
Fireplace:	Wood				

Misc Interior: Bedroom on Level 1 , C-Vac System , Handicap Adaptable , Laundry Room , Pantry
 Electrical: 100 AMP
 Property Incl.: C-Vac System Tools , Dishwasher , Disposal , Dryer , Microwave , Range/Stove , Refrigerator , Washer
 Misc Exterior: Deck , Handicap Adaptable , Patio , Water Frontage
 Docs on File:
 Listing Condtion:

Directions: From Springfield, south on Duncan to Blair. Turn east to home on cul-de-sac

Remarks: This charming ranch home sits on a large, cul-de-sac lot that backs to a creek. Highlights include hundreds of square feet of hardwood flooring, a wood-burning fireplace with brick hearth, central vacuum, newer tear-off roof (2 years), newer central A/C and furnace (8 years), most windows newer, & all exterior doors recently replaced. The home's exterior features a covered patio, new concrete drive with additional parking space, low maintenance exterior, deck, mature trees, & lovely landscaping. **Please see complete photo tour online**

Possession: 30 DAYS



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Photo Gallery MLS# R2091619A



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