

Prepared For You By:

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RE/MAX Realty Associates-Cha



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Single Family Residential **2092468 A** 1208 BRIARCLIFF Unit #/Level: / \$86,900
 1 STORY / HOUSE URBANA, IL 61801 **Region: 08 Area: 1 Grid: 64**



2009 Champaign County AOR

Bedrooms: 2 County: CHAMPAIGN
 Full Baths: 1 Town: Yes
 Half Baths: 0 Zoning:
 Total Baths: 1
 Garage: 1.5 Car Garage Detached
 Subdiv: FAIRLAWN PARK Grade School: WILEY
 Near: COTTAGE GROVE Jr. High: UMS
 Acres: Senior HS: UHS
 Lot Size: 56X110X64.17X110 Fire Protect. Dist: URBANA
 Apx Age: 55 PIN: 92-21-16-378-030
 Year Built:

	Room Dim.	Lvl	Floor	B	Room Dim.	Lvl	Floor	B	Level SF			
LVR:	17'9"X11'9"	1	WOOD LAMINATE		BDR1:	11'10"X9'8"	1	Carpet	Upper SF:	0	Bsmnt SF:	0
DIN:					BDR2:	11'9"X8'6"	1	Carpet	Main SF:	775	Fin Bsmnt SF:	
KIT:	11'8"X8'0"	1	WOOD LAMINATE		BDR3:				Lower SF:	0	Tot. Fin SF:	775
FAM:					BDR4:				UnFin Low SF:			
UT:					BDR5:				Approx. SF:	775		
OTHR:												
OTHR2:												

Tax Yr: 2008 Total Tax: 1835 # Exemp.: 1
 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: SLAB New Const. Y/N: No Const. Phase: Finished Orientation: S
 Insuln. Ceil.: (R) Inches: Insuln. Wall: (R) Inches:

Architecture: Ranch Sewer: Sewer HVAC: Forced Air , Window A/C
 Outbuildings: Water: Municipal Fuel Types: Natural Gas
 Exterior: Vinyl Basement: Walls: Drywall
 Fireplace:

Misc Interior: Bedroom on Level 1 , Eat-in Kitchen , Laundry Room
 Electrical: 100 AMP
 Property Incl.: Dishwasher , Disposal , Dryer , Range Hood , Range/Stove , Refrigerator , Washer , Window A/C
 Misc Exterior:
 Docs on File:
 Listing Condition:

Directions: Located between Cottage Grove and Philo, S of Fairlawn, N of Florida.

Remarks: This popular 2-bedroom house plan sits in the desirable Fairlawn Park neighborhood, which offers easy access to multiple bus lines, park, UI campus, & downtown Urbana. This home offers low maintenance vinyl siding & an uncommonly nice oversize 1-car garage on the outside. Inside, the house features newer laminate flooring & carpet, updated 100-Amp electrical service, newer paint, newer lighting, & totally remodeled kitchen & bath. The kitchen boasts oak cabinetry & a full complement of appliances, including dishwasher. The bathroom features spectacular custom tile work on the floor and around the tub. **See complete photo tour.**

Possession: 30 DAYS



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Photo Gallery MLS# R2092468A



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