

MATT DIFANIS

RE/MAX Realty Associates-Cha



() - x.



(9)

Single Family  
Residential **2100559 A**  
1 STORY / COOP

805 W CHURCH  
CHAMPAIGN, IL 61820

Unit #/Level: 11 / 3

\$114,900 

Region: 07 Area: 1 Grid: 51



2010 Champaign County AOR

Bedrooms:	1	County:	CHAMPAIGN
Full Baths:	1	Town:	Yes
Half Baths:	0	Zoning:	
Total Baths:	1		
Garage:	1 CAR GARAGE DETACHED		
Subdiv:		Grade School:	SOC
Near:	PINE	Jr. High:	CALL UNT 4 351-3701
Acres:		Senior HS:	CENTRAL
Lot Size:	CO-OP	Fire Protect. Dist:	CHAMPAIGN
Apx Age:	86	PIN:	42-20-12-303- 018
Year Built:	1924		

	Room Dim.	Lvl	Floor	B	Room Dim.	Lvl	Floor	B	Level SF	
LVR:	18'2"X11'11"	3	Wood		BDR1:	14'8"X9'10"	3	Wood	Upper SF:	0 Bsmnt SF: 100
DIN:	13'10"X11'8"	3	Wood		BDR2:				Main SF:	1085 Fin Bsmnt SF:
KIT:	13'10"X7'6"	3	Wood		BDR3:				Lower SF:	0 Tot. Fin SF: 1085
FAM:	11'11"X9'0"	3	Tile		BDR4:				UnFin Low SF:	0
UT:					BDR5:				Approx. SF:	1085
OTHR:										
OTHR2:										

Tax Yr:	2008	Total Tax:	972	# Exemp.:	0		
HOA Fees:	\$	HOA M/A:		Condo Fees:	\$	Condo M/A:	
Other Fees:	\$230	Other M/A:	M				

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

Architecture:		Sewer:	Sewer	HVAC:	Steam , Window A/C
Outbuildings:		Water:	Municipal	Fuel Types:	Natural Gas
Exterior:	Brick	Basement:	Full-Unfinished	Walls:	Plaster
Fireplace:					

Misc Interior: Built-in Bookcase , Cable TV , Laundry Room , Walk-in Closet  
 Electrical: 100 AMP  
 Property Incl.: Dishwasher , Dryer , Microwave , Range Hood , Range/Stove , Refrigerator , Washer  
 Misc Exterior: Sidewalk  
 Docs on File:

Directions: Located between Pine & Prospect. Enter parking lot just E of building & park in lot just E of garage

Remarks: This vintage building offers extraordinary charm & character, along with a desirable location near downtown Champaign, parks, schools & bus lines. This unit offers a generously proportioned floor plan that includes a fully remodeled kitchen, remodeled bathroom, tremendous closet & storage space, & spectacular original woodwork. The kitchen features oak cabinetry, plentiful counter space, & includes a full complement of appliances, including a built-in dishwasher! The bathroom combines updated fixtures & lighting with original honeycomb floor tiles & an exposed brick wall. The building's full basement offers secure storage unit, laundry facilities (this unit includes its own hook-up & includes washer & dryer) & exercise room for individually owned fitness equipment. \*\*See photo tour!\*\*

Possession: 45 DAYS



2010 Champaign County AOR



2010 Champaign County AOR



2010 Champaign County AOR



2010 Champaign County AOR



2010 Champaign County AOR



2010 Champaign County AOR

---- Information herein deemed reliable but not guaranteed ----

© 2008 Champaign Co. Association of Realtors

02/03/2010 12:55 PM



2010 Champaign County AOR



2010 Champaign County AOR