

Prepared For You By:

MATT DIFANIS

RE/MAX REALTY ASSOCIATES -CHAMPAIGN



() - x.



(9)

Single Family Residential **2084976 A** 2405 CLAYTON BLVD Unit #/Level: 202 / 2 \$119,900
 1 STORY / CONDO CHAMPAIGN, IL 61822 **Region: 07 Area: 1 Grid: 42**



2008 Champaign County AOR

Bedrooms: 2 County: CHAMPAIGN
 Full Baths: 2 Town: Yes
 Half Baths: 0 Zoning:
 Total Baths: 2
 Garage: 1 CAR GARAGE ATTACHED
 Subdiv: PARKLAND RIDGE Grade School: SOC
 Near: HERITAGE Jr. High: CALL UNT 4 351-3701
 Acres: Senior HS: CENTRAL
 Lot Size: CONDO Fire Protect. Dist: CHAMPAIGN
 Apx Age: 13 PIN: 41-20-10-132-094
 Year Built:

	Room Dim.	Lvl	Floor	B	Room Dim.	Lvl	Floor	B	Level SF
LVR:	15'8"X14'10"	2	Carpet		BDR1:	13'7"X12'2"	2	Carpet	Upper SF: 0
DIN:	10'4"X8'5"	2	Carpet		BDR2:	11'11"X11'3"	2	Carpet	Main SF: 1158
KIT:	11'0"X7'5"	2	Tile		BDR3:				Lower SF: 0
FAM:					BDR4:				Bsmnt SF: 0
UT:					BDR5:				Approx. SF: 1158
OTHR:									
OTHR2:									

Tax Yr: 2007 Total Tax: 2456 # 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: Yes Din Y/N: Yes Bd Suite Y/N: Yes
 Foundation Type: CRAWL New Const. Y/N: No Const. Phase: Finished Orientation:
 Insuln. Ceil.: (R) Inches: Insuln. Wall: (R) Inches:

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

Misc Interior: Built-in Bookcase , Pantry
 Electrical:
 Property Incl.: Dishwasher , Disposal , Dryer , Range/Stove , Refrigerator , Washer
 Misc Exterior: Deck , Sidewalk
 Docs on File:
 Listing Condition:

Directions: Bradley W, turn S onto Clayton Blvd, L into DMV, and immed R into condo lot. Unit on W side of bldg.

Remarks: This unit features all newer flooring and counters throughout. Kitchen and bathrooms have been upgraded with designer ceramic tile and solid surface countertops. Carpet throughout the rest of the unit is also newer and in excellent condition. Master bedroom features two closets and versatile furniture placement options. The location offers very close proximity to Parkland College, as well as easy access to multiple bus routes to get to the University of Illinois. **Note 2 virtual tours--one interactive floor plan and a complete photo tour.** Photos depict the unit's appearance when owner-occupied with different furnishings.

Possession: 45 DAYS



2008 Champaign County AOR
Building Commons View



2008 Champaign County AOR
Dining Room



2008 Champaign County AOR
Living Room



2008 Champaign County AOR
Living Room Kitchen



2008 Champaign County AOR
Kitchen



2008 Champaign County AOR
Master Bedroom



2008 Champaign County AOR

Master Bath



2008 Champaign County AOR

2nd Bedroom