

Prepared For You By:

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(7)

Single Family Residential **2082619 A** 916 E CR 2750 N Unit #/Level: / \$274,900   
 2 STORY / HOUSE MANSFIELD, IL 61854 **Region: 04 Area: 4 Grid: 0**



2008 Champaign County AOR

Bedrooms: 5 County: PIATT  
 Full Baths: 2 Town: No  
 Half Baths: Zoning:  
 Total Baths: 2  
 Garage: Multiple Garages  
 Subdiv: Grade School: BLUE RIDGE  
 Near: MANSFIELD SLAB Jr. High: BLUERIDGE  
 Acres: 4.26 Senior HS: BLUERIDGE  
 Lot Size: 4.26 ACRES Fire Protect. Dist:  
 Apx Age: 98 PIN: 02 18 20 006  
 Year Built: 1910 007 03

	Room Dim.	Lvl	Floor	B	Room Dim.	Lvl	Floor	B	Level SF
LVR:	17'3"X16'8"	1	Wood		BDR1: 17'4"X14'4"	2	Carpet	F	Upper SF: 1,384 Bsmnt SF: 1384
DIN:	17'6"X13'7"	1	Wood		BDR2: 13'8"X12'8"	2	Carpet		Main SF: 1384
KIT:	21' X11'6"	1	Vinyl		BDR3: 13'7"X10'7"	2	Carpet		Lower SF: 0
FAM:					BDR4: 13'7"X11'8"	1	Wood		UnFin Low SF:
UT:	15' X 13'	0	Other		BDR5: 14'2"X9'4"	2	Carpet		Approx. SF: 2768
OTHR:	13' X8'4"	1	Wood						
OTHR2:	12'1"X7'7"	2	Carpet						

Tax Yr: 2006 Total Tax: 3777 # Exemp.: 1  
 HOA Fees: \$ HOA M/A: Condo Fees: \$ Condo M/A:  
 Other Fees: \$ Other M/A:

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

Architecture: Farmhouse Sewer: Septic HVAC: Hot Water , Window A/C  
 Outbuildings: Garden Shed , Other Water: Well-Shared Fuel Types: Propane Gas  
 Building , Other-See  
 Remarks  
 Exterior: Aluminum Basement: Full-Unfinished Walls: Plaster  
 Fireplace: Gas Log

Misc Interior: Bay-Bow Window , Bedroom on Level 1 , China Cabinet , Eat-in Kitchen , Exercise Room , Laundry Room , Sump Pump , Walk-in Closet  
 Electrical: 200 AMP  
 Property Incl.: Cooktop , Dishwasher , Range Hood , Range/Stove , Refrigerator , Window A/C  
 Misc Exterior: Porch-Enclosed  
 Docs on File:  
 Listing Condition:

Directions: I-74 to Mansfield, exit S to Rt 150. W on 150 to 1100E, then S to 2750N, then W to home on right.

Remarks: The owners of this historic farmhouse have lovingly restored & improved the house to combine historic charm & character with excellent condition. The 1st floor features spectacular oak woodwork, including original floors, trim, 2 sets of solid pocket doors & beautiful open staircase. The 2nd floor features finished pine plank flooring under the carpet, ceiling fans & original transom windows over 2nd floor doors. The master bedroom features generous proportions & a distinctive bay window, while the adjoining full bath offers a stunning remodel. The kitchen offers newer double oven & 36" stainless range hood. The exceptionally usable basement includes new boiler in 2008. Property includes 2-car attached garage, 2-car detached garage/workshop & potting shed. \*See 56 images in virtual tour!

Possession: 30 DAYS NEGOTIATION



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