

MATT DIFANIS

RE/MAX Realty Associates-Cha



() - x.



(9)

Single Family Residential **2093404 A** 2805K CR 600E Unit #/Level: / \$239,500
 1 STORY / HOUSE FISHER, IL 61843 **Region: 04 Area: 2 Grid: 0**



2009 Champaign County AOR

Bedrooms: 4 County: CHAMPAIGN
 Full Baths: 2 Town: No
 Half Baths: Zoning:
 Total Baths: 2
 Garage: Multiple Garages
 Subdiv: EDGEWOOD Grade School: FISHER
 ACRES
 Near: OAK HILL DR Jr. High: FISHER
 Acres: .8 Senior HS: FISHER
 Lot Size: SEE COMMENTS Fire Protect. Dist: SANGAMON V
 Apx Age: 35 PIN: 16-07-12-476-002
 Year Built:

Room	Dim.	Lvl	Floor	B	Room	Dim.	Lvl	Floor	B	Level SF
LVR:	17'4"X15'9"	1	WOOD LAMINATE	BD	R1:	12'10"X11'11"	1	Wood	U	pper SF: 0 Bsmnt SF: 1167
DIN:					BDR2:	11'3"X11'11"	1	Wood		Main SF: 2157 Fin Bsmnt SF: 523
KIT:	20'6"X16'10"	1	WOOD LAMINATE	BDR	3:	11'3"X10'0"	1	Wood	Lo	wer SF: 0 Tot. Fin SF: 2680
FAM:	28'0"X15'6"	1	Wood		BDR4:	11'3"X8'7"	1	Wood		UnFin Low SF: 0
UT:					BDR5:					Approx. SF: 2157
OTHR:										
OTHR2:	34'10"X13'0"	0	Carpet							

Tax Yr: 2008 Total Tax: 4923 # 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: Finished Orientation:
 Insuln. Ceil.: (R) Inches: Insuln. Wall: (R) Inches:

Architecture: Ranch Sewer: Septic HVAC: Central A/C , Forced Air , Space Heater
 Outbuildings: Other-See Remarks Water: Well Fuel Types: Propane Gas
 Exterior: Brick Basement: Partial-Finished Wall s: Drywall
 Fireplace: Wood , Wood Stove

Misc Interior: Bedroom on Level 1 , Built-in Bookcase , Cable TV , Cathedral Ceiling , Eat-in Kitchen , Laundry Room , Pantry , Skylight , Sump Pump , Whirlpool

Electrical:
 Property Incl.: Dishwasher , Disposal , Range/Stove , Refrigerator
 Misc Exterior: Cul-De-Sac , Deck , Patio , Porch , Water Frontage

Docs on File:
 Listing Condition:

Directions: Subdivision entrance is just north of forest preserve & just north of intersection of CR600E & 2800N

Remarks: Situated in a quiet rural subdivision next to the Sangamon River Forest Preserve, this home combines outstanding remodeled condition throughout with a finished basement, spectacular river views, wood flooring, 2 fireplaces, & garage space for up to 6 cars! The kitchen features upscale raised panel hickory cabinets with solid hickory end caps, along with excellent lighting, abundant counter space, & a full complement of newer appliances. The living room features a wood-burning fireplace, flanked by built-in bookshelves. The 28'0"x15'6" sun room offers a panoramic view of the backyard of the .8-acre lot and a commanding view of the Sangamon River. The expertly finished basement adds more than 500 square feet of versatile living space with a second fireplace & walk-out access to the backyard.

Possession: 45 DAYS



2009 Champaign County AOR



2009 Champaign County AOR
River view from backyard.



2009 Champaign County AOR
Kitchen



2009 Champaign County AOR
Kitchen



2009 Champaign County AOR



2009 Champaign County AOR
Family RoomSun Room



2009 Champaign County AOR
Finished walk-out basement



2009 Champaign County AOR
Detached 4-car garage