

MATT DIFANIS

RE/MAX Realty Associates-Cha



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Single Family Residential **2093144 A** 2805M CR 600E Unit #/Level: / \$169,900
 1 STORY / HOUSE FISHER, IL 61843 **Region: 04 Area: 2 Grid: 0**



2009 Champaign County AOR

Bedrooms: 3 County: CHAMPAIGN
 Full Baths: 2 Town: No
 Half Baths: 0 Zoning:
 Total Baths: 2
 Garage: 2 CAR GARAGE ATTACHED
 Subdiv: EDGEWOOD ACRES Grade School: FISHER
 Near: OAK HILL DR. Jr. High: FISHER
 Acres: Senior HS: FISHER
 Lot Size: 106X153.3X49.44X142 Fire Protect. Dist: SANGAMON V
 Apx Age: 35 PIN: 16-07-12-476-008
 Year Built: 1974

	Room Dim.	Lvl	Floor	B	Room Dim.	Lvl	Floor	B	Level SF
LVR:	12'2"X14'10"	1	Carpet		BDR1: 13'3"X11'10"	1	Carpet		Upper SF: 0 Bsmnt SF: 1449
DIN:	13'4"X12'3"	1	Wood		BDR2: 11'3"X10'2"	1	Carpet		Main SF: 1471 Fin Bsmnt SF:
KIT:	19'10"X7'4"	1	Tile	F	BDR3: 11'3"X9'7"	1	Carpet		Lower SF: 0 Tot. Fin SF: 1471
FAM:	27'0"X20'8"	0	Tile		BDR4: 12'10"X11'8"	0	Tile		UnFin Low SF:
UT:					BDR5:				Approx. SF: 1471
OTHR:	23'6"X12'11"	0	Tile						
OTHR2:									

Tax Yr: 2008 Total Tax: 3793 # 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: No
 Foundation Type: BASEMENT New Const. Y/N: No Const. Phase: Finished Orientation: W
 Insuln. Ceil.: (R) Inches: Insuln. Wall: (R) Inches:

Architecture: Ranch Sewer: Septic HVAC: Central A/C , Hot Water
 Outbuildings: Garden Shed Water: Well Fuel Types: Propane Gas
 Exterior: Brick , Steel Basement: Full-Finished Walls: Drywall
 Fireplace: Wood

Misc Interior: Bedroom on Level 1 , Cable TV , China Cabinet , Eat-in Kitchen , Sump Pump
 Electrical: 200 AMP
 Property Incl.: Dishwasher , Disposal , Range Hood , Range/Stove , Refrigerator , Water Softener
 Misc Exterior: Fenced Yard , Satellite Dish
 Docs on File:
 Listing Condition:

Directions: Located immediately N of Sangamon River Forest Preserve on CR 600E

Remarks: Located in a small rural subdivision next to the Sangamon Valley Forest Preserve, this 1-story home offers country living with an easy commute to C-U & Rantoul & Fisher's outstanding school district. The home's exterior features brick & steel siding on all sides, new vinyl windows in 2005 & roof tear-off & replacement in 2004. Inside, the house features a generously sized kitchen, living room & dining room. The larger of the 2 full baths features double vanities, walk-in shower & garden tub. The full finished basement offers hundreds of square feet of open family room & game room space, plus a 4th bedroom or study (with no windows), a small office, & utility room. The lower level family room features a wood-burning fireplace with elaborate brick hearth & surround. See complete photo tour.

Possession: 30 DAYS



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