

Prepared For You By:



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RE/MAX REALTY ASSOCIATES -CHAMPAIGN



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(7)

Single Family
Residential 2083798 A
2 STORY / HOUSE4108 CRAIL RD
CHAMPAIGN, IL 61822Unit #/Level: /
Region: 07 Area: 1 Grid: 44\$242,900 

2008 Champaign County ACR

Bedrooms:	4	County:	CHAMPAIGN
Full Baths:	2	Town:	Yes
Half Baths:	1	Zoning:	
Total Baths:	3		
Garage:	2.5 Car Garage Attached		
Subdiv:	TURNBERRY RIDGE	Grade School:	SOC
Near:	TURNBERRY	Jr. High:	CALL UNT 4 351-3701
Acres:		Senior HS:	CENTENNIAL
Lot Size:	SEE COMMENTS	Fire Protect. Dist:	CHAMPAIGN
Apx Age:	9	PIN:	44-20-16-359-006
Year Built:			

	Room Dim.	Lvl	Floor	B	Room Dim.	Lvl	Floor	B	Level SF
LVR:	13'9"X11'2"	1	Carpet		BDR1: 16'11"X14'10"	2	Carpet	F	Upper SF: 1,198
DIN:	13'3"X9'10"	1	Carpet		BDR2: 13'6"X13'3"	2	WOOD LAMINATE		Main SF: 1139
KIT:	13'4"X11'0"	1	Vinyl		BDR3: 13'3"X10'1"	2	WOOD LAMINATE		Lower SF: 0
FAM:	17'0"X12'0"	1	Carpet		BDR4: 10'6"X9'8"	2	WOOD LAMINATE		Bsmnt SF: 1,130
UT:					BDR5:				Approx. SF: 2328
OTHR:									
OTHR2:									

Tax Yr:	2007	Total Tax:	5125	# Exemp.:	1
HOA Fees:	\$120	HOA M/A:	A	Condo Fees:	\$
Other Fees:	\$	Other M/A:		Condo 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:	SE
Insuln. Ceil.: (R)		Inches:		Insuln. Wall: (R)		Inches:	

Architecture:	Traditional	Sewer:	Sewer	HVAC:	Central A/C , Forced Air
Outbuildings:		Water:	Municipal	Fuel Types:	Natural Gas
Exterior:	Vinyl	Basement:	Full-Unfinished	Walls:	Drywall
Fireplace:	Gas Log				

Misc Interior: Built-in Bookcase , Cathedral Ceiling , Pantry , Sump Pump , Walk-in Closet
Electrical: 200 AMP
Property Incl.: Dishwasher , Disposal , Dryer , Microwave , Range/Stove , Refrigerator , Washer
Misc Exterior: Deck , Porch , Sidewalk
Docs on File:
Listing Condition:

Directions: From Staley Rd, turn onto Turnberry, turn Left onto Crail. House on the left at the bend.

Remarks: This traditional two-story home sits on a landscaped lot that backs up to neighborhood walking path. The wrap-around front porch creates an inviting look from the street, while offering functional sitting space for enjoying the front yard view in the shade. The backyard features a large deck overlooking the landscaped backyard with a backdrop of mature evergreens along the commons. Inside, the house features generously proportioned rooms throughout, arranged in a popular layout that offers separated living room and family room with stone fireplace. The living room and formal dining room feature Hunter Douglas blinds. Master suite offers garden tub & separate shower, along with oversize vanity area. Other highlights include very finishable basement & roughed-in central vac. **See VT!**

Possession: 45 DAYS NEGO



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