

Prepared For You By:

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RE/MAX REALTY ASSOCIATES -CHAMPAIGN



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(7)

Single Family
Residential 2083698 A
1 STORY / HOUSE

1006 CRESTWOOD
URBANA, IL 61801

Unit #/Level: /
Region: 08 Area: 1 Grid: 64

\$89,900



2008 Champaign County AOR

Bedrooms:	2	County:	CHAMPAIGN
Full Baths:	1	Town:	Yes
Half Baths:	0	Zoning:	
Total Baths:	1		
Garage:	1 CAR GARAGE DETACHED		
Subdiv:	FAIRLAWN PARK	Grade School:	WILEY
Near:	COTTAGE GROVE	Jr. High:	UMS
Acres:		Senior HS:	UHS
Lot Size:	90' X 95'	Fire Protect. Dist:	URBANA
Apx Age:	58	PIN:	92-21-16-304-029
Year Built:			

	Room Dim.	Lvl	Floor	B	Room Dim.	Lvl	Floor	B	Level SF
LVR:	18'0"X12'0"	1	Carpet		BDR1:	11'11"X11'11"	1	Carpet	Upper SF: 0
DIN:					BDR2:	10'0"X10'2"	1	Carpet	Main SF: 775
KIT:	11'11"X8'4"	1	Vinyl		BDR3:				Lower SF: 0
FAM:					BDR4:				Bsmnt SF: 0
UT:	8'4"X11'11"	1	Vinyl		BDR5:				Approx. SF: 775
OTHR:									
OTHR2:									

Tax Yr:	2007	Total Tax:	396	# Exemp.:	3
HOA Fees:	\$	HOA M/A:		Condo Fees:	\$
Other Fees:	\$	Other M/A:		Condo M/A:	

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

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

Misc Interior: Bedroom on Level 1 , Cable TV , Eat-in Kitchen
Electrical: 60 AMP
Property Incl.: Dishwasher , Dryer , Other-See Remarks , Range Hood , Range/Stove , Refrigerator , Washer
Misc Exterior:
Docs on File:
Listing Condtion:

Directions: From Florida, North on Cottage Grove to crestwood, on corner.

Remarks: Great home in great location. Major updates have been done: furnace & central a/c in 2000, roof (complete tear-off) in 2005, Gutter Guard system in 2005 (15-yr warranty transfers), garage door and opener in 2003, vinyl siding on house and garage, & new stove. The home's interior featuers a Youngstown eat-in kitchen. The corner lot offers a large yard with mature trees and space for a garden. Close to campus and shopping. On bus line (at bus stop). **See virtual tour for additional photos**

Possession: 2 WEEKS



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