

Prepared For You By:

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RE/MAX REALTY ASSOCIATES -CHAMPAIGN



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Single Family  
Residential 2083575 A  
1.5 STORY / HOUSE

508 S EDWIN  
CHAMPAIGN, IL 61821

Unit #/Level: /  
Region: 07 Area: 1 Grid: 46

\$119,900



2008 Champaign County ACR

<b>Bedrooms:</b>	2	<b>County:</b>	CHAMPAIGN
<b>Full Baths:</b>	1	<b>Town:</b>	Yes
<b>Half Baths:</b>	0	<b>Zoning:</b>	
<b>Total Baths:</b>	1		
<b>Garage:</b>	1 CAR GARAGE ATTACHED	<b>Grade School:</b>	SOC
<b>Subdiv:</b>	WESTMORELAND ADDN	<b>Jr. High:</b>	CALL UNT 4 351-3701
<b>Near:</b>		<b>Senior HS:</b>	CENTRAL
<b>Acres:</b>		<b>Fire Protect. Dist:</b>	CHAMPAIGN
<b>Lot Size:</b>	50' X 135'	<b>PIN:</b>	43-20-14-206- 007
<b>Apx Age:</b>	63		
<b>Year Built:</b>			

	Room Dim.	Lvl	Floor	B	Room Dim.	Lvl	Floor	B	Level SF
LVR:	20'0"X10'5"	1	Carpet		<b>BDR1:</b> 11'10"X10'10"	2	Wood		<b>Upper SF:</b> 300
DIN:	10'2"X9'7"	1	Wood		<b>BDR2:</b> 9'6"X9'2"	1	Carpet		<b>Main SF:</b> 646
KIT:	10'1"X7'2"	1	Vinyl		<b>BDR3:</b>				<b>Lower SF:</b> 0
FAM:	10'8"7'8"	2	Wood		<b>BDR4:</b>				<b>Bsmnt SF:</b> 539
UT:					<b>BDR5:</b>				<b>Approx. SF:</b> 946
OTHR:									
OTHR2:									

<b>Tax Yr:</b>	2007	<b>Total Tax:</b>	2181	<b># Exemp.:</b>	1
<b>HOA Fees:</b>	\$	<b>HOA M/A:</b>		<b>Condo Fees:</b>	\$
<b>Other Fees:</b>	\$	<b>Other M/A:</b>		<b>Condo M/A:</b>	

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

<b>Architecture:</b>	Bungalow	<b>Sewer:</b>	Sewer	<b>HVAC:</b>	Central A/C , Forced Air
<b>Outbuildings:</b>		<b>Water:</b>	Municipal	<b>Fuel Types:</b>	Natural Gas
<b>Exterior:</b>	Aluminum	<b>Basement:</b>	Partial-Unfinished	<b>Walls:</b>	Plaster
<b>Fireplace:</b>	Wood				

**Misc Interior:** Bedroom on Level 1 , Walk-in Closet  
**Electrical:** 100 AMP  
**Property Incl.:** Dryer , Range/Stove , Refrigerator , Washer  
**Misc Exterior:** Deck  
**Docs on File:**  
**Listing Condition:**

**Directions:** Located between Healey & Green, & and between James & Russell.

**Remarks:** This picture-perfect cottage features a charming exterior with newer roof, windows, deck & freshly painted aluminum siding. Inside, a 20-foot-long front living room greets you at the front door, featuring a wood-burning fireplace, 5 windows facing 3 directions, & arched doorway leading to the formal dining room. The 1st floor bedroom functions well as an office or family room. The 2nd floor consists of an attractive and functional 2-room suite: an open sitting room or study area at the top of the stairs and a private bedroom. The suite also includes an exceptional walk-in closet. Newly redesigned basement stairs now offer much more convenient access to the unfinished basement, offering storage, laundry (with newer included appliances) & modern furnace & a/c. \*\*See complete photo tour.\*\*

**Possession:** 09/01/2008

--- Information herein deemed reliable but not guaranteed ---

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