

Prepared For You By:

MATT DIFANIS

RE/MAX Realty Associates-Cha



() - x.



Single Family Residential **2092038 A** 2709 FIELDCREST Unit #/Level: / 1 \$179,900
 1 STORY / HOUSE URBANA, IL 61802 **Region: 08 Area: 2 Grid: 38**



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: SOMERSET Grade School: PRAIRIE
 Near: AIRPORT Jr. High: UMS
 Acres: Senior HS: UHS
 Lot Size: 72' X 140' Fire Protect. Dist:
 Apx Age: 3 PIN: 30-21-03-130-016
 Year Built: 2006

Room Dim.	Lvl	Floor	B	Room Dim.	Lvl	Floor	B	Level SF	
LVR: 21'5"X15'7"	1	Carpet		BDR1: 15'6"X12'0"	1	Carpet	F	Upper SF: 0	Bsmnt SF: 0
DIN: 13'0"X10'8"	1	Carpet		BDR2: 11'6"X11'2"	1	Carpet		Main SF: 1650	Fin Bsmnt SF: 0
KIT: 14'0"X13'0"	1	Tile		BDR3: 11'7"X11'1"	1	Carpet		Lower SF: 0	Tot. Fin SF: 1650
FAM:				BDR4:				UnFin Low SF: 0	
UT:				BDR5:				Approx. SF: 1650	
OTHR:									
OTHR2:									

Tax Yr: 2007 Total Tax: 3610 # Exemp.: 1
 HOA Fees: \$ HOA M/A: Condo Fees: \$ Condo M/A:
 Other Fees: \$ Other M/A:

Family Room Y/N: No Fireplace Y/N: Yes Din Y/N: Yes Bd Suite Y/N: Yes
 Foundation Type: CRAWL New Const. Y/N: No Const. Phase: Finished Orientation: E
 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: Gas Log

Misc Interior: Bay-Bow Window , Bedroom on Level 1 , Cathedral Ceiling , Eat-in Kitchen , Laundry Room , Pantry , Walk-in Closet , Whirlpool
 Electrical: 200 AMP
 Property Incl.: Dishwasher , Disposal , Microwave , Range/Stove , Refrigerator
 Misc Exterior: Deck , Fenced Yard , Porch , Sidewalk
 Docs on File:
 Listing Condition:

Directions: From Rt. 45, turn E onto Airport, then S onto Fieldcrest.

Remarks: This quality Yoder-built home offers an exceptional combination of quality construction, upscale materials & a myriad of upgrades done by the current owners. The house sits on a generously sized lot with lush, organically maintained turf and extensive landscaping. The backyard is fully fenced & features a large deck. Inside, the front door opens into the great room with cathedral ceiling, gas fireplace & plenty of room for furnishings & a piano. The kitchen features oak cabinetry, tile flooring, a pantry & excellent lighting. All three bedrooms feature cathedral ceilings. The master bedroom features a luxurious full bath with whirlpool tub & double vanities. The hall bath also features an oversize vanity area & ceramic tile flooring. **See complete photo tour.**

Possession: 07/16/2009



2009 Champaign County AOR



2009 Champaign County AOR



2009 Champaign County AOR



2009 Champaign County AOR



2009 Champaign County AOR



2009 Champaign County AOR

Photo Gallery MLS# R2092038A



2009 Champaign County AOR



2009 Champaign County AOR

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

© 2008 Champaign Co. Association of Realtors
04/22/2009 01:00 AM