

MATT DIFANIS

RE/MAX Realty Associates-Cha



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Single Family Residential **2095147 A** 5 FLETCHER CT. Unit #/Level: / \$417,900
 2 STORY / HOUSE SAVOY, IL 61874 **Region: 07 Area: 1 Grid: 84**



2010 Champaign County AOR

Bedrooms: 5 County: CHAMPAIGN
 Full Baths: 3 Town: Yes
 Half Baths: 1 Zoning:
 Total Baths: 4
 Garage: 3 CAR GARAGE ATTACHED
 Subdiv: LAKE FALLS Grade School: SOC
 Near: LAKE FALLS BLVD Jr. High: CALL UNT 4 351-3701
 Acres: Senior HS: CENTENNIAL
 Lot Size: 105X127X105X125 Fire Protect. Dist: SAVOY
 Apx Age: 0 PIN: 29-26-01-480-001
 Year Built: 2009

Room Dim.	Lvl	Floor	B	Room Dim.	Lvl	Floor	B	Level SF	
LVR:				BDR1: 16'9"X15'0"	2	Carpet	F	Upper SF:	1,251 Bsmnt SF: 496
DIN: 12'0"X13'2"	1	Wood		BDR2: 11'1"X10'8"	2	Carpet		Main SF:	1296 Fin Bsmnt SF: 800
KIT: 22'10"X12'0"	1	Wood		BDR3: 10'11"X11'2"	2	Carpet		Lower SF:	0 Tot. Fin SF: 3347
FAM: 16'1"X15'9"	1	Carpet		BDR4: 15'8"X11'11"	2	Carpet		UnFin Low SF:	
UT: 7'4"X6'1"	2	Tile		BDR5: 15'8"X11'11"	0	Carpet		Approx. SF:	2547
OTHR: 10'8"X13'2"	1								
OTHR2: 19'10"X16'9"	0								

Tax Yr: 2008 Total Tax: 0 # Exemp.: 0
 HOA Fees: \$150 HOA M/A: 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: Yes
 Foundation Type: BASEMENT New Const. Y/N: Yes Const. Phase: Under Roof Orientation: SE
 Insuln. Ceil.: (R) 38 Inches: 11 Insuln. Wall: (R) 19 Inches: 4

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

Misc Interior: Bedroom on Level 1 , Cathedral Ceiling , Eat-in Kitchen , Laundry Room , Pantry , Walk-in Closet
 Electrical: 200 AMP
 Property Incl.: Dishwasher , Disposal , Microwave , Range/Stove
 Misc Exterior: Cul-De-Sac , Patio , Sidewalk
 Docs on File:

Directions: From S. First St., turn W onto Lake Falls Blvd, then N (rt) onto Fletcher Court.

Remarks: This Oakmont plan by Signature Homes is located in the upscale Lake Falls Subdivision, which features easy access to C-U & campus, enjoys low Savoy real estate taxes, & boasts tree-lined waterway. The home features 3,347 total finished square feet, an open dining room, dining room w/vaulted ceiling, 1st floor private study, & generously sized master suite with 12-foot stepped ceilings. The 9-foot basement offers 800 fully finished square feet, including a generously sized bedroom, full bath, and media or rec. room.

Possession: DECEMBER 2009



2010 Champaign County AOR
Dining Room



2010 Champaign County AOR
Kitchen with Granite



2010 Champaign County AOR
Kitchen



2010 Champaign County AOR
Kitchen Dinette Family Room



2010 Champaign County AOR
Open Stairway



2010 Champaign County AOR
Master Bedroom



2010 Champaign County AOR
Master Bath



2010 Champaign County AOR
Lower Level RecMedia Room