

Prepared For You By:



MATT DIFANIS

RE/MAX REALTY ASSOCIATES -CHAMPAIGN



() - x.



Single Family
Residential 2082871 A
1 STORY / HOUSE

708 S FOLEY
CHAMPAIGN, IL 61820

Unit #/Level: /
Region: 07 Area: 1 Grid: 54

\$134,900



2008 Champaign County ACR

Bedrooms:	2	County:	CHAMPAIGN
Full Baths:	1	Town:	Yes
Half Baths:	1	Zoning:	
Total Baths:	2		
Garage:	1 CAR GARAGE DETACHED		
Subdiv:	HARRIS PLACE	Grade School:	SOC
Near:	JOHN	Jr. High:	CALL UNT 4 351-3701
Acres:		Senior HS:	CENTRAL
Lot Size:	47' X 148.75'	Fire Protect. Dist:	CHAMPAIGN
Apx Age:	70	PIN:	43-20-13-176-007
Year Built:			

	Room Dim.	Lvl	Floor	B	Room Dim.	Lvl	Floor	B	Level SF	
LVR:	17'2"X11'0"	1	Wood		BDR1:	11'6"X10'0"	1	Wood	Upper SF:	0
DIN:	8'0"X6'0"	1	Wood		BDR2:	10'0"X10'0"	1	Wood	Main SF:	885
KIT:	11'9"X11'9"	1	Tile		BDR3:				Lower SF:	0
FAM:					BDR4:				Bsmnt SF:	0
UT:					BDR5:				Approx. SF:	885
OTHR:										
OTHR2:										

Tax Yr:	2007	Total Tax:	2587	# Exemp.:	0
HOA Fees:	\$	HOA M/A:		Condo Fees:	\$
Other Fees:	\$	Other M/A:		Condo M/A:	

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

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

Misc Interior: Bedroom on Level 1 , Laundry Room
Electrical: 100 AMP
Property Incl.: Dishwasher , Microwave , Range/Stove , Refrigerator
Misc Exterior: Porch
Docs on File:
Listing Condition:

Directions: Located S on John & 3 blocks E of Prospect

Remarks: This charming bungalow features a comprehensive remodel, including siding, windows, flooring, paint, lighting, kitchen & baths. The exterior features a new front porch. Other highlights include 100-Amp electric service with breakers, much new wiring, and modern forced air natural gas furnace and central a/c. The new kitchen is far larger than expected, featuring Ikea cabinetry, ceramic tile flooring, and upscale stainless steel appliances. There are two kitchen windows for excellent natural light. The current owner created the half bath from scratch, just off the kitchen, and the full bath has also been completely remade. The location is 200 feet from the blue bus line that provides service to the heart of the UI campus, and schools, parks, and downtown are nearby. **See photo tour.**

Possession: 14 DAYS