

Prepared For You By:

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RE/MAX REALTY ASSOCIATES -CHAMPAIGN



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Single Family Residential **2085194 A** 2109 GALEN Unit #/Level: / \$224,900   
 2 STORY / HOUSE CHAMPAIGN, IL 61821 **Region: 07 Area: 1 Grid: 49**



2008 Champaign County AOR

Bedrooms: 4 County: CHAMPAIGN  
 Full Baths: 2 Town: Yes  
 Half Baths: 1 Zoning:  
 Total Baths: 3  
 Garage: 2 CAR GARAGE ATTACHED  
 Subdiv: DEVONSHIRE Grade School: SOC  
 Near: DEVONSHIRE Jr. High: CALL UNT 4 351-3701  
 Acres: Senior HS: CENTRAL  
 Lot Size: 80X135.16X75.140.82 Fire Protect. Dist: CHAMPAIGN  
 Apx Age: 35 PIN: 45-20-23-406-015  
 Year Built:

	Room Dim.	Lvl	Floor	B	Room Dim.	Lvl	Floor	B	Level SF		
LVR:	19'3"X13'4"	1	Carpet		BDR1:	14'0"X11'0"	2	Carpet	F	Upper SF: 986	Bsmnt SF: 986
DIN:	13'4"X10'0"	1	Carpet		BDR2:	16'1"X11'0"	2	Carpet		Main SF: 1238	
KIT:	13'2"X10'0"	1	Tile		BDR3:	16'2"X10'0"	2	Carpet		Lower SF: 0	
FAM:	17'8"X12'0"	1	Carpet		BDR4:	13'4"X11'9"	2	Carpet		UnFin Low SF:	
UT:					BDR5:					Approx. SF: 2224	
OTHR:	20'10"X9'10"	1	Carpet								
OTHR2:	26'6"X18'6"	0	Carpet								

Tax Yr: 2007 Total Tax: 4951 # Exemp.: 2  
 HOA Fees: \$ HOA M/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: No Const. Phase: Finished Orientation: E  
 Insuln. Ceil.: (R) Inches: Insuln. Wall: (R) Inches:

Architecture: Traditional Sewer: Sewer HVAC: Central A/C , Forced Air  
 Outbuildings: Garden Shed Water: Municipal Fuel Types: Natural Gas  
 Exterior: Masonite Basement: Partial-Finished Walls: Drywall  
 Fireplace: Gas Log

Misc Interior: Eat-in Kitchen , Sump Pump , Wet Bar  
 Electrical: 200 AMP  
 Property Incl.: Dishwasher , Disposal , Microwave , Range/Stove , Refrigerator  
 Misc Exterior: Fenced Yard , Inground Pool , Patio , Sidewalk  
 Docs on File:  
 Listing Condition:

Directions: Located between Windsor and Devonshire Drive on Galen.

Remarks: This traditional 2-story home offers an amazing amount of versatile living space, including separate living room, family room, sun room with wet bar overlooking the pool, and a 490 square foot finished media or game room in the basement. The outside of the house features an oversize screened porch overlooking the pool, patio & fenced yard. Other highlights include generous room sizes throughout the floor plan, a two-way gas fireplace shared by the family room and sun room & remodeled 2nd floor baths. \*\*See complete photo tour.\*\*

Possession: 45 DAYS NEGOTIATION.



2008 Champaign County AOR  
In-Ground Pool



2008 Champaign County AOR  
Screened Porch



2008 Champaign County AOR  
Living Room



2008 Champaign County AOR  
Dining Room



2008 Champaign County AOR  
Kitchen



2008 Champaign County AOR  
Family Room



2008 Champaign County AOR  
Sun Room wWet Bar



2008 Champaign County AOR  
Finished Basement