

Prepared For You By:

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Single Family Residential **2100423 A** 806 HAWTHORNE Unit #/Level: / \$84,900
 1 STORY / HOUSE URBANA, IL 61801 Region: 08 Area: 2 Grid: 64



2010 Champaign County AOR

Bedrooms: 2 County: CHAMPAIGN
 Full Baths: 1 Town: Yes
 Half Baths: 0 Zoning:
 Total Baths: 1
 Garage: 1.5 Car Garage Detached
 Subdiv: FAIRLAWN PARK Grade School: WILEY
 Near: ANDERSON Jr. High: UMS
 Acres: Senior HS: UHS
 Lot Size: 60X120X59X97 Fire Protect. Dist: URBANA
 Apx Age: 57 PIN: 92-21-16-305-020
 Year Built:

	Room Dim.	Lvl	Floor	B	Room Dim.	Lvl	Floor	B	Level SF
LVR:	17'9"X11'10"	1	Carpet		BDR1:	18'10"X9'1"	1	Carpet	Upper SF: 0 Bsmnt SF: 0
DIN:					BDR2:	11'10"X8'8"	1	Carpet	Main SF: 862 Fin Bsmnt SF:
KIT:	11'9"X8'0"	1	Vinyl		BDR3:				Lower SF: 0 Tot. Fin SF: 862
FAM:					BDR4:				UnFin Low SF:
UT:	12'0"X6'5"	1	Vinyl		BDR5:				Approx. SF: 862
OTHR:									
OTHR2:									

Tax Yr: 2008 Total Tax: 1840 # 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: No Din Y/N: No Bd Suite Y/N: No
 Foundation Type: SLAB New Const. Y/N: No Const. Phase: Orientation: S
 Insuln. Ceil.: (R) Inches: Insuln. Wall: (R) Inches:

Architecture: Ranch Sewer: Sewer HVAC: Forced Air , Window A/C
 Outbuildings: Water: Municipal Fuel Types: Natural Gas
 Exterior: Shingle Basement: Walls: Drywall
 Fireplace:

Misc Interior: Bay-Bow Window , Bedroom on Level 1 , Built-in Bookcase , Eat-in Kitchen , Laundry Room
 Electrical:
 Property Incl.: Dishwasher , Lawn Mower , Range/Stove , Refrigerator , Window A/C
 Misc Exterior: Fenced Yard
 Docs on File:

Directions: From Cottage Grove, W on Fairlawn, then slight left onto Hawthorne.

Remarks: Located in the desirable Fairlawn Park neighborhood, this home offers convenient proximity to bus lines, shopping, schools, and UI campus. This is a larger 3 bedroom floor plan that has had 2 bedrooms combined to create an extra-large master bedroom with 2 closets & 3 windows. All windows have been replaced with upscale Andersen windows. A new Trane forced air natural gas furnace was installed in 2005 (central a/c can be easily added), new range in 2009, and a new portable dishwasher in 2008. Washer and dryer are negotiable. The remodeled kitchen features oak cabinets. The bathroom features updated fixtures. The fully fenced backyard offers access to the oversize 1-car garage.

Possession: 45 DAYS NEGOTIATION.