



Prepared For You By:

MATT DIFANIS

RE/MAX REALTY ASSOCIATES -CHAMPAIGN



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(7)

Single Family  
Residential 2084129 A  
1 STORY / CONDO

2512 HERITAGE  
CHAMPAIGN, IL 61822

Unit #/Level: /  
Region: 07 Area: 1 Grid: 42

\$117,900



2008 Champaign County AOR

<b>Bedrooms:</b>	3	<b>County:</b>	CHAMPAIGN
<b>Full Baths:</b>	2	<b>Town:</b>	Yes
<b>Half Baths:</b>	0	<b>Zoning:</b>	
<b>Total Baths:</b>	2		
<b>Garage:</b>	2 CAR GARAGE ATTACHED		
<b>Subdiv:</b>	PARKLAND RIDGE	<b>Grade School:</b>	SOC
<b>Near:</b>	COMPTON	<b>Jr. High:</b>	CALL UNT 4 351-3701
<b>Acres:</b>		<b>Senior HS:</b>	CENTRAL
<b>Lot Size:</b>	CONDO	<b>Fire Protect. Dist:</b>	CHAMPAIGN
<b>Apx Age:</b>	23	<b>PIN:</b>	41-20-10-131- 010
<b>Year Built:</b>			

	Room Dim.	Lvl	Floor	B	Room Dim.	Lvl	Floor	B	Level SF	
LVR:	23'0"X13'3"	1	Carpet		BDR1:	12'2"X11'9"	1	Carpet	F Upper SF:	0
DIN:	COMBO	1	Carpet		BDR2:	11'10"X10'2"	1	Carpet	Main SF:	1130
KIT:	11'0"X8'0"	1	Vinyl		BDR3:	10'10"X9'6"	1	Carpet	Lower SF:	0
FAM:					BDR4:				Bsmnt SF:	1,130
UT:					BDR5:				Approx. SF:	1130
OTHR:										
OTHR2:										

Tax Yr:	2007	Total Tax:	2128	# Exemp.:	1	Condo Fees:	\$87	Condo M/A:	M
HOA Fees:	\$	HOA 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:	BASEMENT	New Const. Y/N:	No	Const. Phase:		Orientation:	N
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:	Wood				

**Misc Interior:** Bedroom on Level 1 , Cathedral Ceiling , Laundry Room , Pantry , Walk-in Closet  
**Electrical:**  
**Property Incl.:** Dishwasher , Disposal , Range Hood , Range/Stove , Refrigerator  
**Misc Exterior:** Patio , Sidewalk  
**Docs on File:** Assoc Bylaws  
**Listing Condition:**

**Directions:** -

**Remarks:** This home lives like a house, while offering the convenience of a condo! The ranch style layout means easy accessibility and no neighbors above or below, and common walls are not near living room, so you can enjoy movies or music without disturbing others. The living room features a cathedral ceiling and wood-burning fireplace. The unit has been expertly painted and decorated & offers excellent condition. The split bedroom plan puts the master suite, along with its walk-in closet and generously sized full bath, away from the other two bedrooms. Dishwasher replaced in 2007; water heater and laundry appliances new in 2004. \*\*See complete photo tour.\*\*

**Possession:** 30 DAYS