

MATT DIFANIS

RE/MAX Realty Associates-Cha



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Single Family Residential **2093030 A** 1006 W HILL Unit #/Level: / \$175,000   
 2 STORY / HOUSE CHAMPAIGN, IL 61821 **Region: 07 Area: 1 Grid: 43**



2009 Champaign County AOR

Bedrooms: 3 County: CHAMPAIGN  
 Full Baths: 1 Town: Yes  
 Half Baths: 1 Zoning:  
 Total Baths: 2  
 Garage: 2 CAR GARAGE ATTACHED  
 Subdiv: RAYBURNS Grade School: SOC  
 Near: WILLIS Jr. High: CALL UNT 4  
 351-3701  
 Acres: Senior HS: CENTRAL  
 Lot Size: 55'X140' Fire Protect. Dist: CHAMPAIGN  
 Apx Age: 83 PIN: 42-20-11-428-013  
 Year Built:

	Room Dim.	Lvl	Floor	B	Room Dim.	Lvl	Floor	B	Level SF
LVR:	17'0"X26'9"	1	Wood		BDR1: 17'0"X13'8"	2	Wood		Upper SF: 1,008 Bsmnt SF: 1015
DIN:					BDR2: 12'8"X12'8"	2	Wood		Main SF: 1243 Fin Bsmnt SF:
KIT:	10'11"X9'0"	1	Vinyl		BDR3: 14'3"X12'1"	2	Wood		Lower SF: 0 Tot. Fin SF: 2251
FAM:	17'0"X10'4"	1	Tile		BDR4:				UnFin Low SF:
UT:					BDR5:				Approx. SF: 2251
OTHR:	9'4"X6'1"	1	Vinyl						
OTHR2:									

Tax Yr: 2008 Total Tax: 3878 # Exemp.: 1  
 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: No  
 Foundation Type: BASEMENT New Const. Y/N: No Const. Phase: Finished Orientation: S  
 Insuln. Ceil.: (R) Inches: Insuln. Wall: (R) Inches:

Architecture: Traditional Sewer: Sewer HVAC: Central A/C , Forced Air  
 Outbuildings: Water: Municipal Fuel Types: Natural Gas  
 Exterior: Vinyl Basement: Full-Unfinished Walls: Plaster  
 Fireplace: Other-See Remarks , Wood

Misc Interior: China Cabinet , Sump Pump , Walk-in Closet  
 Electrical: 100 AMP  
 Property Incl.: Dishwasher , Disposal , Range/Stove , Refrigerator  
 Misc Exterior: Fenced Yard , Sidewalk  
 Docs on File:  
 Listing Condition:

Directions: Located between Prospect & McKinley and between Church & Washington.

Remarks: This traditional 2-story sits in a coveted historic neighborhood with cobblestone streets, a canopy of mature trees, & vintage street lamps. This home features a rare 2-car attached garage, along with a fenced backyard. Outside, the home features vinyl siding & a roof that was torn off & replaced with architectural shingles in the last 3 years. Inside, the home features updated electrical service, 6-year-old furnace & central a/c, & updated bathrooms and kitchen. The home's centerpiece is the nearly 27-foot-long living room, featuring tall ceilings, crown molding, original wood floors & natural light streaming in from windows facing all four directions. The 2nd floor offers generously sized bedrooms with original wood flooring. Walk-up attic has bonus room with heat & a/c. See photo tour.

Possession: JULY 14, 2009



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