

Prepared For You By:

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(9)

Single Family
Residential **2100424 A**
2 STORY / ZEROLOT

4006 INVERNESS
CHAMPAIGN, IL 61822

Unit #/Level: /
Region: 07 Area: 1 Grid: 44

\$168,500



2010 Champaign County AOR

Bedrooms:	3	County:	CHAMPAIGN
Full Baths:	2	Town:	
Half Baths:		Zoning:	
Total Baths:	2		
Garage:	2 CAR GARAGE ATTACHED		
Subdiv:	TURNBERRY RIDGE	Grade School:	SOC
Near:	STALEY	Jr. High:	
Acres:		Senior HS:	CENTENNIAL
Lot Size:	38X100	Fire Protect. Dist:	
Apx Age:	6	PIN:	44-20-16-157- 008
Year Built:	2004		

	Room Dim.	Lvl	Floor	B	Room Dim.	Lvl	Floor	B	Level SF			
LVR:	20.7X18.9	1	Carpet		BDR1:	14.6X12	1	Carpet	Upper SF:	596	Bsmnt SF:	1052
DIN:					BDR2:	15.9X12.2	2	Carpet	Main SF:	1052	Fin Bsmnt SF:	
KIT:	16.3X13.1	1	Vinyl		BDR3:	13.5X12	2	Carpet	Lower SF:	0	Tot. Fin SF:	1648
FAM:					BDR4:				UnFin Low SF:			
UT:	8X5	1	Vinyl		BDR5:				Approx. SF:	1648		
OTHR:												
OTHR2:												

Tax Yr:	2008	Total Tax:	3980	# Exemp.:	1
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:	No	Bd Suite Y/N:	Yes
Foundation Type:	BASEMENT	New Const. Y/N:	No	Const. Phase:		Orientation:	S
Insuln. Ceil.: (R)	33	Inches:		Insuln. Wall: (R)	3	Inches:	

Architecture:	Contemporary	Sewer:	Sewer	HVAC:	Central A/C , Forced Air
Outbuildings:		Water:	Municipal	Fuel Types:	Natural Gas
Exterior:	Brick , Vinyl	Basement:	Basement , Full-Unfinished	Walls:	Drywall
Fireplace:	Gas Log				

Misc Interior: Bedroom on Level 1 , Cathedral Ceiling , Eat-in Kitchen , Exercise Room , Laundry Room , Sump Pump
 Electrical:
 Property Incl.: Dishwasher , Disposal , Microwave , Range/Stove , Refrigerator
 Misc Exterior: Fenced Yard , Patio , Sidewalk
 Docs on File:

Directions: From Staley go east on Inverness.

Remarks: This home offers a contemporary floor plan with a 1st floor master suite. The home is located in northwest Champaign within a 15 minutes commute to the University of Illinois. On the second floor, in addition to 2 bedrooms & full bath, this plan offers a study/exercise room. The larger second floor bedroom adjoins the full bath, offering 2nd bedroom suite. The living room with cathedral ceiling adjoins the kitchen via an open doorway. The kitchen offers excellent storage and counter space, including a large island. A sliding glass door opens onto a back yard patio overlooking the professionally landscaped & fenced backyard. The unfinished basement is has room for storage, is roughed-in for a bathroom and already has an egress window for a possible future 4th bedroom. See photo tour.

Possession: 30 DAYS

--- Information herein deemed reliable but not guaranteed ---
 Approximate Total Finished Square Footage May include Finished Basement Square Footage.
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