

Prepared For You By:



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RE/MAX REALTY ASSOCIATES -CHAMPAIGN



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Single Family
Residential 2082691 A
2 STORY / HOUSE602 S JAMES
CHAMPAIGN, IL 61821Unit #/Level: /
Region: 07 Area: 1 Grid: 46\$189,900 

2008 Champaign County AOR

Bedrooms:	3	County:	CHAMPAIGN
Full Baths:	1	Town:	Yes
Half Baths:	1	Zoning:	
Total Baths:	2		
Garage:	1 CAR GARAGE ATTACHED		
Subdiv:	WESTERN HILLS	Grade School:	SOC
Near:	GREEN	Jr. High:	CALL UNT 4 351-3701
Acres:		Senior HS:	CENTRAL
Lot Size:	126' X 54'	Fire Protect. Dist:	CHAMPAIGN
Apx Age:	49	PIN:	43-20-14-211- 001
Year Built:			

Room Dim.	Lvl	Floor	B	Room Dim.	Lvl	Floor	B	Level SF
LVR: 22'0"X13'7"	1	Carpet		BDR1: 20'6"X13'9"	2	Wood		Upper SF: 971
DIN: 13'6"X12'6"	1	Wood		BDR2: 16'5"X13'3"	2	Carpet		Main SF: 893
KIT: 17'4"X11'6"	1	Vinyl		BDR3: 13'1"X10'5"	2	Wood		Lower SF: 0
FAM: 24'11"X13'6"	0	Carpet		BDR4:				Bsmnt SF: 893
UT:				BDR5:				Approx. SF: 1864
OTHR:								
OTHR2:								

Tax Yr:	2007	Total Tax:	4524	# Exemp.:	1	Condo Fees:	\$	Condo M/A:	
HOA Fees:	\$	HOA 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:	W
Insuln. Ceil.: (R)		Inches:		Insuln. Wall: (R)		Inches:	

Architecture:	Cape Cod	Sewer:	Sewer	HVAC:	Central A/C , Forced Air
Outbuildings:		Water:	Municipal	Fuel Types:	Natural Gas
Exterior:	Brick	Basement:	Full-Finished	Walls:	Plaster
Fireplace:	Wood				

Misc Interior:	Built-in Bookcase , Eat-in Kitchen
Electrical:	100 AMP
Property Incl.:	Dishwasher , Disposal , Dryer , Range Hood , Range/Stove , Refrigerator , Washer
Misc Exterior:	Patio , Porch-Screened
Docs on File:	
Listing Condition:	

Directions: Located at the southeast corner of Green and James.

Remarks: This brick Cape Cod offers a charming exterior combined with a surprisingly large interior. Major recent improvements include all new 2nd floor windows in 2007, new roof in 2007, HVAC in 1999, and 2nd floor bath remodeled with stunning Portuguese limestone tile. The floor plan offers generously proportioned rooms throughout, including exceptional living room, master bedroom, and fully finished basement family room with second fireplace. The living room adjoins the screened porch through French doors. The screened porch offers southern exposure and a view across the open south side of the lawn. The house sits less than a block from the blue bus line, which provides access to the heart of the UI campus, and Clark Park is less than three blocks. **See complete photo tour.**

Possession: 30 DAYS

Photo Gallery MLS# 2082691A



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