

Prepared For You By:

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RE/MAX REALTY ASSOCIATES -CHAMPAIGN

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(7)

Single Family
Residential **2082026 A**
1 STORY / HOUSE**2507 S LYNN**

Unit #/Level: /

\$189,900 **URBANA, IL 61801****Region: 08 Area: 1 Grid: 67**

2008 Champaign County ACR

Bedrooms:	4	County:	CHAMPAIGN
Full Baths:	2	Town:	Yes
Half Baths:	0	Zoning:	
Total Baths:	2		
Garage:	2 CAR GARAGE ATTACHED		
Subdiv:	ENNIS RIDGE	Grade School:	YANKEE
Near:	SCOVILL	Jr. High:	UMS
Acres:	.29	Senior HS:	UHS
Lot Size:	72'X178.03'	Fire Protect. Dist:	URBANA
Apx Age:	36	PIN:	93-21-21-357-012
Year Built:			

	Room Dim.	Lvl	Floor	B	Room Dim.	Lvl	Floor	B	Level SF	
LVR:	24'0"X21'0"	1	Carpet		BDR1:	19'6"X12'10"	1	Carpet	Upper SF:	0
DIN:					BDR2:	14'7"X8'6"	1	Carpet	Main SF:	2321
KIT:	27'0"X14'0"	1	Vinyl		BDR3:	12'2"X10'10"	1	Carpet	Lower SF:	0
FAM:	19'6"X14'0"	1	Carpet		BDR4:	10'7"X9'10"	1	Carpet	Bsmnt SF:	0
UT:					BDR5:				Approx. SF:	2321

OTHR:
OTHR2:

Tax Yr:	2006	Total Tax:	4835	# Exemp.:	1
HOA Fees:	\$	HOA M/A:		Condo Fees:	\$
Other Fees:	\$	Other M/A:		Condo M/A:	

Family Room Y/N:	Yes	Fireplace Y/N:	Yes	Din Y/N:	Yes	Bd Suite Y/N:	Yes
Foundation Type:	CRAWL	New Const. Y/N:	No	Const. Phase:	Finished	Orientation:	E
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:	Brick , Wood	Basement:		Walls:	Drywall
Fireplace:	Wood , Other-See Remarks				

Misc Interior: Bay-Bow Window , Bedroom on Level 1 , Eat-in Kitchen , Skylight , Whirlpool**Electrical:****Property Incl.:** Dishwasher , Disposal , Range/Stove , Refrigerator**Misc Exterior:** Deck , Fenced Yard , Sidewalk**Docs on File:****Listing Condtion:****Directions:** From Windor, turn N onto Lynn, immediately E of Windsor Swim Club.**Remarks:** **Brand new roof--tear-off & new 30-yr architectural shingles completed in April 2008!** This SE Urbana ranch offers a surprising amount of square footage with generous room sizes throughout. Highlights include 2 fireplaces, 2 large skylights in living room, step-down family room, remodeled kitchen with upscale cabinetry, & luxurious master suite with walk-in closet & full bath with oversize whirlpool tub. The 178-foot-deep lot backs up to a private swim & tennis club, and the fenced backyard features a large deck for enjoying the outdoors. **Note virtual tour & PDF floor plan.****Possession:** JULY 1, 2007



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