

Prepared For You By:

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RE/MAX REALTY ASSOCIATES -CHAMPAIGN

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(7)

Single Family
Residential **2084179 A**
1 STORY / HOUSE

2004 LYNWOOD
CHAMPAIGN, IL 61821

Unit #/Level: /
Region: 07 Area: 1 Grid: 49

\$159,900



2008 Champaign County AOR

Bedrooms:	3	County:	CHAMPAIGN
Full Baths:	2	Town:	Yes
Half Baths:	0	Zoning:	
Total Baths:	2		
Garage:	1.5 Car Garage Attached		
Subdiv:	DEVONSHIRE	Grade School:	SOC
Near:	DEVONSHIRE	Jr. High:	CALL UNT 4 351-3701
Acres:		Senior HS:	CENTRAL
Lot Size:	IRREG SEE COMMENTS	Fire Protect. Dist:	CHAMPAIGN
Apx Age:	51	PIN:	45-20-23-427- 002
Year Built:			

Room Dim.	Lvl	Floor	B	Room Dim.	Lvl	Floor	B	Level SF
LVR: 15'0"X15'8"	1	WOOD LAMINATE		BDR1: 16'6"X11'4"	1	Wood	F	Upper SF: 0
DIN: 12'7"X10'6"	1	WOOD LAMINATE		BDR2: 11'5"X9'8"	1	Wood		Main SF: 1661
KIT: 11'0"X10'2"	1	WOOD LAMINATE		BDR3: 11'5"X9'6"	1	Wood		Lower SF: 0
FAM: 17'8"X11'4"	1	Carpet		BDR4:				Bsmnt SF: 0
UT:				BDR5:				Approx. SF: 1661
OTHR:								
OTHR2:								

Tax Yr: 2007	Total Tax: 3235	# 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:	Orientation: W
Insuln. Ceil.: (R)	Inches:	Insuln. Wall: (R)	Inches:

Architecture: Ranch	Sewer: Sewer	HVAC: Central A/C , Hot Water
Outbuildings:	Water: Municipal	Fuel Types: Natural Gas
Exterior: Brick	Basement:	Walls: Drywall
Fireplace: Wood		

Misc Interior: Bedroom on Level 1 , Built-in Bookcase , Eat-in Kitchen , Pantry , Walk-in Closet

Electrical: 100 AMP

Property Incl.: Dishwasher , Disposal , Range/Stove , Refrigerator

Misc Exterior: Deck , Fenced Yard , Sidewalk

Docs on File:

Listing Condtion:

Directions: Located two blocks west of Prospect between Devonshire and Broadmoor.

Remarks: Located in a popular South Central Champaign neighborhood near bus lines, this ranch offers a very low maintenance exterior with brick on all sides and vinyl replacement windows that were installed in 2008. Other highlights include generous room sizes throughout, separate living room and family room, and a surprisingly large master bedroom with 2 closets and full adjoining bath. The 3 bedrooms feature original oak flooring, while all other rooms feature new flooring in recent years. The whole house has been freshly painted and is totally move-in ready. The backyard features a large deck and privacy fencing. **See complete photo tour!**

Possession: 20 DAYS



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Fenced Backyard w/Deck



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Living Room



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Dining Area



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Kitchen



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Master Bedroom



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Family Room