

Prepared For You By:

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RE/MAX Realty Associates-Cha



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Single Family
Residential **2092840 A**
1 STORY / HOUSE

304 S MARKET
BONDVILLE, IL 61815

Unit #/Level: /

\$37,500

Region: 07 Area: 2 Grid: 0



2009 Champaign County AOR

Bedrooms:	3	County:	CHAMPAIGN
Full Baths:	1	Town:	Yes
Half Baths:	0	Zoning:	
Total Baths:	1		
Garage:			
Subdiv:		Grade School:	SOC
Near:	SOUTH ST.	Jr. High:	CALL UNT 4 351-3701
Acres:		Senior HS:	CENTENNIAL
Lot Size:	40' X 132'	Fire Protect. Dist:	BONDVILLE
Apx Age:	39	PIN:	23-19-13-104- 004
Year Built:			

	Room Dim.	Lvl	Floor	B	Room Dim.	Lvl	Floor	B	Level SF
LVR:	18'0"X14'3"	1			BDR1:	14'8"X13'0"	1	Carpet	Upper SF: 0 Bsmnt SF: 0
DIN:					BDR2:	9'7"X8'2"	1	Carpet	Main SF: 1045 Fin Bsmnt SF:
KIT:	13'3"X11'3"	1	Vinyl		BDR3:	8'3"X6'11"	1	Carpet	Lower SF: 0 Tot. Fin SF: 1045
FAM:					BDR4:				UnFin Low SF:
UT:					BDR5:				Approx. SF: 1045
OTHR:	5'2"X5'9"	1	Vinyl						
OTHR2:									

Tax Yr:	2008	Total Tax:	45	# 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:	No	Din Y/N:	No	Bd Suite Y/N:	No
Foundation Type:	CRAWL	New Const. Y/N:	No	Const. Phase:	Finished	Orientation:	W
Insuln. Ceil.: (R)		Inches:		Insuln. Wall: (R)		Inches:	

Architecture:	Mobile Home	Sewer:	Septic	HVAC:	Forced Air , Window A/C
Outbuildings:	Garden Shed	Water:	Municipal	Fuel Types:	Natural Gas
Exterior:	Aluminum	Basement:		Walls:	Drywall
Fireplace:					

Misc Interior: Bedroom on Level 1 , Eat-in Kitchen , Laundry Room , Pantry
 Electrical:
 Property Incl.: Microwave , Range/Stove , Refrigerator
 Misc Exterior: Deck
 Docs on File:

Directions: From Route 10, turn south onto Market.

Remarks: Do not be fooled by the outside appearance! This property offers a surprisingly comfortable and well appointed interior and immediate rental income of \$575 per month. The home consists of a mobile home with a living room addition and a master bedroom addition, plus a deep lot with a garden shed. Kitchen and bath both feature tasteful updates, and the current owner performed much needed structural reinforcement in the master bedroom addition.

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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