

MATT DIFANIS

RE/MAX Realty Associates-Cha



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(9)

Single Family  
Residential **2101007 A**  
1.5 STORY / HOUSE

1117 MAYFAIR

Unit #/Level: /

\$214,900 

CHAMPAIGN, IL 61821

Region: 07 Area: 1 Grid: 46



2010 Champaign County AOR

Bedrooms:	3	County:	CHAMPAIGN
Full Baths:	2	Town:	Yes
Half Baths:	0	Zoning:	
Total Baths:	2		
Garage:	1 CAR GARAGE ATTACHED		
Subdiv:	MAYFAIR	Grade School:	SOC
Near:	WESTLAWN	Jr. High:	CALL UNT 4 351-3701
Acres:		Senior HS:	CENTRAL
Lot Size:	80X134.6X80X124.4	Fire Protect. Dist:	CHAMPAIGN
Apx Age:	50	PIN:	44-20-14-328- 015

Year Built:

	Room Dim.	Lvl	Floor	B	Room Dim.	Lvl	Floor	B	Level SF
LVR:	27'2"X13'5"	1	Wood		BDR1:	14'2"X12'0"	1	Carpet	Upper SF: 625 Bsmnt SF: 0
DIN:	COMBO				BDR2:	13'0"X13'1"	2	Wood	Main SF: 1504 Fin Bsmnt SF: 0
KIT:	25'6"X8'0"	1	Tile		BDR3:	13'2"X10'10"	2	Wood	Lower SF: 0 Tot. Fin SF: 2129
FAM:	14'10"X11'0"	1	WOOD LAMINATE		BDR4:				UnFin Low SF: 0
UT:					BDR5:				Approx. SF: 2129
OTHR:									
OTHR2:									

Tax Yr:	2008	Total Tax:	4323	# 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:	No
Foundation Type:	CRAWL	New Const. Y/N:	No	Const. Phase:	Finished	Orientation:	SE
Insuln. Ceil.: (R)		Inches:		Insuln. Wall: (R)		Inches:	

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

Misc Interior: Bedroom on Level 1 , Built-in Bookcase , Convection Oven , Walk-in Closet

Electrical:

Property Incl.: Dishwasher , Disposal , Dryer , Microwave , Oven/Built-in , Range/Stove , Refrigerator , Washer

Misc Exterior: Patio , Porch

Docs on File:

Directions: From Kirby, N on Mayfair.

Remarks: This home is situated in the centrally located Mayfair Subdivision, offering close proximity to bus lines, schools, shopping, and parks. The house sits on an elevated lot with a striking exterior that features mature landscaping, brick, and a steep roof line (with a newly installed complete tear-off roof). The yard features numerous perennials, including daffodils, crocus & hostas. The backyard is fully fenced, & the front yard includes an invisible fence w/one collar. Interior highlights include a 100% remodeled kitchen with solid surface counters, 2 ovens (incl. convection oven) & abundant maple cabinets. Both bathrooms have been updated, & 2nd floor just had its original oak floors professionally refinished. \*\*See complete 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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