



Prepared For You By:

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Single Family Residential **2092373 A** 289 W MOULTRIE Unit #/Level: / \$74,900
 2 STORY / HOUSE BEMENT, IL 61813 Region: 04 Area: 9 Grid: 0



2009 Champaign County AOR

Bedrooms: 4 County: PIATT
 Full Baths: 1 Town: Yes
 Half Baths: 0 Zoning:
 Total Baths: 1
 Garage: 1 CARPORT ATTACHED
 Subdiv: MOERY Grade School: BEMENT
 Near: S. WASHINGTON Jr. High: BEMENT
 Acres: Senior HS: BEMENT
 Lot Size: 108.42 X 168 Fire Protect. Dist:
 Apx Age: 999 PIN: 01 00 07 000
 661 00
 Year Built:

	Room Dim.	Lvl	Floor	B	Room Dim.	Lvl	Floor	B	Level SF	
LVR:	15'4"X13'0"	1	Carpet		BDR1: 15'3"X12'10"	1	Carpet		Upper SF: 868	Bsmnt SF: 868
DIN:	15'0"X 13'8"	1	Carpet		BDR2: 15'3"X10'3"	2	Carpet		Main SF: 1368	Fin Bsmnt SF:
KIT:	13'6"X18'7"	1	Vinyl		BDR3: 15'5"X11'4"	2	Carpet		Lower SF: 0	Tot. Fin SF: 2236
FAM:					BDR4: 15'4"X13'10"	2	Carpet		UnFin Low SF:	
UT:					BDR5:				Approx. SF: 2236	
OTHR:	12'4"X19'0"	1	Carpet							
OTHR2:	13'8"X13'10"	2	Wood							

Tax Yr: 2008 Total Tax: 497 # Exemp.: 3
 HOA Fees: \$ HOA M/A: Condo Fees: \$ Condo M/A:
 Other Fees: \$ Other M/A:

Family Room Y/N: No Fireplace Y/N: No Din Y/N: Yes Bd Suite Y/N: No
 Foundation Type: BASEMENT New Const. Y/N: Const. Phase: Orientation: N
 Insuln. Ceil.: (R) Inches: Insuln. Wall: (R) Inches:

Architecture: Farmhouse Sewer: Sewer HVAC: Central A/C , Forced Air
 Outbuildings: None Water: Municipal Fuel Types: Natural Gas
 Exterior: Vinyl Basement: Partial-Unfinished Walls: Masonite , Panel
 Fireplace:

Misc Interior: Bedroom on Level 1 , Built-in Bookcase , China Cabinet , Eat-in Kitchen , Other-See Remarks , Pantry
 Electrical: 100 AMP
 Property Incl.: Dryer , Microwave , Range/Stove , Refrigerator , Washer
 Misc Exterior: Patio , Porch-Enclosed , Sidewalk
 Docs on File: Seller Disclosure
 Listing Condition:

Directions: -From I-72 take Market Exit to 105 S. Follow 105 to Bement to Moultrie West

Remarks: The owners of this home have invested time and love into the interior and exterior of this home. It features a newer roof and a modern HVAC system. There is also a remodeled kitchen with a large eat-in area, a formal dining room, formal living room and a first floor bedroom. There is oak flooring under all of the first floor carpet and pine plank flooring under all of the second floor carpet. The second floor has three large bedrooms with working transom windows. One of the bedrooms is adjacent to a large attic space that could be converted into a master bathroom. The yard is graced by abundant landscaping and gardens. There is also a swing with custom trellis to enjoy quiet evenings. **See 49 images in virtual tour!**

Possession: 30 DAYS