

Prepared For You By:

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RE/MAX Realty Associates-Cha



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(8)

Single Family Residential **2091183 A** 2408 E NEVADA Unit #/Level: / \$76,900   
 1 STORY / HOUSE URBANA, IL 61802 **Region: 08 Area: 2 Grid: 65**



2009 Champaign County AOR

Bedrooms: 3 County: CHAMPAIGN  
 Full Baths: 1 Town: Yes  
 Half Baths: 0 Zoning:  
 Total Baths: 1  
 Garage:  
 Subdiv: SCOTTSWOOD Grade School: PAINE  
 Near: DODSON Jr. High: UMS  
 Acres: Senior HS: UHS  
 Lot Size: 61.75X100X61.54X100 Fire Protect. Dist: EDGE-SCOTT  
 Apx Age: 35 PIN: 30-21-15-178-028  
 Year Built:

	Room Dim.	Lvl	Floor	B	Room Dim.	Lvl	Floor	B	Level SF	
LVR:	15'9"X11'9"	1	Carpet		BDR1: 13'10"X10'0"	1	Carpet		Upper SF: 0	Bsmnt SF: 0
DIN:					BDR2: 11'10"X8'0"	1	Carpet		Main SF: 918	Fin Bsmnt SF:
KIT:	12'5"X11'10"	1	Carpet		BDR3: 9'9"X8'0"	1	Carpet		Lower SF: 0	Tot. Fin SF: 918
FAM:					BDR4:				UnFin Low SF:	
UT:					BDR5:				Approx. SF: 918	
OTHR:	6'10"X4'0"									
OTHR2:										

Tax Yr: 2007 Total Tax: 1297 # Exemp.: 1  
 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: No Bd Suite Y/N: No  
 Foundation Type: SLAB New Const. Y/N: No Const. Phase: Finished Orientation: S  
 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: Aluminum Basement: Walls: Drywall  
 Fireplace:

Misc Interior: Bedroom on Level 1 , Eat-in Kitchen  
 Electrical:  
 Property Incl.: Dryer , Range/Stove , Refrigerator , Washer  
 Misc Exterior: Fenced Yard , Patio  
 Docs on File:  
 Listing Condtion:

Directions: E on Washington, N onto Dodson, E onto Nevada.

Remarks: This well packaged 1-story floor plan has been impeccably maintained & updated. Current owner replaced roof (new 1st layer) within last five years; windows are all in excellent shape with newer storm windows or newer vinyl windows; and exterior walls were retrofitted with insulation. The current owner has masterfully landscaped the yard--both front and back--with low maintenance plantings and trees, leaving no mowing. The backyard is fully privacy and features a patio, brick walkway, and gazebo. Owner had house recently professionally inspected by Spies Home Inspection Service and has addressed the few items that required attention. \*\*See photo tour.\*\*

Possession: JUNE 15, 2009



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