

Prepared For You By:

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RE/MAX Realty Associates-Cha



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Single Family Residential **2092701 A** 2112 O'DONNELL Unit #/Level: / \$179,900   
 1 STORY / HOUSE CHAMPAIGN, IL 61821 **Region: 07 Area: 1 Grid: 49**



2009 Champaign County AOR

Bedrooms: 3 County: CHAMPAIGN  
 Full Baths: 2 Town: Yes  
 Half Baths: 0 Zoning:  
 Total Baths: 2  
 Garage: 2 CAR GARAGE ATTACHED  
 Subdiv: DEVONSHIRE Grade School: SOC  
 Near: DEVONSHIRE Jr. High: CALL UNT 4  
 351-3701  
 Acres: Senior HS: CENTRAL  
 Lot Size: 20X59X141X77X145 Fire Protect. Dist: CHAMPAIGN  
 Apx Age: 25 PIN: 45-20-23-333-002  
 Year Built:

Room Dim.	Lvl	Floor	B	Room Dim.	Lvl	Floor	B	Level SF	
LVR: 18'6"X14'10"	1	Wood		BDR1: 15'10"X11'9"	1	Carpet	F	Upper SF: 0	Bsmnt SF: 0
DIN:				BDR2: 11'10"X10'3"	1	Carpet		Main SF: 1677	Fin Bsmnt SF:
KIT: 19'9"X11'3"	1	Wood		BDR3: 10'4"X10'3"	1	Carpet		Lower SF: 0	Tot. Fin SF: 1677
FAM: 20'0"X12'6"	1	Wood		BDR4:				UnFin Low SF:	
UT:				BDR5:				Approx. SF: 1677	
OTHR:									
OTHR2:									

Tax Yr: 2008 Total Tax: 3391 # Exemp.: 2  
 HOA Fees: \$ HOA M/A: Condo Fees: \$ Condo M/A:  
 Other Fees: \$ Other 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: Finished Orientation: W  
 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: Brick , Wood Basement: Walls: Drywall  
 Fireplace: Wood

Misc Interior: Bedroom on Level 1 , Eat-in Kitchen , Laundry Room  
 Electrical: 200 AMP  
 Property Incl.: Dishwasher , Disposal , Microwave , Range/Stove , Refrigerator  
 Misc Exterior: Deck , Fenced Yard , Sidewalk  
 Docs on File: Seller Disclosure  
 Listing Condtion:

Directions: Located a block south of Devonshire between Mattis and Prospect.

Remarks: This home offers a recent comprehensive remodel, including roof, HVAC, flooring, paint, complete kitchen, and updated baths. Hardwood flooring greets visitors at the front door and continues through the living room, dining room, kitchen, family room, and hallway. An oversize sliding glass door leads from the family room to the generously sized deck that overlooks the privacy fenced backyard with mature landscaping. The house features two separate wood-burning fireplaces, located in the living room and the family room. The all-new kitchen features a design that wraps around three sides, offering abundant cabinetry and counter space, and a large open window keep the kitchen open to the dining area. \*\*See complete photo tour.\*\*

Possession: 30 DAYS



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Photo Gallery MLS# R2092701A



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