

Prepared For You By:

MATT DIFANIS

RE/MAX Realty Associates-Cha



() - x.



(9)

Single Family Residential **2092326 A** 1508 OGELTHORPE Unit #/Level: / \$137,500
 1 STORY / HOUSE URBANA, IL 61802 **Region: 08 Area: 1 Grid: 65**



2009 Champaign County AOR

Bedrooms: 4 County: CHAMPAIGN
 Full Baths: 2 Town: Yes
 Half Baths: 0 Zoning:
 Total Baths: 2
 Garage: 2 CAR GARAGE
 DETACHED
 Subdiv: SAVANNAH GREEN Grade School: PRAIRIE
 Near: KINCH Jr. High: UMS
 Acres: Senior HS: UHS
 Lot Size: 43' X 119'5" Fire Protect. Dist: URBANA
 Apx Age: 6 PIN: 91-21-15-387-020
 Year Built:

Room Dim.	Lvl	Floor	B	Room Dim.	Lvl	Floor	B	Level SF	
LVR:	17'0"X11'11"	1	Carpet	BDR1:	13'7"X11'2"	1	Carpet	Upper SF:	0 Bsmnt SF: 1152
DIN:	11'6"X10'3"	1	Carpet	BDR2:	11'3"X9'6"	1	Carpet	Main SF:	1152 Fin Bsmnt SF: 1092
KIT:	11'4"X8'2"	1	Tile	BDR3:	10'3"X9'10"	1	Carpet	Lower SF:	0 Tot. Fin SF: 2244
FAM:	22'2"X13'0"	0	Carpet	BDR4:	12'8"X12'4"	0	Carpet	UnFin Low SF:	60
UT:				BDR5:				Approx. SF:	1152
OTHR:	24'3"X11'5"	0	Carpet						
OTHR2:									

Tax Yr: 2008 Total Tax: 2900 # Exemp.: 2
 HOA Fees: \$60 HOA M/A: A Condo Fees: \$ Condo M/A:
 Other Fees: \$ Other M/A:

Family Room Y/N: Yes Fireplace Y/N: No Din Y/N: Yes Bd Suite Y/N: No
 Foundation Type: BASEMENT 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: Vinyl Basement: Full-Finished Walls: Drywall
 Fireplace:

Misc Interior: Bedroom on Level 1 , Cathedral Ceiling , Sump Pump
 Electrical: 200 AMP
 Property Incl.: Dishwasher , Disposal , Dryer , Microwave , Range/Stove , Refrigerator , Washer
 Misc Exterior: Patio , Porch , Sidewalk
 Docs on File:
 Listing Condtion:

Directions: Florida Ave E to Ogelthorpe

Remarks: This home offers exceptional condition & amenities at this price point! Boasting perhaps the most impressively finished basement in the entire subdivision, this home features more than 2,200 finished square feet. The basement includes a 4th bedroom, a 2nd full bath, a family room, & a dedicated home theater room with projection screen, theater seating, in-wall wiring for 7.1 audio, and DLP projector with HDMI & Ethernet wiring in the ceiling. The entire basement was insulated for energy efficiency & for sound control. Every inch of the house is in outstanding condition & is ready for you to make it your home! **See complete photo tour.**

Possession: 8/15/2009



2009 Champaign County AOR



2009 Champaign County AOR



2009 Champaign County AOR



2009 Champaign County AOR



2009 Champaign County AOR



2009 Champaign County AOR

Photo Gallery MLS# R2092326A



2009 Champaign County AOR



2009 Champaign County AOR

--- Information herein deemed reliable but not guaranteed ---
© 2008 Champaign Co. Association of Realtors
05/09/2009 07:15 PM