

Prepared For You By:

MATT DIFANIS

RE/MAX Realty Associates-Cha



() - x.



(9)

Single Family Residential **2100727 A**
3 STORY / HOUSE

303 W OREGON
URBANA, IL 61801

Unit #/Level: /
Region: 08 Area: 1 Grid: 56

\$289,900



2010 Champaign County AOR

Bedrooms:	4	County:	CHAMPAIGN
Full Baths:	2	Town:	Yes
Half Baths:	1	Zoning:	
Total Baths:	3		
Garage:	2.5 Car Garage Detached		
Subdiv:	J.S. BUSEY	Grade School:	LEAL
Near:	CEDAR	Jr. High:	UMS
Acres:		Senior HS:	UHS
Lot Size:	53.75'X143.88'	Fire Protect. Dist:	URBANA
Apx Age:	104	PIN:	92-21-17-184-006
Year Built:			

	Room Dim.	Lvl	Floor	B	Room Dim.	Lvl	Floor	B	Level SF			
LVR:	14'6"X14'0"	1	Wood		BDR1:	14'1"X14'7"	2	Carpet	Upper SF:	876	Bsmnt SF:	793
DIN:	15'8"X12'6"	1	Wood		BDR2:	11'2"X14'1"	2	Carpet	Main SF:	842	Fin Bsmnt SF:	0
KIT:	13'0"X10'0"	1	Wood		BDR3:	10'2"X16'9"	2	Carpet	Lower SF:	363	Tot. Fin SF:	2081
FAM:					BDR4:	11'7"X14'4"	3	Carpet	UnFin Low SF:			
UT:					BDR5:	10'4"X8'1"	2	Carpet	Approx. SF:	2081		
OTHR:												
OTHR2:												

Tax Yr:	2008	Total Tax:	6734	# Exemp.:	1
HOA Fees:	\$	HOA M/A:		Condo Fees:	\$
Other Fees:	\$	Other M/A:		Condo M/A:	

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

Architecture:	Traditional	Sewer:	Sewer	HVAC:	Central A/C , Forced Air
Outbuildings:		Water:	Municipal	Fuel Types:	Natural Gas
Exterior:	Steel	Basement:	Full-Unfinished	Walls:	Plaster

Misc Interior: Sump Pump
 Electrical: 200 AMP
 Property Incl.: Dishwasher , Disposal , Dryer , Freezer , Hot Tub , Microwave , Range/Stove , Refrigerator
 Misc Exterior: Deck , Fenced Yard , Porch , Porch-Enclosed , Sidewalk
 Docs on File:

Directions: Located 2 blocks N of Washington between Birch & Cedar

Remarks: This home sits in the coveted West Urbana Neighborhood area, offering extraordinary charm and character, plus convenient proximity to downtown, parks, schools, and the UI campus. Outside, the home features replacement windows, low maintenance steel siding, oversized 2 car garage, extra off-street parking, and a fenced backyard with deck and hot tub. The home's interior features spectacular original woodwork throughout and original oak floors in most rooms. All 3 bathrooms have been remodeled in recent years. The remodeled kitchen features newer cabinets, a full complement of upscale appliances and solid surface counters with seamless integrated sink. The 3rd floor offers a private bedroom suite with 8 windows and skylights, plentiful storage, kitchenette and full bath. Furnace and a/c are 3 years old.

Possession: 45 DAYS