

Prepared For You By:

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RE/MAX Realty Associates-Cha



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Single Family Residential **2092999 A** 303 W OREGON Unit #/Level: / \$289,990
 2 STORY / HOUSE URBANA, IL 61801 **Region: 08 Area: 1 Grid: 56**



2009 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: JS BUSEY Grade School: LEAL
 Near: OREGON Jr. High: UMS
 Acres: Senior HS: UHS
 Lot Size: 53.75'X143.88' Fire Protect. Dist: URBANA
 Apx Age: 103 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: 14'7"X14'1"	2	Carpet		Upper SF: 876 Bsmnt SF: 793
DIN: 15'8"X12'6"	1	Wood		BDR2: 11'2"X14'1"	2	Wood		Main SF: 842 Fin Bsmnt SF:
KIT: 13'0"X10'0"	1	Wood		BDR3: 16'9"X10'2"	2	Wood		Lower SF: 363 Tot. Fin SF: 2081
FAM:				BDR4: 14'4"X20'7"	3	Carpet	F	UnFin Low SF:
UT:				BDR5:				Approx. SF: 2081
OTHR: 14'4"X9'0"	2	Carpet						
OTHR2:								

Tax Yr: 2008 Total Tax: 6734 # 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: 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 , Space Heater , Window A/C
 Outbuildings: Water: Municipal Fuel Types: Natural Gas
 Exterior: Steel Basement: Full-Unfinished Walls: Drywall , Plaster
 Fireplace:

Misc Interior: Bay-Bow Window , Eat-in Kitchen , Sump Pump
 Electrical: 200 AMP
 Property Incl.: Dishwasher , Disposal , Dryer , Freezer , Hot Tub , Microwave , Range Hood , Refrigerator , Washer
 Misc Exterior: Deck , Fenced Yard , Porch , Porch-Enclosed , Sidewalk
 Docs on File:
 Listing Condition:

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

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

Possession: 30 DAYS



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Photo Gallery MLS# R2092999A



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