

Prepared For You By:

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RE/MAX Realty Associates-Cha



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Single Family Residential **2090961 A** 802 PHEASANT Unit #/Level: / \$224,900   
 2 STORY / HOUSE SAVOY, IL 61874 **Region: 07 Area: 1 Grid: 84**



2009 Champaign County AOR

Bedrooms: 4 County: CHAMPAIGN  
 Full Baths: 2 Town: Yes  
 Half Baths: 1 Zoning:  
 Total Baths: 3  
 Garage: 2 CAR GARAGE ATTACHED  
 Subdiv: ARBOUR MEADOWS Grade School: SOC  
 Near: TOMARAS Jr. High: CALL UNT 4 351-3701  
 Acres: Senior HS: CENTRAL  
 Lot Size: 80' X 105' Fire Protect. Dist: SAVOY  
 Apx Age: 16 PIN: 03-20-36-151-015  
 Year Built:

	Room Dim.	Lvl	Floor	B	Room Dim.	Lvl	Floor	B	Level SF		
LVR:	12'9"X11'5"	1	Carpet		BDR1:	16'2"X11'3"	2	Carpet	F	Upper SF: 981	Bsmnt SF: 1036
DIN:	12'10"X11'2"	1	Carpet		BDR2:	10'0"X10'6"	2	Carpet		Main SF: 1116	Fin Bsmnt SF: 475
KIT:	18'0"X12'6"	1	Tile		BDR3:	10'0"X9'6"	2	Carpet		Lower SF: 0	Tot. Fin SF: 2572
FAM:	17'3"X15'6"	1	Carpet		BDR4:	13'9"X10'6"	2			UnFin Low SF: 0	
UT:	9'7"X7'5"	1	Tile		BDR5:					Approx. SF: 2097	
OTHR:	10'5"X11'9"	0	Carpet								
OTHR2:	19'4"X11'9"	0	Carpet								

Tax Yr: 2007 Total Tax: 4111 # Exemp.: 1  
 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: BASEMENT New Const. Y/N: No Const. Phase: Orientation: W  
 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: Vinyl Basement: Full-Finished Walls: Drywall  
 Fireplace: Wood

Misc Interior: Cable TV , Eat-in Kitchen , Laundry Room , Pantry , Walk-in Closet , Whirlpool  
 Electrical: 200 AMP  
 Property Incl.: Dishwasher , Disposal , Microwave , Range/Stove , Refrigerator  
 Misc Exterior: Fenced Yard , Patio , Porch , Sidewalk  
 Docs on File:  
 Listing Condition:

Directions: Wesley; rt on Aster, then left onto Pheasant.

Remarks: This popular plan is located in Savoy's popular Arbour Meadows Subdivision, affording the house low real estate taxes & excellent proximity to shopping, dining & major traffic arteries. The lot features mature trees & plantings, & it boasts a fully fenced backyard that backs up to an 80' deep commons area with paved walking paths. Compared to other similar floor plans, this home offers a larger foyer with front coat closet, a secluded front living room (also perfect as an office or music room), & an extra-large laundry room with a wall of built-in cabinetry & counters. The kitchen, foyer & laundry room feature newer ceramic tile flooring. The master suite features bedroom with tray ceiling, full bath with whirlpool, shower & double vanities & walk-in closet. \*\*See complete photo tour.\*

Possession: JUNE 1, 2009



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Photo Gallery MLS# R2090961A



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