

Prepared For You By:

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RE/MAX Realty Associates-Cha



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Single Family 812 SUNSET Unit #/Level: 2 / 1 \$89,900   
 Residential **2091310 A**  
 1 STORY / CONDO URBANA, IL 61801 **Region: 08 Area: 1 Grid: 53**



2009 Champaign County AOR

Bedrooms:	2	County:	CHAMPAIGN
Full Baths:	1	Town:	Yes
Half Baths:	0	Zoning:	
Total Baths:	1		
Garage:	2 CAR GARAGE ATTACHED		
Subdiv:	NORTHFIELD CONDOS	Grade School:	KING
Near:	LINCOLN	Jr. High:	UMS
Acres:		Senior HS:	UHS
Lot Size:	N/A - CONDO	Fire Protect. Dist:	URBANA
Apx Age:	24	PIN:	91-21-08-101-022

Year Built:

	Room Dim.	Lvl	Floor	B	Room Dim.	Lvl	Floor	B	Level SF				
LVR:	14'6"X13'2"	1	Wood		BDR1:	15'7"X10'6"	1	Wood	F	Upper SF:	0	Bsmnt SF:	0
DIN:	12'9"X9'4"	1	Wood		BDR2:	12'2"X9'6"	1	Wood	F	Main SF:	1150	Fin Bsmnt SF:	0
KIT:	9'6"X7'3"	1	Tile		BDR3:					Lower SF:	0	Tot. Fin SF:	1150
FAM:					BDR4:					UnFin Low SF:	0		
UT:	7'6"X5'0"	1	Vinyl		BDR5:					Approx. SF:	1150		
OTHR:													
OTHR2:													

Tax Yr:	2007	Total Tax:	2148	# Exemp.:	1		
HOA Fees:	\$	HOA M/A:		Condo Fees:	\$150	Condo M/A:	M
Other Fees:	\$	Other M/A:					

Family Room Y/N:	No	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:	S
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:	Cedar	Basement:		Walls:	Drywall
Fireplace:	Wood				

Misc Interior: Bedroom on Level 1 , Laundry Room , Pantry , Walk-in Closet  
 Electrical: 100 AMP  
 Property Incl.: Dishwasher , Disposal , Dryer , Range/Stove , Refrigerator , Washer  
 Misc Exterior: Deck , Sidewalk  
 Docs on File: Assoc Bylaws  
 Listing Condtion:

Directions: From N. Lincoln, turn E onto Sunset. Condo on N (left) side of street

Remarks: Situated near the UI campus, bus routes & both major medical centers, this home combines a house-like floor plan with little common wall space with the convenience of a condominium. Highlights include custom finished oak flooring through the living room, dining room, hallway, & both bedrooms. The 2-car attached garage features a pull-down attic ladder for storage. The kitchen features a full complement of appliances, including newer tall-tub dishwasher & refrigerator. There is a walk-in laundry room/pantry & laundry appliances are included as well. The unit features outstanding natural light with Andersen windows and two sets of Andersen sliding glass doors that offer southern, northern & eastern exposure. Both bedrooms adjoin the full bath. \*\*See complete photo tour.\*\*

Possession: MAY 31, 2009



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Photo Gallery MLS# R2091310A



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