

Prepared For You By:

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RE/MAX REALTY ASSOCIATES -CHAMPAIGN



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(7)

Single Family
Residential 2083196 A
2 STORY / CONDO

1828 TAHOE CT.
CHAMPAIGN, IL 61822

Unit #/Level: /
Region: 07 Area: 1 Grid: 48

\$144,900



2008 Champaign County ACR

| | | | |
|---------------------|-----------------------|----------------------------|------------------------|
| Bedrooms: | 3 | County: | CHAMPAIGN |
| Full Baths: | 2 | Town: | Yes |
| Half Baths: | 1 | Zoning: | |
| Total Baths: | 3 | | |
| Garage: | 2 CAR GARAGE ATTACHED | | |
| Subdiv: | TAHOE CONDOS | Grade School: | SOC |
| Near: | SIERRA | Jr. High: | CALL UNT 4 351-3701 |
| Acres: | | Senior HS: | CENTENNIAL |
| Lot Size: | CONDO | Fire Protect. Dist: | |
| Apx Age: | 19 | PIN: | 45-20-22-107-014 |
| Year Built: | 1989 | | |

| Room Dim. | Lvl | Floor | B | Room Dim. | Lvl | Floor | B | Level SF |
|------------------|-----|--------|---|--------------------|-----|--------|---|------------------|
| LVR: 15'6"X14'7" | 1 | Carpet | | BDR1: 12'1"X13'5" | 2 | Carpet | F | Upper SF: 647 |
| DIN: 13'0"X12'0" | 1 | Wood | | BDR2: 11'10"X12'3" | 2 | Carpet | | Main SF: 1050 |
| KIT: 12'0"X9'5" | 1 | Vinyl | | BDR3: 14'0"X11'4" | 2 | Carpet | | Lower SF: 0 |
| FAM: | | | | BDR4: | | | | Bsmnt SF: 0 |
| UT: | | | | BDR5: | | | | Approx. SF: 1697 |
| OTHR: 9'8"X9'6" | 2 | Pergo | | | | | | |
| OTHR2: | | | | | | | | |

| | | | |
|-----------------------|------------------------|--------------------------|---------------------|
| Tax Yr: 2007 | Total Tax: 3023 | # Exemp.: | |
| HOA Fees: \$ | HOA M/A: | Condo Fees: \$137 | 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: | Orientation: W |
| Insuln. Ceil.: (R) | Inches: | Insuln. Wall: (R) | Inches: |

| | | |
|--------------------------------|-------------------------|---------------------------------------|
| Architecture: Townhouse | Sewer: Sewer | HVAC: Central A/C , Forced Air |
| Outbuildings: None | Water: Municipal | Fuel Types: Natural Gas |
| Exterior: Brick , Steel | Basement: | Walls: Drywall |
| Fireplace: Wood | | |

Misc Interior: Cable TV , Cathedral Ceiling , Eat-in Kitchen , Smoke Detector , Walk-in Closet , Carbon Monoxide Detector

Electrical:

Property Incl.: Dishwasher , Disposal , Dryer , Range Hood , Range/Stove , Refrigerator , Washer

Misc Exterior: Cul-De-Sac , Deck

Docs on File: Lead Paint , Radon , Seller Disclosure

Listing Condition:

Directions: From Kirby & Duncan, S on Duncan then E on Sierra. At T-intersection, RT on Tahoe to end on left.

Remarks: This condo offers a well packaged & surprisingly large floor plan. The front door opens to hardwood flooring that runs from the front entry through the hallway and dining room. The dining room features a dramatic cathedral ceiling, a glass door to the back deck & a pass-through window to the kitchen, making it easy to converse between the two rooms. The kitchen offers space for a dinette table or for a movable island for added prep space. The living room features wood-burning fireplace. The master suite includes a full bath & 2 walk-in closets. The 3rd bedroom includes adjoining study space, with measurements shown above as "OTH". The deck overlooks expansive backyard commons. Other highlights include generous garage & 90% furnace. FHA-APPROVED DEVELOPMENT! **See complete photo tour.**

Possession: 30 DAYS NEGOTIATION.

--- Information herein deemed reliable but not guaranteed ---



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