

Prepared For You By:

MATT DIFANIS

RE/MAX Realty Associates-Cha



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Single Family 3752 THORNHILL Unit #/Level: 3752 / 2 \$129,900   
 Residential 2092434 A  
 1 STORY / CONDO CHAMPAIGN, IL 61822 Region: 07 Area: 1 Grid: 44



2009 Champaign County AOR

Bedrooms: 2 County: CHAMPAIGN  
 Full Baths: 2 Town: Yes  
 Half Baths: 0 Zoning:  
 Total Baths: 2  
 Garage: 1.5 Car Garage Attached  
 Subdiv: COBBLEFIELD POINT Grade School: SOC  
 Near: COBBLEFIELD Jr. High: CALL UNT 4 351-3701  
 Acres: Senior HS: CENTENNIAL  
 Lot Size: CONDO Fire Protect. Dist: CHAMPAIGN  
 Apx Age: 4 PIN: 44-20-16-179-100  
 Year Built:

	Room Dim.	Lvl	Floor	B	Room Dim.	Lvl	Floor	B	Level SF				
LVR:	17'6"X14'4"	2	Carpet		BDR1:	13'7"X13'11"	2	Carpet	F	Upper SF:	0	Bsmnt SF:	0
DIN:	13'10"X13'9"	2	Carpet		BDR2:	13'7"X13'11"	2	Carpet	F	Main SF:	1385	Fin Bsmnt SF:	
KIT:	13'10"X11'8"	2	Vinyl		BDR3:					Lower SF:	0	Tot. Fin SF:	1385
FAM:					BDR4:					UnFin Low SF:			
UT:					BDR5:					Approx. SF:	1385		
OTHR:													
OTHR2:													

Tax Yr:	2008	Total Tax:	3236	# Exemp.:	1
HOA Fees:	\$	HOA M/A:		Condo Fees:	\$120
Other Fees:	\$	Other M/A:		Condo M/A:	M

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:	W
Insuln. Ceil.:	(R)	Inches:		Insuln. Wall:	(R)	Inches:	

Architecture:		Sewer:	Sewer	HVAC:	Central A/C , Forced Air
Outbuildings:		Water:	Municipal	Fuel Types:	Natural Gas
Exterior:	Brick , Vinyl	Basement:		Walls:	Drywall
Fireplace:	Gas Log				

Misc Interior: Cathedral Ceiling , Walk-in Closet  
 Electrical:  
 Property Incl.: Dishwasher , Disposal , Microwave , Range/Stove , Refrigerator  
 Misc Exterior: Deck , Inground Pool  
 Docs on File: Assoc Bylaws  
 Listing Condtion:

Directions: Access by turning N onto Cobblefield from Kirby or E onto Inverness from Staley

Remarks: Located in the upscale Cobblefield Point Condominiums, this unit offers an outstanding floor plan, combined with like-new condition. This "St. Andrews" floor plan offers more square footage than any other plan in the development. The layout features a large kitchen, plentiful dining space, and a living room with fireplace all open to one another under a dramatic cathedral ceiling. Both bedrooms offer generous proportions and excellent furniture placement options. The attached garage offers bonus storage space--large enough for a small car plus a motorcycle. The development features a clubhouse with workout facilities, party or meeting space, a swimming pool, and hot tub. A large neighborhood park is located less than a block from the clubhouse. \*\*Note complete photo tour & floor pla

Possession: 08/01/09



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Photo Gallery MLS# R2092434A



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