



Prepared For You By:
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Single Family Residential 2100895 A	3752 THORNHILL	Unit #/Level: / 2	\$119,900 <input type="checkbox"/>
1 STORY / CONDO	CHAMPAIGN, IL 61822	Region: 07 Area: 1 Grid: 44	



2010 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:	
Apx Age:	5	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		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	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:	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: Cable TV , Cathedral Ceiling , Eat-in Kitchen , Walk-in Closet
 Electrical:
 Property Incl.: Dishwasher , Disposal , Freezer , Microwave , Oven/Built-in , Range/Stove , Refrigerator
 Misc Exterior: Deck , Inground Pool
 Docs on File:

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: 45 DAYS