

MATT DIFANIS

RE/MAX Realty Associates-Cha



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Single Family Residential **2095686 A** 1707B TRAILS DR. Unit #/Level: / \$134,900
 1 STORY / ZEROLOT URBANA, IL 61802 **Region: 08 Area: 1 Grid: 91**



2009 Champaign County AOR

Bedrooms: 2 County: CHAMPAIGN
 Full Baths: 2 Town: Yes
 Half Baths: 0 Zoning:
 Total Baths: 2
 Garage: 2 CAR GARAGE ATTACHED
 Subdiv: DEERFIELD TRAILS Grade School: PAINE
 Near: MYRA RIDGE Jr. High: UMS
 Acres: Senior HS: UHS
 Lot Size: 42X108X39X67X121 Fire Protect. Dist: URBANA
 Apx Age: 23 PIN: 93-21-28-255-020
 Year Built:

	Room Dim.	Lvl	Floor	B	Room Dim.	Lvl	Floor	B	Level SF				
LVR:	23'3"X12'0"	1	Wood		BDR1:	15'6"X12'2"	1	Carpet	F	Upper SF:	0 Bsmnt SF:	0	
DIN:	11'3"X10'0"	1	Wood		BDR2:	11'3"X10'6"	1	Carpet		Main SF:	1462	Fin Bsmnt SF:	
KIT:	12'0"X11'7"	1	Wood		BDR3:					Lower SF:	0	Tot. Fin SF:	1462
FAM:	11'7"X11'0"	1	Wood		BDR4:					UnFin Low SF:			
UT:	9'8"X5'5"	1	WOOD LAMINATE		BDR5:					Approx. SF:	1462		

OTHR:
OTHR2:

Tax Yr: 2008 Total Tax: 2485 # Exemp.: 1
 HOA Fees: \$30 HOA M/A: 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: CRAWL New Const. Y/N: No Const. Phase: Finished Orientation: N
 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 , Cathedral Ceiling , Eat-in Kitchen , Laundry Room , Walk-in Closet
 Electrical:
 Property Incl.: Dishwasher , Disposal , Dryer , Range Hood , Range/Stove , Refrigerator , Washer
 Misc Exterior: Patio , Sidewalk
 Docs on File:

Directions: From Philo, turn E onto Trails; from Windsor, take Myra Ridge S to Trails, then W (rt)

Remarks: This home offers generous proportions throughout its excellent floor plan, and it boasts major updates throughout: new windows in 2008; furnace & a/c in 2008; water heater in 2003; 3/4" oak flooring & new trim in living room, dining room, kitchen & family room in 2009; garage door opener in 2007; newer kitchen appliances; & new paint throughout the interior in recent years. The floor plan offers exceptional versatility, providing huge open spaces for living, dining, cooking & entertaining, as well as offering generous bedroom sizes. Lot backs up to neighborhood bike bath commons. A newly installed brick patio welcomes you at the front door. Sellers related to listing agent. **See complete photo tour.**

Possession: 30 DAYS



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