

Prepared For You By:

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RE/MAX REALTY ASSOCIATES -CHAMPAIGN



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(7)

Single Family  
Residential 2084080 A  
1.5 STORY / CONDO

1613 UNION  
CHAMPAIGN, IL 61821

Unit #/Level: A /  
Region: 07 Area: 1 Grid: 43

\$109,900



2008 Champaign County AOR

<b>Bedrooms:</b>	3	<b>County:</b>	CHAMPAIGN
<b>Full Baths:</b>	1	<b>Town:</b>	Yes
<b>Half Baths:</b>	1	<b>Zoning:</b>	
<b>Total Baths:</b>	2		
<b>Garage:</b>	1 CAR GARAGE ATTACHED	<b>Grade School:</b>	SOC
<b>Subdiv:</b>	WEST UNION CONDOMINI	<b>Jr. High:</b>	CALL UNT 4 351-3701
<b>Near:</b>	FAIR ST.	<b>Senior HS:</b>	CENTENNIAL
<b>Acres:</b>		<b>Fire Protect. Dist:</b>	CHAMPAIGN
<b>Lot Size:</b>	CONDO	<b>PIN:</b>	41-20-11-356- 025
<b>Apx Age:</b>	19		
<b>Year Built:</b>	1999		

Room Dim.	Lvl	Floor	B	Room Dim.	Lvl	Floor	B	Level SF
LVR: 16'9"X13'9"	1	Carpet		BDR1: 11'9"X9'11"	1	Carpet		Upper SF: 300
DIN: 11'0"X7'9"	1	Carpet		BDR2: 11'8"X11'7"	1	Carpet		Main SF: 1000
KIT: 11'8"X10'4"	1	Vinyl		BDR3: 18'10"X11'10"	2	Carpet	H	Lower SF: 0
FAM:				BDR4:				Bsmnt SF: 0
UT:				BDR5:				Approx. SF: 1300
OTHR:								
OTHR2:								

<b>Tax Yr:</b> 2007	<b>Total Tax:</b> 2810	<b># Exemp.:</b> 1
<b>HOA Fees:</b> \$	<b>HOA M/A:</b>	<b>Condo Fees:</b> \$
<b>Other Fees:</b> \$	<b>Other M/A:</b>	<b>Condo M/A:</b>

<b>Family Room Y/N:</b> No	<b>Fireplace Y/N:</b> No	<b>Din Y/N:</b> Yes	<b>Bd Suite Y/N:</b> Yes
<b>Foundation Type:</b> CRAWL	<b>New Const. Y/N:</b> No	<b>Const. Phase:</b>	<b>Orientation:</b> N
<b>Insuln. Ceil.: (R)</b>	<b>Inches:</b>	<b>Insuln. Wall: (R)</b>	<b>Inches:</b>

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

**Misc Interior:** Bedroom on Level 1 , Cable TV , Eat-in Kitchen , Laundry Room , Other-See Remarks , Smoke Detector  
**Electrical:**  
**Property Incl.:** Dishwasher , Disposal , Dryer , Microwave , Range Hood , Range/Stove , Refrigerator , Washer  
**Misc Exterior:** Patio , Satellite Dish  
**Docs on File:** Seller Disclosure  
**Listing Condition:**

**Directions:** From Springfield, North on Mattis 1 block to Union east to home on right (Unit A on East).

**Remarks:** This duplex style condo lives like a zero-lot, offering private yard space and no fees. It provides the opportunity to live in a large, modern home in a centrally located, historic neighborhood. The location puts multiple bus lines & shopping within easy reach. The floor plan offers generous living space that can accommodate formal dining if desired. There are 4 Polk Audio in-wall speakers ready for you to connect your receiver. The 2nd floor features an enormous bedroom that would also be well suited for use as a home office or media room. The kitchen includes all appliances, & laundry appliances stay, too. There are no restrictions on investor ownership, making this a great opportunity for owner-occupants and investors alike! \*\*See complete photo tour!\*\*

**Possession:** 14 DAYS



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