



Prepared For You By:
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(9)

Single Family Residential 2100591 A	100 S WHITE	Unit #/Level: /	\$85,000 <input type="checkbox"/>
1 STORY / HOUSE	SIDNEY, IL 61877	Region: 02 Area: 5 Grid: 0	



2010 Champaign County AOR.

Bedrooms:	2	County:	CHAMPAIGN
Full Baths:	1	Town:	Yes
Half Baths:	0	Zoning:	
Total Baths:	1		
Garage:	None		
Subdiv:		Grade School:	UNIT 7
Near:	MAIN	Jr. High:	UNIT 7
Acres:		Senior HS:	UNIT 7
Lot Size:	60'X121'	Fire Protect. Dist:	SIDNEY
Apx Age:	60	PIN:	24-28-16-228-007
Year Built:	1950		

	Room Dim.	Lvl	Floor	B	Room Dim.	Lvl	Floor	B	Level SF			
LVR:	21'4"X12'5"	1	Wood		BDR1: 12'3"X10'3"	1	Wood		Upper SF:	0	Bsmnt SF:	1000
DIN:	9'0"X7'10"	1	Vinyl		BDR2: 12'2"X9'10"	1	Wood		Main SF:	1000	Fin Bsmnt SF:	
KIT:	12'7"X9'5"	1	Vinyl		BDR3:				Lower SF:	0	Tot. Fin SF:	1000
FAM:					BDR4:				UnFin Low SF:	0		
UT:					BDR5:				Approx. SF:	1000		
OTHR:												
OTHR2:												

Tax Yr:	2008	Total Tax:	1046	# Exemp.:	1
HOA Fees:	\$	HOA M/A:		Condo Fees:	\$
Other Fees:	\$	Other M/A:		Condo M/A:	

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

Architecture:	Ranch	Sewer:	Septic	HVAC:	Central A/C , Forced Air
Outbuildings:	Garden Shed	Water:	Municipal	Fuel Types:	Natural Gas
Exterior:	Vinyl	Basement:	Full-Unfinished	Walls:	Drywall
Fireplace:					

Misc Interior: Bedroom on Level 1
 Electrical: 100 AMP
 Property Incl.: Dryer , Range Hood , Range/Stove , Refrigerator , Washer
 Misc Exterior: Deck , Fenced Yard , Porch-Enclosed
 Docs on File:

Directions: Located just S of Main St on White

Remarks: This home offers an unrivaled combination of charm, generous living space & major updates at this price point! Major updates include all new windows in 2009, new roof (complete tear-off) in 2009, new insulation in attic in 2009, remodeled kitchen & remodeled bath. The 21'4" deep living room features original oak floors, while the bedrooms have original pine plank flooring. Laundry hook-ups are available in both the basement and adjacent to the kitchen for added flexibility. The house includes a full complement of appliances, including newer front-load Kenmore washer & dryer. The enclosed front porch is finished with knotty pine walls and carpeted floor, making it a great living space during much of the year. Interior doors & trim have all been replaced. **See complete photo tour.**

Possession: 30 DAYS

- - - Information herein deemed reliable but not guaranteed - - -
 Approximate Total Finished Square Footage May include Finished Basement Square Footage.
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