

MATT DIFANIS

RE/MAX Realty Associates-Cha



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Single Family Residential **2094885 A** 411 S BRYAN Unit #/Level: / 1 \$183,900
 1 STORY / HOUSE SIDNEY, IL 61877 **Region: 02 Area: 0 Grid: 0**



2009 Champaign County AOR

Bedrooms: 3 County: CHAMPAIGN
 Full Baths: 2 Town: Yes
 Half Baths: 0 Zoning:
 Total Baths: 2
 Garage: 2.5 Car Garage
 Attached
 Subdiv: SCHWARTZ Grade School: UNIT 7
 Near: VICTORY Jr. High: UNIT 7
 Acres: Senior HS: UNIT 7
 Lot Size: 62X38X140X100X141 Fire Protect. Dist:
 Apx Age: 19 PIN: 24-28-16-279-008
 Year Built:

	Room Dim.	Lvl	Floor	B	Room Dim.	Lvl	Floor	B	Level SF	
LVR:	12'0"X16'8"	1	Carpet		BDR1:				Upper SF:	0 Bsmnt SF: 0
DIN:	12'0"X11'2"	1	Carpet		BDR2:				Main SF:	2115 Fin Bsmnt SF:
KIT:	13'4"X16'4"	1	Tile		BDR3:				Lower SF:	0 Tot. Fin SF: 2115
FAM:	19'9"X16'5"	1	Carpet		BDR4:				UnFin Low SF:	
UT:					BDR5:				Approx. SF:	2115
OTHR:										
OTHR2:										

Tax Yr:	2008	Total Tax:	3726	# Exemp.:	1
HOA Fees:	\$	HOA M/A:		Condo Fees:	\$
Other Fees:	\$	Other M/A:		Condo 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:		Orientation:	E
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:	Brick	Basement:		Walls:	Drywall
Fireplace:	Wood				

Misc Interior: Bedroom on Level 1 , C-Vac System , Eat-in Kitchen , Laundry Room , Walk-in Closet
 Electrical: 200 AMP
 Property Incl.: C-Vac System Tools , Dishwasher , Disposal , Range Hood , Range/Stove , Refrigerator
 Misc Exterior: Deck , Fenced Yard , Porch
 Docs on File: Ind Inspection Report

Directions: Take CR1000N (Homer-Sidney Slab) E through town, then S on Bryan (Longview Rd), then 1/3 mile.

Remarks: Priced to sell, this home offers coveted features not often seen at this price, including all brick exterior, Pella windows, ceramic tile flooring in the kitchen and baths, and luxurious master suite with whirlpool tub. The generously sized lot includes a fenced backyard with deck & pergola, and a 10'x14' garden shed supplements the storage in the oversize 2-car attached garage. The kitchen offers tremendous counter space, upscale raised panel oak cabinetry, & 45-degree custom tile backsplash. The kitchen includes a full complement of newer kitchen appliances: side-by-side refrigerator, gas range & ultra quiet Bosch dishwasher with stainless steel wash tub. The family room features a wood-burning fireplace and Pella sliding glass door to the deck & fenced backyard. **See 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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