

Prepared For You By:

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RE/MAX Realty Associates-Cha



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(9)

Single Family
Residential **2095062 A**
1.5 STORY / HOUSE

306 S CAROLINE
HOMER, IL 61849

Unit #/Level: /
Region: 02 Area: 1 Grid: 0

\$89,900 

2009 Champaign County AOR

Bedrooms:	3	County:	CHAMPAIGN
Full Baths:	1	Town:	Yes
Half Baths:	1	Zoning:	
Total Baths:	2		
Garage:	2 CAR GARAGE DETACHED		
Subdiv:		Grade School:	HERITAGE
Near:	SOUTH	Jr. High:	HERITAGE
Acres:		Senior HS:	HERITAGE
Lot Size:	168.23 X 132	Fire Protect. Dist:	HOMER
Apx Age:	999	PIN:	26-30-09-165-007
Year Built:			

	Room Dim.	Lvl	Floor	B	Room Dim.	Lvl	Floor	B	Level SF
LVR:	17' X 12'	1	Carpet		BDR1: 13'10"X8'3"	1	Carpet		Upper SF: 496 Bsmnt SF: 204
DIN:					BDR2: 15'0"X11'4"	2	Carpet		Main SF: 1017 Fin Bsmnt SF:
KIT:	16'6"X14'0"	1	Tile		BDR3: 14'2"X8'6"	2	Carpet	H	Lower SF: 0 Tot. Fin SF: 1513
FAM:	16'0"X11'2"	1	Carpet		BDR4:				UnFin Low SF:
UT:					BDR5:				Approx. SF: 1513
OTHR:									
OTHR2:									

Tax Yr:	2008	Total Tax:	2027	# Exemp.:	1		
HOA Fees:	\$	HOA M/A:		Condo Fees:	\$	Condo M/A:	
Other Fees:	\$	Other M/A:					

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

Architecture:	Traditional	Sewer:	Septic	HVAC:	Central A/C , Forced Air
Outbuildings:	Garden Shed	Water:	Municipal	Fuel Types:	Natural Gas
Exterior:	Cedar , Masonite , Shingle	Basement:	Partial-Unfinished	Walls:	Plaster
Fireplace:					

Misc Interior: Bedroom on Level 1 , Built-in Bookcase , Eat-in Kitchen
 Electrical: 100 AMP
 Property Incl.: Dishwasher , Range Hood , Range/Stove , Refrigerator
 Misc Exterior: Porch
 Docs on File:

Directions: From Main & Sidney Slab, go S to Mary, then E to Caroline.

Remarks: This home sits on three lots, located just a few hundred feet from the village park. The home's exterior features two garages with space for three cars, a front porch, and a large back deck. Inside, there is newer flooring throughout the house, including ceramic tile in the kitchen and bathroom. The bathroom features updated fixtures and lighting, and the remodeled kitchen features a full complement of newer appliances. The home's mechanicals include 100-Amp electric service, a modern forced air furnace with central air, and a newer water heater. See the complete photo tour of this property!

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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