

Prepared For You By:

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RE/MAX REALTY ASSOCIATES -CHAMPAIGN



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Single Family
Residential 2082016 A
1 STORY / HOUSE

1602 E FAIRLAWN
URBANA, IL 61802

Unit #/Level: /
Region: 08 Area: 1 Grid: 64

\$119,900



2008 Champaign County AOR

Bedrooms: 2
Full Baths: 2
Half Baths: 0
Total Baths: 2
Garage: 2 CAR GARAGE ATTACHED
Subdiv: AMVETS
Near: JACKSON
Acres:
Lot Size: 60X126X60.15X126
Apx Age: 36
Year Built:

County: CHAMPAIGN
Town: Yes
Zoning:
Grade School: PAINE
Jr. High: UMS
Senior HS: UHS
Fire Protect. Dist:
PIN: 92-21-16-455-116

	Room Dim.	Lvl	Floor	B	Room Dim.	Lvl	Floor	B	Level SF		
LVR:	19'4"X15'0"	1	Wood		BDR1:	16'3"X11'6"	1	Wood	F	Upper SF:	0
DIN:					BDR2:	12'3"X11'6"	1	Wood		Main SF:	1450
KIT:	12'0"X8'0"	1	Tile		BDR3:					Lower SF:	0
FAM:					BDR4:					Bsmnt SF:	0
UT:					BDR5:					Approx. SF:	1450
OTHR:	7'0"X12'0"	1	Tile								
OTHR2:											

Tax Yr:	2006	Total Tax:	2631	# Exemp.:	0
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:	No	Bd Suite Y/N:	Yes
Foundation Type:	CRAWL	New Const. Y/N:	No	Const. Phase:	Finished	Orientation:	SW
Insuln. Ceil.: (R)		Inches:		Insuln. Wall: (R)		Inches:	

Architecture:	Ranch	Sewer:	Sewer	HVAC:	Hot Water , Wall A/C Unit
Outbuildings:		Water:	Municipal	Fuel Types:	Natural Gas
Exterior:	Aluminum	Basement:		Walls:	Drywall
Fireplace:	Other-See Remarks				

Misc Interior: Bedroom on Level 1 , Built-in Bookcase , Eat-in Kitchen , Laundry Room , Walk-in Closet
Electrical:
Property Incl.: Dishwasher , Disposal , Microwave , Range/Stove , Refrigerator
Misc Exterior: Fenced Yard
Docs on File:
Listing Condtion:

Directions: From Philo Road, turn east onto Fairlawn.

Remarks: This home offers exceptional space, condition & location for this price! The current owner has utterly transformed the home's interior. Recent improvements include engineered bamboo flooring through most of the house, new interlocking tile flooring in kitchen & baths, new lighting, new appliances, and new (and larger!) vinyl framed windows throughout the house. Both full baths have been thoroughly updated to look like new. The fenced backyard features a large patio and offers a combination of lawn and garden space. In addition to the two large bedrooms, there is a small den or hobby room located adjacent to the oversize laundry area. The oversize two-car attached garage has a new overhead door with windows. The location offers close proximity to bus lines. **See complete photo tour.**

Possession: 30 DAYS

Photo Gallery MLS# 2082016A



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