

Prepared For You By:



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RE/MAX REALTY ASSOCIATES -CHAMPAIGN

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(7)

Single Family
Residential 2076385 A
BI-LEVEL / HOUSE1610 E FAIRLAWN
URBANA, IL 61802Unit #/Level: /
Region: 08 Area: 1 Grid: 64\$129,900 

Bedrooms:	4	County:	CHAMPAIGN
Full Baths:	2	Town:	Yes
Half Baths:	0	Zoning:	
Total Baths:	2		
Garage:	2 CAR GARAGE ATTACHED		
Subdiv:	AMVETS	Grade School:	PAINÉ
Near:	JACKSON	Jr. High:	UMS
Acres:	.19	Senior HS:	UHS
Lot Size:	60' X 138'	Fire Protect. Dist:	URBANA
Apx Age:	29	PIN:	92-21-16-455-088
Year Built:			

	Room Dim.	Lvl	Floor	B	Room Dim.	Lvl	Floor	B	Level SF
LVR:	15'0"X13'4"	1	Carpet		BDR1:	13'0"X9'6"	1	Carpet	Upper SF: 1,062
DIN:					BDR2:	12'10"X9'10"	1	Carpet	Main SF: 0
KIT:	19'2"X10'0"	1	Vinyl		BDR3:	9'6"X9'0"	1	Carpet	Lower SF: 514
FAM:	13'9"X12'6"	0	Carpet	F	BDR4:	12'0"X9'0"	0	Vinyl	Bsmnt SF: 0
UT:					BDR5:				Approx. SF: 1576
OTHR:									
OTHR2:									

Tax Yr:	2006	Total Tax:	2593	# 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:	SLAB	New Const. Y/N:	No	Const. Phase:	Finished	Orientation:	SW
Insuln. Ceil.: (R)		Inches:		Insuln. Wall: (R)		Inches:	

Architecture:		Sewer:	Sewer	HVAC:	Central A/C , Forced Air
Outbuildings:		Water:	Municipal	Fuel Types:	Natural Gas
Exterior:	Brick , Cedar	Basement:		Walls:	Drywall , Panel
Fireplace:	Wood				

Misc Interior:	Built-in Bookcase , Eat-in Kitchen
Electrical:	
Property Incl.:	Dishwasher , Disposal , Lawn Mower , Microwave , Range/Stove , Refrigerator
Misc Exterior:	Deck
Docs on File:	
Listing Condition:	

Directions: Take Fairlawn east from Philo Rd., or from Florida, turn N onto Adams, then L (NW) onto Fairlawn

Remarks: This bi-level offers an upscale brick & cedar exterior, new roof in 2003, and a "drive under" attached 2-car garage. The house sits on an oversize 60'x138' lot in a desirable neighborhood that offers convenient access to shopping & bus lines. The backyard features an elaborate multi-tiered deck that overlooks the fenced backyard. Highlights inside the house include new G.E. stainless steel dishwasher, refrigerator & microwave. The range is a modern Amana smooth-top model with self-cleaning oven. The upstairs full bath is accessible from the hall, as well as adjoining the master bedroom. The 2nd full bath adjoins the lower level family room. The 4th bedroom, located in the lower level, provides an ideal home office or private separated bedroom. **See 2 virtual tours.**

Possession: 10 DAYS

