

Prepared For You By:



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RE/MAX REALTY ASSOCIATES -CHAMPAIGN

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Single Family Residential **2081151 A** **18 HICKORY LANE** Unit #/Level: / **\$219,900**
 1 STORY / HOUSE **WHITE HEATH, IL 61884** Region: 04 Area: 2 Grid: 0



2008 Champaign County AOR

Bedrooms: 3 **County:** PIATT
Full Baths: 2 **Town:** No
Half Baths: 0 **Zoning:**
Total Baths: 2
Garage: 3 CAR GARAGE ATTACHED
Subdiv: HICKORY HILLS **Grade School:** WHITEHEATH
Near: CR 1300 E **Jr. High:** MONTICELLO
Acres: **Senior HS:** MONTICELLO
Lot Size: 43X54X284X131X41X188 **Fire Protect. Dist:**
Apx Age: 14 **PIN:** 06-00-03-000-087-00
Year Built: 1994

Room Dim.	Lvl	Floor	B	Room Dim.	Lvl	Floor	B	Level SF
LVR: 22'3"X14'2"	1	Carpet		BDR1: 14'10"X11'1"	1	Carpet	F	Upper SF: 0
DIN: 10'2"X9'1"	1	Wood		BDR2: 11'10"X11'8"	1	Carpet		Main SF: 1765
KIT: 19'2"X12'3"	1	Tile		BDR3: 12'10"X7'10"	1	Carpet		Lower SF: 0
FAM:				BDR4:				Bsmnt SF: 1,546
UT: 12'10"X6'6"	1	Vinyl		BDR5:				Approx. SF: 1765
OTHR:								
OTHR2:								

Tax Yr: 2006 **Total Tax:** 3635 **# Exemp.:** 1
HOA Fees: \$ **HOA M/A:** **Condo Fees:** \$ **Condo M/A:**
Other Fees: \$ **Other M/A:**

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

Architecture: Ranch **Sewer:** Septic **HVAC:** Central A/C , Forced Air
Outbuildings: Garden Shed **Water:** Well **Fuel Types:** Natural Gas
Exterior: Brick , Vinyl **Basement:** Partial-Unfinished **Walls:** Drywall
Fireplace: Gas Log , Gas Starting FP

Misc Interior: Bay-Bow Window , Bedroom on Level 1 , Eat-in Kitchen , Laundry Room , Pantry , Walk-in Closet
Electrical: 200 AMP
Property Incl.: Dishwasher , Disposal , Range/Stove , Refrigerator
Misc Exterior: Deck , Fenced Yard , Porch
Docs on File:
Listing Condition:

Directions: From I-72, exit at Route 10, and turn west. Turn right (N) onto CR 1300E, then immediate left (W).

Remarks: This custom built ranch by Champion Homes offers a gorgeous setting on a nearly 1 acre lot in a rural subdivision. Yet the location is just 2 minutes from I-72 for easy access to Champaign, Monticello, Decatur, and Springfield. Most of the house features new carpet and paint. The dining room features rich solid oak flooring. The step-down living room offers southern exposure and a fireplace. Enjoy the outdoors on the generously sized two-tier deck overlooking the rolling fenced backyard with mature landscaping. Master suite offers 2 walk-in closets, 2 separate vanity areas, garden tub & walk-in shower. The basement is extraordinarily finishable, offering 9-foot vertical clearance, extra-deep egress window & an ideal layout. 3-car garage is heated. **See 2 VTs: photo tour & builder plans.**

Possession: 30 DAYS NEGO



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