

MATT DIFANIS

RE/MAX Realty Associates-Cha



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(9)

Single Family  
Residential **2094899 A**  
2 STORY / HOUSE

5111 LINDSEY  
CHAMPAIGN, IL 61822

Unit #/Level: /  
**Region: 04 Area: 2 Grid: 0**

\$325,000 

2009 Champaign County AOR

Bedrooms:	3	County:	CHAMPAIGN
Full Baths:	2	Town:	No
Half Baths:	1	Zoning:	AG1
Total Baths:	3		
Garage:	3 CAR GARAGE ATTACHED		
Subdiv:		Grade School:	MAHOMET
Near:	HENSLEY RD.	Jr. High:	MAHOMET
Acres:	2.35	Senior HS:	MAHOMET
Lot Size:	360'X284'	Fire Protect. Dist:	
Apx Age:	999	PIN:	12-14-20-100- 003
Year Built:			

	Room Dim.	Lvl	Floor	B	Room Dim.	Lvl	Floor	B	Level SF	
LVR:	17'4"X14'4"	1	Wood		BDR1: 25'10"X19'2"	2	Wood	F	Upper SF: 1,541	Bsmnt SF: 900
DIN:	14'5"X13'6"	1	Wood		BDR2: 13'10"X13'2"	2	Wood	F	Main SF: 1110	Fin Bsmnt SF:
KIT:	14'6"X13'6"	1	Wood		BDR3: 17'3"X13'0"	2	Wood		Lower SF: 0	Tot. Fin SF: 2651
FAM:	15'2"X13'8"	1	Wood		BDR4:				UnFin Low SF:	
UT:					BDR5:				Approx. SF: 2651	
OTHR:										
OTHR2:										

Tax Yr:	2008	Total Tax:	3829	# Exemp.:	2		
HOA Fees:	\$	HOA M/A:		Condo Fees:	\$	Condo M/A:	
Other Fees:	\$	Other M/A:					

Family Room Y/N:	Yes	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:	E
Insuln. Ceil.: (R)		Inches:		Insuln. Wall: (R)		Inches:	

Architecture:	American Four Square , Farmhouse	Sewer:	Septic	HVAC:	Central A/C , Forced Air , Space Heater , Window A/C
Outbuildings:	Guest House , Machine Shed , Pole Barn	Water:	Well	Fuel Types:	Geothermal , Propane Gas
Exterior:	Vinyl	Basement:	Partial-Unfinished	Walls:	Drywall , Plaster
Fireplace:	Gas Log				

Misc Interior: China Cabinet , Laundry Room , Walk-in Closet  
 Electrical: 200 AMP  
 Property Incl.: Alarm System , Cooktop , Dishwasher , Oven/Built-in , Refrigerator , Water Softener , Window A/C  
 Misc Exterior: Deck , Fenced Yard , Porch , Porch-Screened  
 Docs on File:

Directions: From 150 westbound fr Champaign, turn N on Lindsey; go over I-74; property on W side of road.

Remarks: This vintage Sears & Roebuck Foursquare home has been meticulously renovated by the current owners, including geothermal HVAC, 100% new kitchen & baths, 3-car attached garage & 2 bedroom suites. Kitchen features granite counters, upscale appliances & white beadboard styled cabinetry. Most rooms feature original refinished pine flooring; oak flooring in other rooms. Outbuildings include 24'x40' machine shed w/electricity & dirt floor, 24'x60' pole barn w/concrete floor & motorized overhead door, & huge party pavilion w/kitchenette, professional grille & bathroom. Property also includes 3BR guest house. Note Mahomet schools. Enjoy country living less than 5 miles from C-U. Contingent on Sellers' executing purchase contract on next home. See complete photo tour, featuring 77 large images.

Possession: 30 DAYS



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