



Prepared For You By:

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RE/MAX Realty Associates-Cha



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Single Family Residential **2095559 A** 305 PRESTON ST Unit #/Level: / \$284,900
 2 STORY / HOUSE SAVOY, IL 61874 Region: 07 Area: 1 Grid: 84



2009 Champaign County AOR

Bedrooms: 4 County: CHAMPAIGN
 Full Baths: 2 Town: Yes
 Half Baths: 1 Zoning:
 Total Baths: 3
 Garage: 2 CAR GARAGE ATTACHED
 Subdiv: PRAIRIE MEADOWS Grade School: SOC
 Near: DENTON Jr. High: CALL UNT 4 351-3701
 Acres: Senior HS: CENTENNIAL
 Lot Size: 65' X 120' Fire Protect. Dist: SAVOY
 Apx Age: 0 PIN: 29-26-01-204-013
 Year Built: 2009

Room Dim.	Lvl	Floor	B	Room Dim.	Lvl	Floor	B	Level SF	
LVR:				BDR1:	16'5"X14'5"	2	F	Upper SF:	1,089 Bsmnt SF: 1263
DIN:	11'8"X11'1"	1		BDR2:	10'8"X11'0"	2		Main SF:	1263 Fin Bsmnt SF: 0
KIT:	10'2"X15'0"	1		BDR3:	11'0"X11'0"	2		Lower SF:	0 Tot. Fin SF: 2352
FAM:	17'2"X14'8"	1		BDR4:	11'0"X11'0"	2		UnFin Low SF:	
UT:	6'0"X6'0"	1		BDR5:				Approx. SF:	2344
OTHR:	11'0"X14'1"	1							
OTHR2:	9'9"X14'8"	1							

Tax Yr: 2008 Total Tax: 0 # Exemp.: 0
 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: Yes Const. Phase: Foundation Orientation: N
 Only
 Insuln. Ceil.: (R) 38 Inches: 14 Insuln. Wall: (R) 13 Inches: 4

Architecture: Sewer: Sewer HVAC: Central A/C , Forced Air
 Outbuildings: Water: Municipal Fuel Types: Natural Gas
 Exterior: Stone , Vinyl Basement: Full-Unfinished Walls: Drywall
 Fireplace: Gas Log

Misc Interior: Eat-in Kitchen , Laundry Room , Pantry , Smoke Detector , Sump Pump , Walk-in Closet , Whirlpool
 Electrical: 200 AMP
 Property Incl.: Dishwasher , Disposal , Microwave , Range/Stove
 Misc Exterior: Patio , Porch , Sidewalk
 Docs on File:

Directions: From Church, turn S onto Denton, then W onto Preston. GPS coordinates: 40.052856, -88.246629

Remarks: This Ridgemont plan by Signature Homes is located in the Prairie Meadows Subdivision, which enjoys low Savoy real estate taxes & easy access to Savoy shopping. The front of the house features stone & shake siding, & the entire exterior features Craftsman design elements and prairie styled windows. Inside, the house features a 2-story entry & a distinctive two-way staircase that provides access to the stairs from the foyer and from the kitchen & dining room. The 1st floor features 9-foot ceilings, a study with French doors, a large family room with gas fireplace and southern exposure, and a formal dining room with a recessed area that is perfect for accommodating a buffet or china cabinet. The master suite features a raised, stepped ceiling & adjoining bath with corner whirlpool & 5' shower.

Possession: MARCH 15, 2010