

Prepared For You By:

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RE/MAX REALTY-CHAMPAIGN

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Single Family  
Residential **2075580 A**  
1 STORY / HOUSE

**4806 SANDCHERRY**  
**CHAMPAIGN, IL 61822**

Unit #/Level: /  
Region: 07 Area: 1 Grid: 9

**\$799,900**



<b>Bedrooms:</b>	5	<b>County:</b>	CHAMPAIGN
<b>Full Baths:</b>	3	<b>Town:</b>	Yes
<b>Half Baths:</b>	1	<b>Zoning:</b>	
<b>Total Baths:</b>	4		
<b>Garage:</b>	3.5 Car Garage Attached		
<b>Subdiv:</b>	CHESTNUT GROVE	<b>Grade School:</b>	SOC
<b>Near:</b>	ENGLISH OAK	<b>Jr. High:</b>	CALL UNT 4 351-3701
<b>Acres:</b>	.32	<b>Senior HS:</b>	CENTENNIAL
<b>Lot Size:</b>	93' X 150'	<b>Fire Protect. Dist:</b>	CHAMPAIGN
<b>Apx Age:</b>	1	<b>PIN:</b>	45-20-20-130-020
<b>Year Built:</b>	2006		

Room	Dim.	Lvl	Floor	B	Room	Dim.	Lvl	Floor	B	Level SF
LVR:	18.8 X 17.0	1	Wood		BDR1:	29.10 X 21.0	1	Carpet	F	Upper SF: 0
DIN:	14.4 X 11.8	1	Carpet		BDR2:	14.4 X 11.8	1	Carpet	F	Main SF: 3066
KIT:	17.3 X 23.6	1	Wood		BDR3:	12.8 X 11.8	1	Carpet	F	Lower SF: 0
FAM:	36.8 X 16.3	0	Carpet		BDR4:	14.2 X 12.6	0	Carpet		Bsmnt SF: 3,066
UT:					BDR5:	11.10 X 16.8	0	Carpet		Approx. SF: 3066
OTHR:	22.6 X 14.0	0	Carpet							
OTHR2:										

<b>Tax Yr:</b>	2006	<b>Total Tax:</b>	2332	<b># Exemp.:</b>	0
<b>HOA Fees:</b>	\$	<b>HOA M/A:</b>		<b>Condo Fees:</b>	\$
<b>Other Fees:</b>	\$	<b>Other M/A:</b>		<b>Condo M/A:</b>	

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

<b>Architecture:</b>		<b>Sewer:</b>	Sewer	<b>HVAC:</b>	Central A/C , Forced Air , Other HVAC
<b>Outbuildings:</b>		<b>Water:</b>	Municipal	<b>Fuel Types:</b>	Electric , Natural Gas
<b>Exterior:</b>	Brick , Stone	<b>Basement:</b>	Full-Finished	<b>Walls:</b>	Drywall
<b>Fireplace:</b>	Gas Log				

**Misc Interior:** Bay-Bow Window , Bedroom on Level 1 , Built-in Bookcase , Cathedral Ceiling , Convection Oven , C-Vac System , Eat-in Kitchen , Exercise Room , Laundry Room , Pantry , Security System , Sprinkler , Walk-in Closet , Wet Bar , Whirlpool

**Electrical:** 200 AMP

**Property Incl.:** Alarm System , Cooktop , C-Vac System Tools , Dishwasher , Disposal , Microwave , Oven/Built-in , Range Hood , Refrigerator

**Misc Exterior:** Deck , Patio , Porch , Sidewalk , Underground Sprinkler , Water Frontage

**Docs on File:**

**Listing Condtion:**

**Directions:** From W Kirby, turn S onto English Oak, then E onto Sandcherry.

**Remarks:** Offering 5,600 exquisitely finished square feet, this home features exceptional luxury and a caliber of finish work that you must see to appreciate. The 14-foot-tall foyer with barrel rolled ceiling greets you at the front door. The great room also boasts a 14-foot ceiling, and the rest of the 1st floor features 10-foot ceilings and 8-foot solid maple doors & trim. The great room's highlights include a floor-to-ceiling stone fireplace surround, coffered ceilings with intricate trim detail, and a wall of windows framing the lake view. The kitchen offers hand-crafted cherry cabinetry & all the features expected of this price range. The 9-ft finished lower level features a spectacular bar & 2nd kitchen, 2 bedrooms, theater, family room & many daylight windows. 68 large images in virt. tour!

**Possession:** 30 DAYS

