




|                                                                                  |                                     |  |                                                                                     |
|----------------------------------------------------------------------------------|-------------------------------------|--|-------------------------------------------------------------------------------------|
|  | <b>Prepared For You By:</b>         |  |  |
|                                                                                  | <b>MATT DIFANIS</b>                 |  |                                                                                     |
|                                                                                  | <b>RE/MAX Realty Associates-Cha</b> |  |                                                                                     |
|                                                                                  | <b>() - x.</b>                      |  |                                                                                     |



|                                            |                     |                             |                                    |
|--------------------------------------------|---------------------|-----------------------------|------------------------------------|
| Single Family Residential <b>2101090 A</b> | 3811 SANDSTONE      | Unit #/Level: /             | \$182,500 <input type="checkbox"/> |
| 2 STORY / HOUSE                            | CHAMPAIGN, IL 61822 | Region: 07 Area: 1 Grid: 17 |                                    |

|                                                                                   |              |                       |                     |                        |
|-----------------------------------------------------------------------------------|--------------|-----------------------|---------------------|------------------------|
|  | Bedrooms:    | 3                     | County:             | CHAMPAIGN              |
|                                                                                   | Full Baths:  | 2                     | Town:               | Yes                    |
|                                                                                   | Half Baths:  | 1                     | Zoning:             |                        |
|                                                                                   | Total Baths: | 3                     |                     |                        |
|                                                                                   | Garage:      | 2 CAR GARAGE ATTACHED |                     |                        |
|                                                                                   | Subdiv:      | BOULDER RIDGE         | Grade School:       | SOC                    |
|                                                                                   | Near:        | PEPPERMILL            | Jr. High:           | CALL UNT 4<br>351-3701 |
|                                                                                   | Acres:       |                       | Senior HS:          | CENTENNIAL             |
|                                                                                   | Lot Size:    | 66' X 110'            | Fire Protect. Dist: | CHAMPAIGN              |
|                                                                                   | Apx Age:     | 4                     | PIN:                | 41-20-04-358-024       |
| Year Built: 2006                                                                  |              |                       |                     |                        |

|        | Room Dim.   | Lvl | Floor  | B | Room Dim. | Lvl         | Floor | B      | Level SF |                               |
|--------|-------------|-----|--------|---|-----------|-------------|-------|--------|----------|-------------------------------|
| LVR:   | 17'0"X15'3" | 1   | Carpet |   | BDR1:     | 14'8"X13'7" | 2     | Carpet | F        | Upper SF: 912 Bsmnt SF: 828   |
| DIN:   | 13'8"X11'6" | 1   | Carpet |   | BDR2:     | 12'0"X10'9" | 2     | Carpet |          | Main SF: 828 Fin Bsmnt SF:    |
| KIT:   | 17'0"X9'8"  | 1   | Vinyl  |   | BDR3:     | 12'3"X9'11" | 2     | Carpet |          | Lower SF: 0 Tot. Fin SF: 1740 |
| FAM:   |             |     |        |   | BDR4:     |             |       |        |          | UnFin Low SF: 0               |
| UT:    |             |     |        |   | BDR5:     |             |       |        |          | Approx. SF: 1740              |
| OTHR:  |             |     |        |   |           |             |       |        |          |                               |
| OTHR2: |             |     |        |   |           |             |       |        |          |                               |

|             |      |            |      |             |    |
|-------------|------|------------|------|-------------|----|
| Tax Yr:     | 2008 | Total Tax: | 4417 | # Exemp.:   | 1  |
| HOA Fees:   | \$   | HOA M/A:   |      | Condo Fees: | \$ |
| Other Fees: | \$   | Other M/A: |      | Condo 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:     |     | Orientation:  | N   |
| 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:     | Vinyl   | Basement: | Full-Unfinished | Walls:      | Drywall                  |
| Fireplace:    | Gas Log |           |                 |             |                          |

|                 |                                                                                              |
|-----------------|----------------------------------------------------------------------------------------------|
| Misc Interior:  | Sump Pump , Walk-in Closet                                                                   |
| Electrical:     | 200 AMP                                                                                      |
| Property Incl.: | Dishwasher , Disposal , Dryer , Lawn Mower , Microwave , Range/Stove , Refrigerator , Washer |
| Misc Exterior:  | Patio , Sidewalk                                                                             |
| Docs on File:   |                                                                                              |

|             |                                                     |
|-------------|-----------------------------------------------------|
| Directions: | From W Bradley, N on Bluegrass, then W on Sandstone |
|-------------|-----------------------------------------------------|

|          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|----------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Remarks: | This home features a stunning floor plan with a dramatic 2-story great room as its centerpiece, boasting a 2-story wall of south-facing windows, gas fireplace, & a design that is wide open to the kitchen with its 8 foot long island. The master suite includes a generously sized bedroom with cathedral ceiling, adjoining full bath with double vanities, and a large walk-in closet. The unfinished basement offers an uncommonly good layout for future finished space, including 2 windows. All appliances stay, including washer and dryer. **See complete photo tour.** |
|----------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

|             |         |
|-------------|---------|
| Possession: | 30 DAYS |
|-------------|---------|

- - - Information herein deemed reliable but not guaranteed - - -  
 Approximate Total Finished Square Footage May include Finished Basement Square Footage.  
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