

Prepared For You By:



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RE/MAX REALTY ASSOCIATES -CHAMPAIGN



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(7)

Single Family  
Residential 2075946 A  
TRI-LEVEL / HOUSE

904 E SUNNYCREST

Unit #/Level: /

\$154,900 

URBANA, IL 61801

Region: 08 Area: 1 Grid: 67



<b>Bedrooms:</b>	5	<b>County:</b>	CHAMPAIGN
<b>Full Baths:</b>	3	<b>Town:</b>	Yes
<b>Half Baths:</b>	0	<b>Zoning:</b>	
<b>Total Baths:</b>	3		
<b>Garage:</b>	1 CAR GARAGE ATTACHED		
<b>Subdiv:</b>	SUNNYCREST	<b>Grade School:</b>	WILEY
<b>Near:</b>	ANDERSON	<b>Jr. High:</b>	UMS
<b>Acres:</b>		<b>Senior HS:</b>	UHS
<b>Lot Size:</b>	75X111X75X110	<b>Fire Protect. Dist:</b>	URBANA
<b>Apx Age:</b>	46	<b>PIN:</b>	93-21-21-101-021
<b>Year Built:</b>			

Room Dim.	Lvl	Floor	B	Room Dim.	Lvl	Floor	B	Level SF	
LVR: 13'1"X19'9"	1	Carpet		BDR1: 12'6"X11'5"	2	Wood	F	Upper SF:	632
DIN: 9'4" X 12'1"	1	Wood		BDR2: 11'6"X9'3"	2	Wood		Main SF:	1426
KIT: 9'1" X 13'9"	1	Tile		BDR3: 10'7"X9'7"	2	Wood		Lower SF:	279
FAM: 17'0" X 13'8"	1	Wood		BDR4: 12'9"X9'11"	0	Carpet		Bsmnt SF:	0
UT:				BDR5: 13'8"X12'0"	1	Carpet		Approx. SF:	2337
OTHR: 18'8"X9'3"	0	Carpet	F						
OTHR2:									

Tax Yr:	2006	Total Tax:	3620	# Exemp.:	1				
HOA Fees:	\$	HOA M/A:		Condo Fees:	\$	Condo M/A:			
Other Fees:	\$	Other M/A:							

Family Room Y/N:	Yes	Fireplace Y/N:	No	Din Y/N:	Yes	Bd Suite Y/N:	Yes
Foundation Type:	SLAB	New Const. Y/N:	No	Const. Phase:		Orientation:	S
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:		Walls:	Drywall
Fireplace:					

**Misc Interior:** Bay-Bow Window , Bedroom on Level 1 , Built-in Bookcase , Cathedral Ceiling , Eat-in Kitchen , Laundry Room , Pantry , Walk-in Closet

**Electrical:**  
**Property Incl.:** Dishwasher , Disposal , Microwave , Range/Stove , Refrigerator  
**Misc Exterior:** Deck

**Docs on File:**  
**Listing Condition:**

**Directions:** South of Florida on Anderson, then turn east onto Sunnycrest, or west from Cottage Grove.

**Remarks:** This home offers an exceptional combination of bedrooms, bathrooms, living space & excellent condition for this price! Major updates throughout include windows, new living room carpet, professionally refinished oak parquet in the dining room and family room, professionally reconstructed deck, and three updated full bathrooms. The versatile floor plan offers excellent spaces for a home office, game room, and/or media room. The upper level has 3 bedrooms & 2 full baths, & the lower level offers a secluded bedroom with huge walk-in closet, family room & 3rd full bath on that level. The ground floor bedroom works perfectly as a den. Other recent improvements include new interior paint, many new light fixtures, & an excellent updated kitchen. \*\*Note 2 virtual tours!\*\*

**Possession:** 14 DAYS

Photo Gallery MLS# 2075946A

