

3914 Tallgrass, Champaign, IL 61822



- ◆ Open floor plan – great for entertaining friends and family
- ◆ Family room with wood burning fireplace
- ◆ Beautiful, large kitchen with island, eating bar, pantry, planning desk and loads of cabinets
- ◆ King-size master bedroom with cathedral ceiling
- ◆ Dual master bath vanities separated by corner whirlpool tub; private walk-in shower and commode area; large walk-in closet
- ◆ Egress window and bath rough-in to easily finish basement
- ◆ Laundry/mud room with utility sink between kitchen and garage
- ◆ Low maintenance exterior and Andersen dual-pane windows
- ◆ All appliances stay, including washer and dryer
- ◆ Waterfront lot!

BEDROOMS: 4
BATHS: 2.5
APPROX. SF: 2,453
HEATING: NATURAL GAS FORCED AIR
COOLING: CENTRAL A/C
YEAR BUILT: 2005
TAXES: (2008) \$5,490
GARAGE: 2 CAR ATTACHED

LIVING ROOM: 15 x 9.11
DINING ROOM: 13 x 11.11
KITCHEN: 12.9 x 12.2
CASUAL DINING: 10.6 x 10.2
FAMILY ROOM: 16.10 x 15.4
MASTER BEDROOM: 15 x 15
BEDROOM 2: 13.4 x 10.2
BEDROOM 3: 13 x 10
BEDROOM 4: 11.11 x 11
LAUNDRY ROOM: 7.10 x 12.2

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