



**COLDWELL BANKER  
COMMERCIAL**  
DEVONSHIRE  
REALTY

## RANCH ON 10 ACRES IN CHAMPAIGN COUNTY

SALE PRICE: \$455,000



FOR SALE

### 2502 N Cunningham Ave.

Urbana, IL 61802

10 ACRES

LAND

#### SALE PRICE

\$455,000

#### LOT SIZE

10 Acres

#### TAX PIN

30-21-04-201-014

#### ZONING

R4 (County)

### PROPERTY DESCRIPTION

Unique, contemporary style, custom designed ranch on 10 acres with 3 ponds and lots of woods. Front entry leads to open concept kitchen, living room and dining room with textured concrete flooring. Vaulted ceilings, 3 bedrooms, 2 baths. Outdoor area offers screened porch, outdoor fireplace and patio- along with an older barn, covered storage, and car port.

#### Property Features

- Bedrooms: 3
- Primary Bedroom Dimensions: 15 x 12
- Bedroom 2 Dimensions: 15 x 10
- Bedroom 3 Dimensions: 17 x 14
- Primary Bedroom Level: Main
- Bedroom 2 Level: Main
- Bedroom 3 Level: Main
- Total Rooms: 6
- Living Room Dimensions: 17 x 17
- Living Room Level: Main
- Basement Description: Slab
- 2 Full Bathrooms
- Dining Area Dimensions: 10 x 7
- Kitchen Dimensions: 16 x 7

### AREA DESCRIPTION

Property is located along Route 45/North Cunningham Ave, just north of Interstate 74. The area has Ohana Pools and Spas on the NE corridor along with Napleton Auto Park, Blain's Farm & Fleet and Soccer Planet on the NW corridor, many retailers, office users, restaurants, and hotels within close proximity including Cracker Barrel Old Country Store, Eastland Suites Hotel and Conference Center.



#### RICHARD HARRINGTON

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### AERIAL PHOTOS



**RICHARD HARRINGTON**

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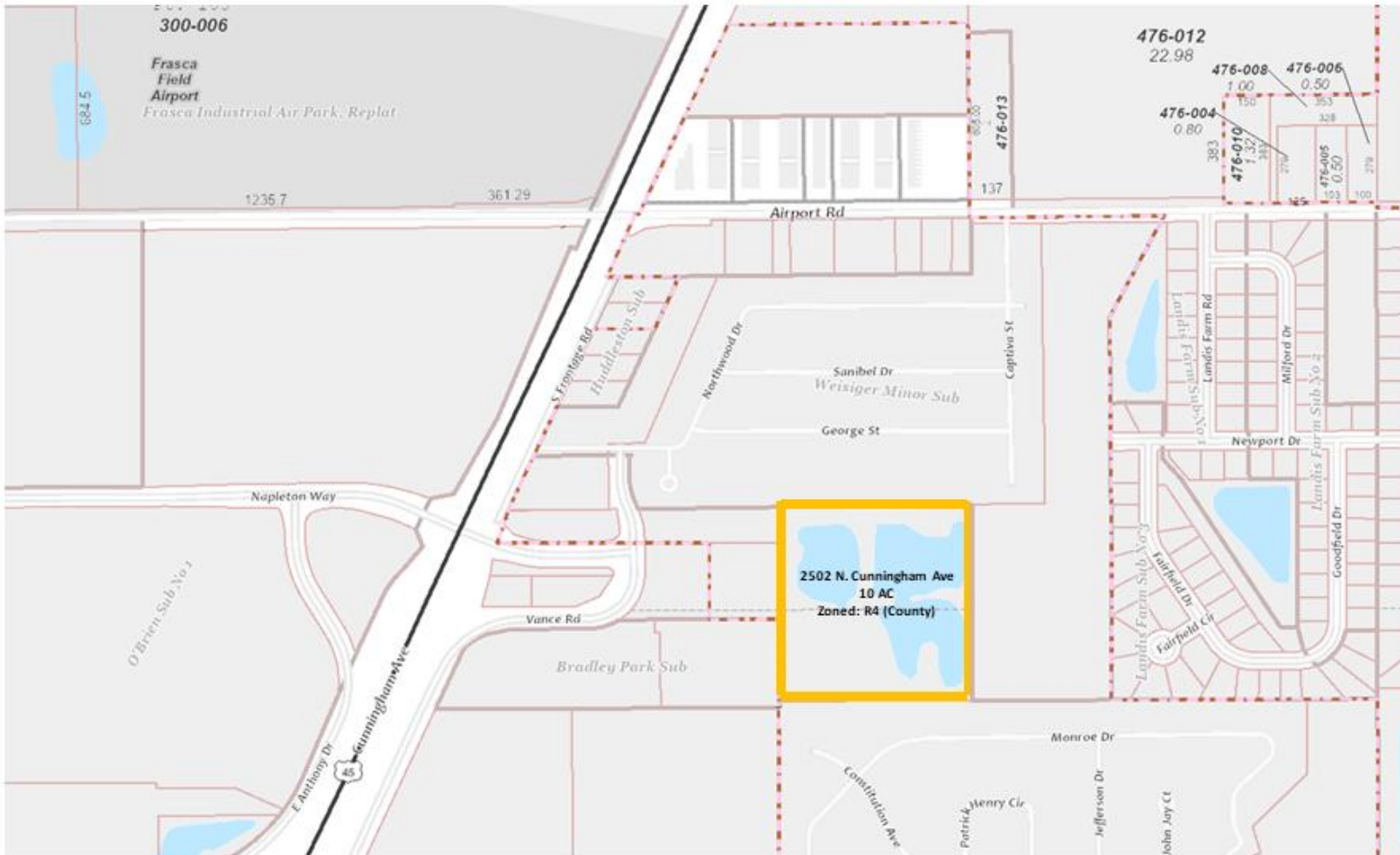
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### PLAT MAP



**RICHARD HARRINGTON**

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