



## Charming Home FOR SALE: \$144,700

1202 South Cottage Grove, Urbana IL 61810

- **3 bedroom, 1.5 bath**, open floor plan with spacious kitchen, gas stove and pantry
- Hardwood floors
- Finished basement w/ carpeting, laundry room (1350 sqft including downstairs)
- **New roof** (6 in of cellulose insulation added), double pane/storm windows
- Wooden front deck w/ retractable awning
- Covered patio out back, large fenced yard—plant a garden or relax under the sliver maple!
- Central air, gas heating
- **Attached garage**
- School District: Wiley elementary (.2 mile), Urbana Middle & High School (.5 mile)
- Convenient access to Lincoln Square & downtown Urbana (1 mile)
- Public transportation: On Red 2 bus route; 2 blocks from Green 5 line
- Complete remodel and new kitchen appliances in 2008
- Single family Ranch style home built in 1958

Contact owner at (217) 819-7202 | [babushka417@gmail.com](mailto:babushka417@gmail.com) for more info!

*House tours by appointment for pre-approved buyers.*

NOTE: City of Urbana will straighten the sidewalk and reconstruct aging parkway bordering the property this summer.