

# For Rent

**Fabulous, spacious, 3-bedroom ranch available IMMEDIATELY**



**1613 W. Sangamon Dr., Champaign**

**RENT: \$935 net**

**AVAILABLE  
IMMEDIATELY**

**At Home Real Estate  
House Rentals**

**(217) 344-9998**

Info@AtHomeRealEstate.com

Fabulous! Elegant & spacious 3-bedroom ranch, with huge living room, dining room, family room/office w/ built-in bookcases & fireplace, plenty of kitchen cabinets and large countertop work-space, dishwasher. Newer furnace and central A/C. Approximately 1450 sq ft. Overlooks lovely landscaped private fenced backyard & large patio. *One of the nicer homes you'll see at this price!*

- Elegantly remodeled home in great location.
- Spacious living room, dining room, family room/office with fireplace, overlooking a lovely landscaped private backyard & 410 sq. ft. patio.
- Family room/office has many built-in wooden bookcases.
- Living room and dining room have grand floor-to-ceiling windows.
- Remodeled kitchen (2006) has many cabinets, new floor, new countertops, new stainless steel sink, new dishwasher, and newer refrigerator.
- Newer siding, and some new windows.
- New carpeting in all three bedrooms.
- Bright, remodeled bathroom, with new fixtures in 2014.
- Washer/dryer hook-up.
- Large fenced yard. Nice attached shed in back.
- No dogs.
- **REQUIRED:** Employment verification (or graduate student assistantship), credit/background check, landlord reference. (No Section 8)

House is agent-owned, and as a tenant you will receive outstanding service.