

# FOR SALE



Welcome to  
1307 Cobblestone Way,  
Champaign  
\$ 194,500



- Square Feet: 1,420
- Approx. Age: 1 year
- Exterior: Brick/Vinyl
- # Bedrooms: 4
- # Bathrooms: 3 Full
- Full Basement
- Large deck overlooking pond.
- Quiet Cul-de-sac
- MLS# 2073992

## Room Dimensions

Living Room:	21'00" x 20'08"
Kitchen:	14'04" x 15'11"
Family Room:	14'04" x 20'10"
Utility Room:	9'09" x 5'08"
Bedroom 1:	14'06" x 16'05"
Bedroom 2:	11'03" x 13'00"
Bedroom 3:	16'04" x 13'00"
Bedroom 4:	12'10" x 14'01"



James Burch  
Real Estate  
[www.jamesburch.com](http://www.jamesburch.com)



Roche Cain  
Office: (217) 359-8333  
Cell: (217) 202-8564