

## 2306 LOVIE LANE

Beautiful 3 Bedroom, 2.5 Bath Craftsman style home in the Clearview Community, Champaign's newest Subdivision. Brushed Nickel details compliment an open 2,159 square foot floor plan. This home is part of Champaign's only 100% smart community. With Amazon's Alexa systems integrated into the home, living becomes even more energy efficient, and convenient. Granite counter tops, stainless steel appliances, a fireplace, high efficiency cellulose insulation, and a full basement are also some of the features that set this home apart as a truly magnificent place to live. A large, covered patio compliments a tremendous backyard and is in close proximity to extensive community walking paths. This convenient location offers easy access to Saint Thomas Moore High School, the North Prospect Shopping Corridor, and is 9 minutes from Downtown Champaign.



Smart Home Package includes:

- Ring Doorbell
- Ring Floodlight
- Nest Thermostat
- Amazon Echo
- Philips Hue Light Bulbs

<b>Location:</b>	Clearview	<b>Status:</b>	Leased
<b>Price:</b>	\$420,000	<b>Available Sq. Ft.:</b>	2,159
<b>Address:</b>	2306 Lovie Lane, Champaign, IL 61822	<b># of Floors:</b>	1
<b>Model</b>	Sommer	<b>Built In</b>	2018
<b>Bedrooms</b>	3	<b>Bathrooms</b>	2.5
<b>Lot ID</b>	117	<b>Lot Size</b>	0.232

<b>Community</b>	Clearview's new residential development is a premiere location for new single family homes. The immediate area features Champaign's shopping district, quick access to Interstates 74 & 57, and is just across from the High School of St. Thomas More.
<b>Scenery</b>	Adjacent to Clearview's mixed-use commercial district, this area features wide streets, walking paths, and numerous green spaces & ponds.
<b>Parking</b>	2-Car Attached Garage



