

**2309 LOVIE LANE**

Sleek new home with Smart Home Technology! NEWEST Up and Coming Subdivision Clearview North, right behind St Thomas Moor High School and interstate access nearby. This 1 story home, with full unfinished basement, features an open concept sure for ease of living. Features an open living room, kitchen, dining area which boasts a island sink with seating area, granite counter tops, stainless appliances and tall ceilings. Covered Patio is great for enjoying beautiful weather. Master bedroom has a spacious walk in closet and private bath with double sinks and over-sized shower. Two additional bedrooms and full bath nearby. Laundry with coat closet is off of garage access. Unfinished but studded and insulated exterior walled basement is ready for an additional family room option, rec room, bedroom, full bath and has great storage. 2 car attached garage. 1 year builder warranty. (Estimated cost to finish basement ranges \$18,000 -30,000 depending on what buyer prefers on finishing and spaces).



Smart Home Package includes:

- August Door Lock
- Ring Doorbell
- Ring Floodlight
- Nest Thermostat
- Amazon Echo
- Amazon Spot
- Philips Hue Light Bulbs

Realtor: [Stephanie Pratt](#)

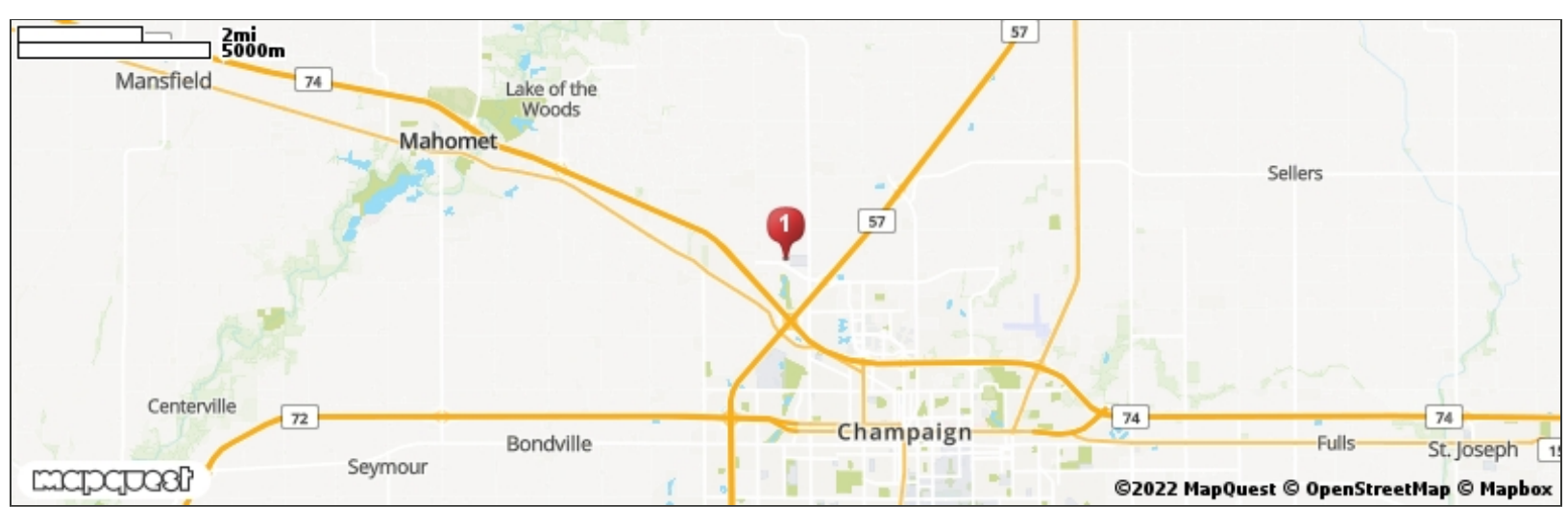
<b>Location:</b>	Clearview	<b>Status:</b>	Leased
<b>Price:</b>	\$325,000	<b>Available Sq. Ft.:</b>	1,623
<b>Address:</b>	2309 Lovie Lane, Champaign, IL 61822	<b># of Floors:</b>	1
<b>Model</b>	Poplar 2	<b>Built In</b>	2018
<b>Bedrooms</b>	3	<b>Bathrooms</b>	2
<b>Lot ID</b>	1156	<b>Lot Size</b>	0.224

**Community** 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.

**Scenery** Adjacent to Clearview's mixed-use commercial district, this area features wide streets, walking paths, and numerous green spaces & ponds.

**Parking** 2-Car Attached Garage

**Realtor Website** <https://search.stefaniepratthomes.com/idx/details/listing/a019/10061955/2309-Lovie-Lane>



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