

3719,3721,3723,3725,3735,3737 Boulder Ridge, Champaign

3 Bedroom, 2.5 Bath, Townhome

- **Cayden Floorplan**
- **1905 square feet (635/each floor, including basement)**
- Northwest side of Champaign
- Minutes from Parkland College
- Short drive to UIUC and shopping
- Central Air
- 1 car attached Garage w/ access to house w/ opener
- Driveway & Street parking
- All kitchen appliances (electric stove, refrigerator w/ ice maker, dishwasher, microwave, garbage disposal)
- Eat in kitchen with large windows looking to backyard
- Large living room
- Carpeting throughout
- 1/2 bath on main floor off kitchen
- 2 bedrooms and bathroom on 2nd floor
- 1 bedroom and bathroom in basement
- Master bedroom has double closets
- Laundry room upstairs with hookups
- Some allow pets, Some don't. Just ask.
- No Water Beds in **3719**



Driving directions: From North Champaign, I-74 take the Prospect exit, Prospect south to Bradley Ave, right on Bradley Ave, past Parkland College (use as a landmark), go straight through the stop sign at Bradley and Duncan Rd, go over the overpass, first right is Bluegrass Lane, turn right, at the stop sign at Boulder Ridge, turn right. Watch the mailboxes for addresses.



3709, 3731, 3733 Boulder Ridge, Champaign

3 Bedroom, 2.5 Bath, Townhouse

- **Cayden II floor plan**
- **2010 square feet (670 square feet each floor, including basement)**
- Northwest side of Champaign
- Minutes from Parkland College
- Short drive to UIUC and shopping

- Central Air
- 1 car attached Garage w/ access to house w/ opener

- All kitchen appliances (electric stove, refrigerator w/ ice maker, dishwasher, microwave, garbage disposal)
- 1/2 bath on main floor off kitchen
- 2 bedrooms and bathroom on 2nd floor
- 1 bedroom and bathroom in basement
- Master bedroom has double closets
- Laundry room upstairs with hookups
- Some allow pets, Some don't. Just ask.



Driving directions: From North Champaign, I-74 take the Prospect exit, Prospect south to Bradley Ave, right on Bradley Ave, past Parkland College (use as a landmark), go straight through the stop sign at Bradley and Duncan Rd, go over the overpass, first right is Bluegrass Lane, turn right, at the stop sign at Boulder Ridge, turn right. Watch the mailboxes for addresses.



3729,3739 Boulder Ridge, Champaign

3 Bedroom, 2 Bath, Townhouse

- **Peyton II floor plan**
- **1996 square feet (998 square feet each floor, including basement)**
- Northwest side of Champaign
- Minutes from Parkland College
- Short drive to UIUC and shopping

- Central Air
- 1 car attached Garage w/ access to house w/ opener
- Driveway & Street parking

- All kitchen appliances (electric stove, refrigerator w/ ice maker, dishwasher, microwave, garbage disposal)
- More details to follow.



Driving directions: From North Champaign, I-74 take the Prospect exit, Prospect south to Bradley Ave, right on Bradley Ave, past Parkland College (use as a landmark), go straight through the stop sign at Bradley and Duncan Rd, go over the overpass, first right is Bluegrass Lane, turn right, at the stop sign at Boulder Ridge, turn right. Watch the mailboxes for addresses.



Boulder Ridge, Champaign

