

Derrico

CUSTOM HOMES, INC

8th St. St. Charles

Lot: .14 Acres
St. Charles, IL
Sales Price: \$419,000.00



2700 Square Feet, 4 bedroom, 3 full and one half bath with cedar exterior. This home features large rooms with 9' and 10' ceilings on the first and second floor plus tray and coffered ceilings. Oversized master suite with coffered ceiling, large master bath with volume ceiling, his and her vanities, large walk in closet and more. Other features include a fireplace, and an oversized 2 car garage. Also included are appliances, fixture allowance, landscape allowance, and custom raised panel cabinetry. Full 8' basement.

Room	Sizes	Description
Foyer	6'-0" x 13'-0"	Tray ceiling with, hardwood flooring, stairs to second floor and optional stairs to third floor 550 sf bonus room
Dining Room	10'-6"x 13'-0"	Tray ceiling and additional butlers pantry with cabinets
Family Room	16'-5"x 17'-5"	10' ceiling with fireplace, and windows overlooking rear patio
Kitchen/Dinette	11'-0"x23'-4"	Custom cabinets, hardwood floor, appliances, granite counter tops with patio doors to back yard.
Study	10'-6"x 13'-0"	Custom built-in book cases
Garage	18'-4"x 22'-4"	Oversized 2 car insulated, trimmed, painted, insulated garage door and garage door opener
Master Bedroom	17'-3"x 18'-11"	Coffered 10' ceiling with windows overlooking rear yard
Master Bath Suite	12'-3"x 15'-5"	High volume ceiling, slipper tub, custom shower, his & her vanities, large walk-in closet, and tile floor.
Bedroom #2	11'-0"x 15'-7"	Coffered 10' ceiling and private bath with walk-in closet.
Bedroom #3	10'-6"x 11'-9"	Coffered 10' ceiling and shared bath with furniture vanity
Bedroom #4	10'-6"x 10'-7"	Coffered 10' ceiling and shared bath with furniture vanity
Basement		Basement with 7'10" walls, with two escape windows.

Contractor reserves the right to make changes without notice

Derrico Custom Homes, Inc. • 311 Walnut Ave • St Charles • Illinois • 630.377.8100