

Derrico

CUSTOM HOMES, INC

8th St.
St. Charles

Lot: .14 Acres
St. Charles, IL
Sales Price: \$352,000.00



2508 Square Feet, 4 bedroom, 2 full and one half bath with vinyl and aluminum exterior. This home features large rooms with 8' ceilings on the first and second floor plus 2 story and coffered ceilings. Oversized master suite with coffered ceiling, large master bath with volume ceiling, his and her sinks, his and her closets, and more. Other features include two story foyer and family room, majestic gas fireplace, pantry, and a 2 car garage. Also included are appliances, fixture allowance, and custom raised panel cabinetry.

Room	Sizes	Description
Foyer	9'-1" x 12'-5"	17' ceiling with hardwood flooring, 3' wide front door with sidelights and stairs to seconf floor.
Dining Room	11'-10"x 12'-0"	Carpet flooring with double windows overlooking front yard, with cased openings to foyer and kitchen.
<input type="checkbox"/> Family Room	15'-6"x 16'-4"	17' two story ceiling with fireplace, windows looking to rear yard, hardwood flooring and an overlook from the gallery above.
Kitchen/Dinette	9'-6"x24'-11"	Custom cabinets, work penninsula, hardwood flooring, pantry, appliances, laminate counter tops with sliding patio door to rear yard.
Garage	19'-6"x 20'-0"	Oversized 2 car insulated, trimmed, and painted
<input type="checkbox"/> Master Bedroom	13'-0"x 13'-11"	Coffered 10' ceiling with carpet flooring, windows facing the rear yard and located on the first floor.
Master Bath Suite	10'-3"x 14'-4"	Cathedral ceiling, slipper tub, custom shower, his & her sinks, large walk-in closet, cultured marble vanity top and ceramic tile floor and shower.
Bedroom #2	11'-10"x 9'-8"	8' ceiling with carpet flooring, closet, and shared bath with cultured marble vanity top, ceramic floor and shower wall.
Bedroom #3	9'-6"x 13'-9"	8' ceiling with carpet flooring, closet, and shared bath with cultured marble vanity top, ceramic floor and shower wall.
<input type="checkbox"/> Bedroom #4	20'-0"x 14'-3" <input type="checkbox"/>	8' ceiling with carpet flooring, closet and shared bath with cultured marble vanity top, ceramic floor and shower wall <input type="checkbox"/>
<input type="checkbox"/> Basement		Basement with 7'10" walls, stairs to foyer, 1 escape window and room to expand.

Contractor reserves the right to make changes without notice

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