

Derrico

CUSTOM HOMES, INC

Lot 2

Prairie Lakes

Lot: .55 Acres
St. Charles, IL
Sales Price: \$759,000.00



4537 Square Feet, 4 bedroom, 3 full and one half bath with brick and cedar exterior. This home features large rooms with 9' ceilings on the first floor plus 2 story and tray ceilings. Oversized master suite with coffered ceiling, large master bath with high volume ceiling, his and her vanities, large walk in closet and more. Large wood deck overlooking open space with access from sun room. Other features include two story foyer and family room, double access to 2nd floor with front and rear stairways, masonry fireplace, walk in pantry, and an oversized 4 car garage. Also included are built in wolf / subzero appliances, fixture allowance, landscape allowance, and custom raised panel cabinetry. English basement with rough-in plumbing for full future bathroom and wet bar.

| Room | Sizes | Description |
|-------------------|------------------|--|
| Foyer | 9'-7" x 19'-0" | 20' coffered ceiling with crown shelf, hardwood flooring, and 3 piece crown molding at foyer perimeter |
| Living Room | 12'-7" x 12'-2" | 3 piece crown molding and hardwood floor |
| Dining Room | 12'-7" x 13'-9" | Tray ceiling, hardwood flooring, 6 piece crown molding, 3 piece chair rail, panel molding, and butlers pantry |
| Family Room | 15'-10" x 21'-9" | 18' two story beam ceiling with crown molding, masonry fireplace, and hardwood floor |
| Kitchen/Dinette | 23'-4" x 14'-4" | Custom cabinets, work island, hardwood floor, walk in pantry, built in wolf / subzero appliances, granite counter tops. |
| Sun Room | 10'-11" x 11'-8" | Coffered ceiling, hardwood flooring, and access to wood deck |
| Study | 12'-7" x 15'-3" | 3 piece crown molding, 3 piece chair rail, wainscoting, built in book cases, and hardwood flooring |
| Garage | 39'-3" x 23'-4" | Oversized 4 car insulated, trimmed, and painted |
| Master Bedroom | 21'-9" x 16'-11" | Coffered ceiling with 3 piece crown shelf molding |
| Master Bath Suite | 14'-7" x 19'-10" | Volume ceiling, cast iron slipper tub, natural stone custom shower, natural stone floor, 3 piece crown molding, his & her vanities, large walk-in closet |
| Bedroom #2 | 12'-7" x 13'-9" | Coffered ceiling and private bath with natural stone shower and floor, granite sink tops, and walk-in closet. |
| Bedroom #3 | 12'-7" x 14'-3" | Coffered ceiling, natural stone shower and floor, granite sink top and shared bath |
| Bedroom #4 | 12'-7" x 12'-1" | Coffered ceiling, natural stone shower and floor, granite sink top and shared bath |
| Basement | | English basement with 8'10" walls, masonry fireplace, rough plumbing for full future bathroom, two single, two triple, and one quad casement window. |

Contractor reserves the right to make changes without notice