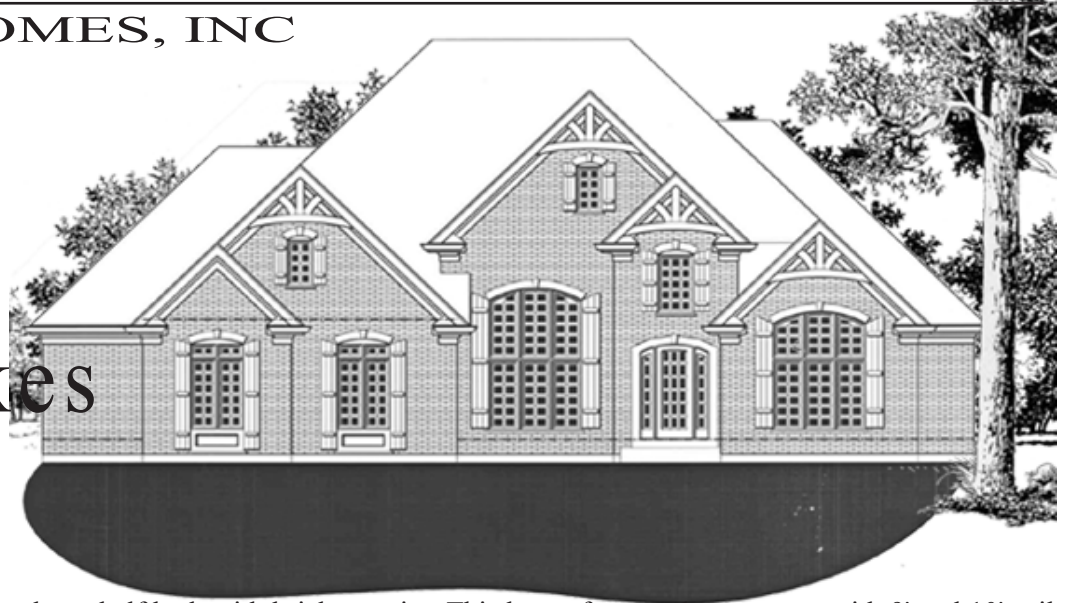


# Derrico

CUSTOM HOMES, INC

## Lot 17 Prairie Lakes



Lot Size: .76 Acres  
St. Charles, IL  
Sales Price:

3107 Square Feet, 3 bedroom, 2 full and one half bath with brick exterior. This home features large rooms with 9' and 10' ceilings and an all hardwood floor w/ 8' tall doors on the first floor, with vaulted 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 cedar deck with access from breakfast room, overlooking open space. Other features include 1 1/2 story hardwood floored foyer and vaulted ceiling family room, 2 masonry fireplaces, walk in pantry, and an oversized 3 car garage. Also included are Viking appliances, fixture allowance, landscape allowance, custom raised panel kit cabinetry w/ granite counter tops. Basement with 10' walls, and rough-in plumbing for full future bathroom and wet bar.

Room	Sizes	Description
Foyer <input type="checkbox"/>	8'-0" x 20'-4" <input type="checkbox"/>	14' coffered ceiling with crown shelf molding, hardwood flooring, and 3 piece crown molding at foyer perimeter
Dining Room <input type="checkbox"/>	13'-0"x 14'-0" <input type="checkbox"/>	15' High volume ceiling, hardwood flooring, 6 piece crown molding, 3 piece chair rail, and panel molding,
Family Room <input type="checkbox"/>	16'-0"x 22'-9" <input type="checkbox"/>	18' vaulted beam ceiling w crown molding, fluted columns, masonry fireplace, and hardwood floor
Kitchen/Breakfast <input type="checkbox"/>	12'-9"x 25'-3" <input type="checkbox"/>	Custom cabinets, work island, hardwood floor, walk in pantry, Viking appliances, granite counter tops, large breakfast area w/ tray ceiling and doors to cedar deck.
Study <input type="checkbox"/>	14'-0"x 14'-0" <input type="checkbox"/>	16' high vaulted beamed ceiling, with 3 piece crown molding, 3 piece chair rail, wainscoting, and hardwood flooring.
Garage <input type="checkbox"/>	23'-4"x 35'-0" <input type="checkbox"/>	Oversized 3 car insulated, trimmed, and painted
Master Bedroom <input type="checkbox"/>	18'-6"x 16'-6" <input type="checkbox"/>	11'-6" high coffered ceiling with 3 piece crown shelf molding.
Master Bath Suite <input type="checkbox"/>	11'-10"x 13'-8" <input type="checkbox"/>	High volume ceiling, slipper tub, custom shower, 3 piece crown molding, his & her vanities, and walk-in closet
Bedroom #2 <input type="checkbox"/>	13'-0"x 13'-0" <input type="checkbox"/>	9' ceiling, and shared bath with shower and walk-in closet.
Bedroom #3 <input type="checkbox"/>	13'-0"x 13'-0" <input type="checkbox"/>	9' ceiling, and shared bath with shower, and walk-in closet.
Basement <input type="checkbox"/>		Basement with 9'10" walls, masonry fireplace, look-out windows, and rough plumbing for full bathroom and wet bar. <input type="checkbox"/>

Contractor reserves the right to make changes without notice