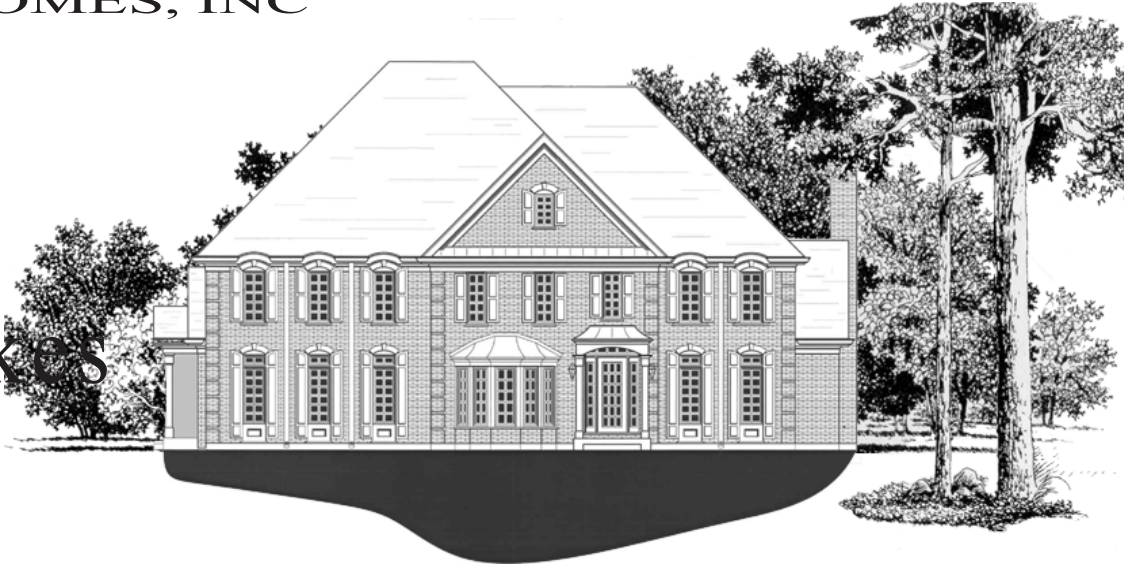


Derrico

CUSTOM HOMES, INC

Lot 38 Prairie Lakes

Lot Size: .48 Acres
St. Charles IL
Sales Price: \$899,000.00



4078 Square Feet, 4 bedroom, 3 full and one half bath with brick and cedar exterior. This home features large rooms with 9' and 10' ceilings, a first floor with all hardwood flooring, 7'-8" tall doors, with 2 story and tray ceilings. Oversized master suite with coffered ceiling, large master bath with high volume ceiling, his and her vanities, his and her large walk in closets and more. Large cedar deck with access from breakfast room overlooking the rear yard and lake. Other features include 2 story hardwood floored foyer, 2 masonry fireplaces, and an oversized 3 car garage. Also included are Viking appliances, fixture allowance, landscape allowance, custom raised panel kitchen cabinetry w/ granite counter tops. Basement with 10' walls, and rough-in plumbing for full future bathroom and wet bar.

Room	Sizes	Description
Foyer	7'-10" x 17'-9"	21' coffered ceiling with crown shelf molding, hardwood flooring, and 3 piece crown molding at foyer perimeter
Dining Room	13'-3"x 16'-5"	Tray ceiling, hardwood flooring, 6 piece crown molding, 3 piece chair rail, and panel molding,
Family Room	18'-3"x 21'-0"	9' ceiling w/ 3 piece crown molding, masonry fireplace, fluted columns and hardwood floor
Kitchen/Breakfast	19'-1"x 24'-2"	3 piece crown molding, Custom cabinets, work island, hardwood floor, Viking appliances, granite counter tops, large breakfast area w/ doors to patio.
Walk in Pantry	4'-3" x 5'-3"	5 shelves, with direct access from kitchen.
Butler's Pantry	2'-7" wide	Glass upper cabinets with a built in wine fridge under the granite counter top.
Study	13'-8"x 13'-9"	3 piece crown molding, 3 piece chair rail, wainscoting, built in book cases, and hardwood flooring w/ beamed and wood panel ceiling.
Garage	22'-9"x 29'-5"	Oversized 3 car insulated, trimmed, and painted
Master Bedroom	17'-2"x 22'-2"	Coffered 10' high ceiling with 3 piece crown shelf molding,
Master Bath Suite	12'-6"x 18'-2"	Cathedral ceiling, stand alone slipper tub, custom shower, 3 piece crown molding, his & her vanities, and his and her walk-in closets
Bedroom #2	13'-5" x 16'-7"	10' ceiling, private bath with shower and walk-in closet
Bedroom #3	15'-8"x 12'-0"	10' ceiling, shared bath with skylights, shower and walk-in closet.
Bedroom #4	13'-8"x 16'-0"	10' ceiling, shared bath with skylights, shower, and walk-in closet.
Basement		Look-out basement with 9'10" walls, masonry fireplace, windows overlooking rear yard and lake, and rough plumbing for full bathroom and wet bar.

Contractor reserves the right to make changes without notice