

# Derrico

CUSTOM HOMES, INC

## Lot 48 Prairie Lakes

Lot: .58 Acres  
St. Charles, IL  
Sales Price: \$729,000.00



4034 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 and second floor plus 2 story 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 two story foyer and family room, masonry fireplace, walk-in pantry, and an oversized 4 car garage. Also included are Wolf & Sub-Zero appliances, fixture allowance, landscape allowance, and custom raised panel cabinetry. Look-out basement overlooking open park space with rough-in plumbing for full future bathroom and wet bar.

Room	Sizes	Description
Foyer	8'-0" x 19'-11"	20' coffered ceiling with crown shelf, hardwood flooring, and 3 piece crown molding at foyer perimeter
Living Room	13'-5 x 15'-8"	3 piece crown molding and hardwood flooring
Dining Room	13'-4"x 14'-5"	Tray ceiling, hardwood flooring, 6 piece crown molding, 3 piece chair rail, panel molding, butlers pantry
Family Room	22'-6"x 16'-7"	18' two story beam ceiling w crown molding, masonry fireplace, and hardwood flooring
Kitchen/Dinette	21'-2"x 16'-6"	Custom cabinets, work island, hardwood flooring, walk in pantry, Wolf & Sub-Zero appliances, granite counter tops with patio doors to cedar deck.
Study	13'-5"x 15'-11"	Beam ceiling, crown molding, 3 piece chair rail, wainscoting, built in book cases, and hardwood flooring
Garage	22'-4"x 41'-1"	Oversized 4 car insulated, trimmed, and painted
Master Bedroom	15'-6"x 22'-3"	Coffered 10' ceiling with 3 piece crown shelf molding
Master Bath Suite	16'-6"x 16'-9"	Cathedral ceiling, slipper tub, custom shower, 3 piece crown molding, his & her vanities, large walk-in closet, granite vanity tops and ceramic tile floor.
Bedroom #2	13'-5"x 15'-7"	Coffered 10' ceiling and private bath with granite sink tops and walk-in closet.
Bedroom #3	13'-0"x 12'-7"	Coffered 10' ceiling and shared bath with granite sink tops
Bedroom #4	13'-0"x 11'-2"	Coffered 10' ceiling and shared bath with granite sink tops
Basement		Basement with 9'10" walls, rough plumbing for full future bathroom and wet bar with two double and one triple casement windows.

Contractor reserves the right to make changes without notice