

Derrico

CUSTOM HOMES, INC

Lot 48 Prairie Lakes

Lot: .58 Acres
St. Charles, IL
Sales Price: \$999,000.00



5429 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 floors plus 2 story tray and coffered ceilings. Oversized master suite with coffered ceiling, large master bath with volume ceiling, his and her vanities, his and her walk in closets and more. Large wood deck with lake views and access from breakfast room. Other features include two story foyer, study and family room, 3 masonry fireplaces, walk in pantry, and an oversized 4 car garage. Also included are built in Viking appliances, fixture allowance, landscape allowance, lawn irrigation system, and custom raised panel cabinetry. 10' walk out-basement with rough-in plumbing for full future bathroom and wet bar.

Room	Sizes	Description
Foyer	11'-4" x 12'-9"	20' coffered ceiling with crown shelf, hardwood flooring, and 3 piece crown molding at foyer perimeter
Living Room	15'-6" x 14'-6"	3 piece crown molding and hardwood floor open to family room
Dining Room	22'-7" x 14'-6"	Tray ceiling, hardwood flooring, 6 piece crown molding, 3 piece chair rail, panel molding, and butlers pantry with wine fridge and sink.
Family Room	25'-6" x 17'-3"	18' two story beamed ceiling with crown molding, masonry fireplace, and hardwood floor
Kitchen/Dinette	25'-2" x 15'-2"	Custom cabinets, work island, hardwood floor, walk in pantry, built in Viking appliances, granite counter tops and see thru fireplace.
Breakfast Room	13'-4" x 11'-0"	Vaulted ceiling, hardwood flooring, and doors to wood deck
Study	14'-2" x 12'-11"	Beamed wood paneled ceiling with 3 piece crown molding, 3 piece chair rail, wainscoting, built in book cases, and hardwood flooring
Sunroom	14'-8" x 24'-6"	Hardwood floor, 15 windows, and 17' vaulted ceiling with fan.
Garage	22'-4" x 37'-10"	Oversized 4 car insulated, trimmed, and painted
Master Bedroom	25'-0" x 18'-9"	Coffered 10'-0" ceiling with 3 piece crown shelf molding and formal fireplace with limestone.
Master Bath Suite	13'-6" x 19'-0"	Volume ceiling, stand alone/ soaker/ clawfoot tub, custom shower, 3 piece crown molding, his & her vanities, his and her walk-in closets
Bedroom #2	14'-0" x 14'-6"	Coffered 10'-0" ceiling and private bath with walk-in closet.
Bedroom #3	14'-4" x 12'-8"	Coffered 10'-0" ceiling and shared bath with walk-in closet.
Bedroom #4	16'-4" x 11'-8"	Coffered 10'-0" ceiling and shared bath with walk-in closet.
Basement		Basement with 9'10" walls, masonry fireplace, rough plumbing for full future bathroom, (3) dbl doors, (1) triple

Contractor reserves the right to make changes without notice

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