

Derrico

CUSTOM HOMES, INC

Lot 62 Prairie Lakes

Lot: .77 Acres
St. Charles IL
Sales Price: \$1,399,000.00



5791 Square Feet, 4 bedroom, 3 full and 2 half baths with brick and cedar exterior. This home features large rooms with 10' ceilings on the first floor plus 2 story tray ceilings. Oversized master suite with coffered ceiling, large master bath with vaulted ceiling, his and her vanities, sauna, large his and hers walk in closets and more. Large cedar deck overlooking rear yard and lake with access from breakfast room. Other features include two story hardwood floored foyer and family room, sun room, 2 powder rooms on 1st floor, 2 masonry fireplaces, walk in pantry, and 4 car garage. Also included are Pella casement windows, Wolf/Sub-Zero appliances, fixture allowance, and custom raised panel cabinetry. Full walk out basement with 10' walls, rough-in plumbing for full future bathroom and wet bar. First floor laundry and mud hall with private stairs also included.

Room	Sizes	Description
Foyer	7'-8" x 13'-4"	20' coffered ceiling w/ crown shelf, hardwood flooring, and 3 pc crown molding at foyer perimeter, custom stairs w/iron ballusters to second floor and basement w/ bridge overlooking family room
Living Room	14'-11" x 17'-1"	3 pc crown molding and hardwood floor, open to Family Room, w/ built-in shelves
Dining Room	20'-0" x 15'-9"	Tray ceiling, hardwood flooring, 6 pc crown molding, 3 pc chair rail, panel molding, and butlers pantry
Family Room	16'-1" x 23'-9"	2 story beam ceiling w/ crown molding, masonry fireplace, and hardwood floor
Kitchen/Breakfast	28'-6" x 21'-3"	Custom cabinets, work island, hardwood floor, walk-in pantry, built-in Wolf/Sub-Zero appliances, granite counter tops
Sunroom	15'-2" x 23'-1"	Hardwood floor, vaulted ceiling with 3 pc crown molding, and window wall at side of house
Study	14'-11" x 14'-6"	Wood ceiling, beams, w/ 3 pc crown molding, 3 pc chair rail, wainscoting, built in bookcases, and hardwood flooring
Garage	46'-4" x 22'-4"	Oversized 4 car insulated, trimmed, and painted
Master Bedroom	23'-5" x 22'-3"	Coffered ceiling w/ 3 pc crown shelf molding, masonry fireplace, breakfast bar, and 9' patio door/ balcony railing overlooking lake
Master Bath	13'-9" x 16'-9"	Vaulted ceiling, slipper soaker tub, large custom double shower, sauna, 3 pc crown molding, marble floor & shower, and his and her vanities
Bedroom #2	20'-2" x 15'-11"	Coffered ceiling and private bath w/ large shower, whirlpool tub and walk-in closet.
Bedroom #3	15'-2" x 13'-8"	Coffered ceiling, shared bath w/ volume ceiling, and walk-in closet.
Bedroom #4	15'-2" x 13'-8"	Coffered ceiling shared bath w/ volume ceiling and walk-in closet
Basement		Walk-out basement w/ 10' walls, doors to concrete patio, masonry fireplace, and rough plumbing for full bathroom and wet bar.

Contractor reserves the right to make changes without notice