

# Derrico

CUSTOM HOMES, INC

## Lot 149 Prairie Lakes

Lot: .51 Acres  
St. Charles, IL  
Sales Price: \$955,000.00



5525 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 floor plus 2 story and tray ceilings. Oversized master suite with coffered ceiling, large master bath with volume ceiling, his and her vanities, large walk in closet and more. Large cedar deck overlooking lake with access from family room. Other features include two story foyer 3 fireplaces, walk in pantry, and an oversized 4 car garage. Also included are Viking appliances, fixture allowance, landscape allowance, and custom raised panel cabinetry. 10' walk-outbasement with rough-in plumbing for full future bathroom and wet bar.

Room	Sizes	Description
Foyer	11'-4" x 14'-7"	21' coffered ceiling with crown shelf, hardwood flooring, and 3 piece crown molding at foyer perimeter
Sunroom	17'-6" x 13'-8"	3 piece crown molding and hardwood floor open to family room w/ 11 windows.
Dining Room	16'-0" x 14'-0"	Tray ceiling, hardwood flooring, 6 piece crown molding, 3 piece chair rail, panel molding, and butlers pantry
Family Room	28'-2" x 17'-6"	Coffered ceiling with crown molding, and hardwood floor
Kitchen/Dinette	22'-4" x 22'-6"	Custom cabinets, 2 work islands, hardwood floor, walk in pantry, Viking appliances, and granite counter tops.
Hearth Room	15'-6" x 18'-0"	Vaulted ceiling, hardwood flooring, and masonry fireplace
Study	13'-8" x 15'-8"	Vaulted and beamed ceiling with 3 piece crown molding, 3 piece chair rail, wainscoting, built in book cases, and hardwood flooring
Garage	22'-4" x 38'-4"	Oversized 4 car insulated, trimmed, and painted
Master Bedroom	22'-9" x 18'-7"	Coffered 10'-0" ceiling with 3 piece crown shelf molding with fireplace.
Master Bath Suite	17'-3" x 19'-0"	Volume ceiling, free standing tub, custom shower, 3 piece crown molding, his & her vanities, oversized walk-in closet.
Bedroom #2	16'-2" x 14'-2"	Coffered 10'-0" ceiling and private bath with walk-in closet.
Bedroom #3	14'-1" x 15'-2"	Coffered 10'-0" ceiling, shared bath and walk in closet.
Bedroom #4	14'-1" x 15'-2"	Coffered 10'-0" ceiling, shared bath and walk in closet
Basement		Walk out basement with 9'10" walls, with 4 double, and 8 single windows and 4 double patio doors. masonry fireplace, rough plumbing for full future bathroom and wet bar.

Contractor reserves the right to make changes without notice