

Derrico

CUSTOM HOMES, INC

Lot 149 Prairie Lakes



Lot Size: .51 Acres
St. Charles, IL
Sales Price: \$729,000.00

3100 Square Feet, 3 bedroom, 2 full and one half bath with brick exterior. This home features large rooms with 9' and 10' ceilings and an all hardwood floor w/ 8' tall doors on the first floor, with vaulted and tray ceilings. Oversized master suite with coffered ceiling, large master bath with high volume ceiling, his and her vanities, large walk in closet and more. Large cedar deck with access from breakfast room, overlooking open space. Other features include 1 1/2 story hardwood floored foyer and vaulted ceiling family room, 2 masonry fireplaces, walk in pantry, and an oversized 3 car garage. Also included are Viking appliances, fixture allowance, landscape allowance, custom raised panel kit cabinetry w/ granite counter tops. Basement with 10' walls, and rough-in plumbing for full future bathroom and wet bar.

Room	Sizes	Description
Foyer	8'-0" x 20'-4"	14' coffered ceiling with crown shelf molding, hardwood flooring, and 3 piece crown molding at foyer perimeter
Dining Room □	13'-0" x 14'-0"	15' High volume ceiling, hardwood flooring, 6 piece crown molding, 3 piece chair rail, and panel molding,
Family Room	16'-0" x 22'-9"	18' vaulted beam ceiling w crown molding, fluted columns, masonry fireplace, and hardwood floor
Kitchen/Breakfast	12'-9" x 25'-3"	Custom cabinets, work island, hardwood floor, walk in pantry, Viking appliances, granite counter tops, large breakfast area w/ tray ceiling and doors to cedar deck.
Study	14'-0" x 14'-0"	16' high vaulted beamed ceiling, with, 3 piece crown molding, 3 piece chair rail, wainscoting, and hardwood flooring.
Garage	23'-4" x 35'-0"	Oversized 3 car insulated, trimmed, and painted
Master Bedroom	18'-6" x 16'-6"	11'-6" high coffered ceiling with 3 piece crown shelf molding.
Master Bath Suite	11'-10" x 13'-8"	High volume ceiling, slipper tub, custom shower, 3 piece crown molding, his & her vanities, and walk-in closet
Bedroom #2	13'-0" x 13'-0"	9' ceiling, and shared bath with shower and walk-in closet.
Bedroom #3	13'-0" x 13'-0"	9' ceiling, and shared bath with shower, and walk-in closet.
Basement		Basement with 9'10" walls, masonry fireplace, look-out windows, and rough plumbing for full bathroom and wet bar.

Contractor reserves the right to make changes without notice

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