

Derrico

CUSTOM HOMES, INC

417

S. 7th Street

Lot: 64' x 195'

St. Charles, IL

Sales Price: \$799,000.00



3330 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 10' coffered bedroom ceilings. Oversized master suite with coffered ceiling, large master bath with volume ceiling, his & her vanities, large walk-in closet, and more. Other features include detailed trim package, masonry fireplace, pantry, and an attached 3 car garage. Also included are Wolf and Sub-Zero appliances, fixture allowance, landscape allowance, and custom cabinetry. 9' deep basement with rough-in plumbing for future full bathroom and wet bar.

Room	Sizes	Description
Foyer	8'-0" x 22'-0"	22' ceiling with crown shelf, hardwood flooring, and 3-piece crown molding at foyer perimeter, stairway to 2nd floor
Dining Room	13'-0" x 13'-0"	Tray ceiling, hardwood flooring, 3-piece crown molding, 3-piece chair rail and panel molding
Family Room	17'-0" x 22'-0"	9' beamed ceiling with crown molding, masonry fireplace, hardwood flooring, and doors to patio
Kitchen/Dinette	13'-0" x 26'-0"	Custom cabinets, oversized work island with breakfast bar, hardwood flooring, 3-piece crown molding, pantry, Wolf and Sub-Zero appliances, granite countertops with doors to concrete patios
Study	13'-0" x 13'-0"	Wood ceiling, beam ceiling, crown molding, 3-piece chair rail, wainscoting, built-in bookcases, hardwood flooring
Laundry Room	8'-0" x 9'-0"	Upper and lower cabinets, granite countertops
Mud Room/Service Entry	8'-0" x 11'-0" 7'-0" x 7'-0"	Built-in lockers, boot bench, closets, hardwood flooring, crown molding, and stairway to future bonus room above garage
Garage	20'-0" x 32'-0"	3-car, insulated, drywalled, trimmed and painted
Master Bedroom	13'-0" x 20'-0"	Coffered 10' ceiling with 3-piece crown shelf molding
Master Bath Suite	13'-0" x 13'-0"	Volume ceiling, slipper tub, custom shower, 3-piece crown molding, his & her vanities, large walk-in closet, granite vanity tops and natural stone floors
Bedroom #2	13'-0" x 14'-0"	Coffered 10' ceiling, 3-piece crown shelf molding, shared bath with granite sink tops, natural stone flooring, and closet
Bedroom #3	12'-0" x 13'-0"	Coffered 10' ceiling, 3-piece crown shelf molding, shared bath with granite sink tops, natural stone flooring, and closet
Bedroom #4	12'-0" x 13'-0"	Coffered 10' ceiling, 3-piece crown shelf molding, walk-in closet and private bathroom with granite sink top and natural stone flooring
Basement		Deep poured basement with 8'-10" walls, rough plumbing for future full bathroom and wet bar with large windows, 2 furnaces, 2 air conditioners, 2 water heaters

Contractor reserves the right to make changes without notice

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