

Derrico

CUSTOM HOMES, INC

1231

Ash Street

Lot Size: .22 Acres
St. Charles IL
Sales Price: \$799,000.00



3576 Square Feet, 4 bedroom, 3 full and one half bath with cedar exterior. This home features large rooms with 9' and 10' ceilings and an all hardwood floor w/ 7'-8" tall doors on the first floor, with 2 story and tray ceilings. Oversized master suite with coffered ceiling, large master bath with cathedral ceiling, his and her vanities, large walk in closet and more. Large concrete patio with access from breakfast room and family room overlooking the rear yard. Other features include 2 story hardwood floored foyer and 2 masonry fireplaces, and an oversized 3 car garage. Also included are Viking appliances, fixture allowance, landscape allowance, custom raised panel kitchen cabinetry w/ granite counter tops. Basement with 9' walls, and rough-in plumbing for full future bathroom and wet bar.

Room	Sizes	Description
Foyer	7'-10" x 13'-2"	20' coffered ceiling with crown shelf molding, hardwood flooring, and 3 piece crown molding at foyer perimeter
Dining Room	13'-3"x 14'-5"	Tray ceiling, hardwood flooring, 6 piece crown molding, 3 piece chair rail, and panel molding,
Family Room	18'-3"x 21'-0"	9' ceiling w crown molding, masonry fireplace, and hardwood floor
Kitchen/Breakfast	17'-1"x19'-2"	Custom cabinets, work island, hardwood floor, Viking appliances, granite counter tops, large breakfast area w/ doors to patio.
Study	13'-8"x 13'-9"	3 piece crown molding, 3 piece chair rail, wainscoting, built in book cases, and hardwood flooring w/ vaulted beamed ceiling.
Garage	22'-9"x 27'-5"	Oversized 3 car insulated, trimmed, and painted
Master Bedroom	17'-2"x 19'-2"	Coffered ceiling with 3 piece crown shelf molding, and double patio door to deck.
Master Bath Suite	12'-6"x 15'-2"	Cathedral ceiling, whirlpool tub, custom shower, 3 piece crown molding, his & her vanities, and walk-in closet
Bedroom #2	13'-8" x 16'-7"	9' ceiling, private bath with shower and walk-in closet
Bedroom #3	15'-8" x 12'-0"	9' ceiling, shared bath with shower and walk-in closet.
Bedroom #4	13'-8" x 16'-0"	9' ceiling, shared bath with shower, and walk-in closet.
Basement		8'10" walls, masonry fireplace, and rough plumbing for full bathroom and wet bar.

Contractor reserves the right to make changes without notice