

Derrico

CUSTOM HOMES, INC

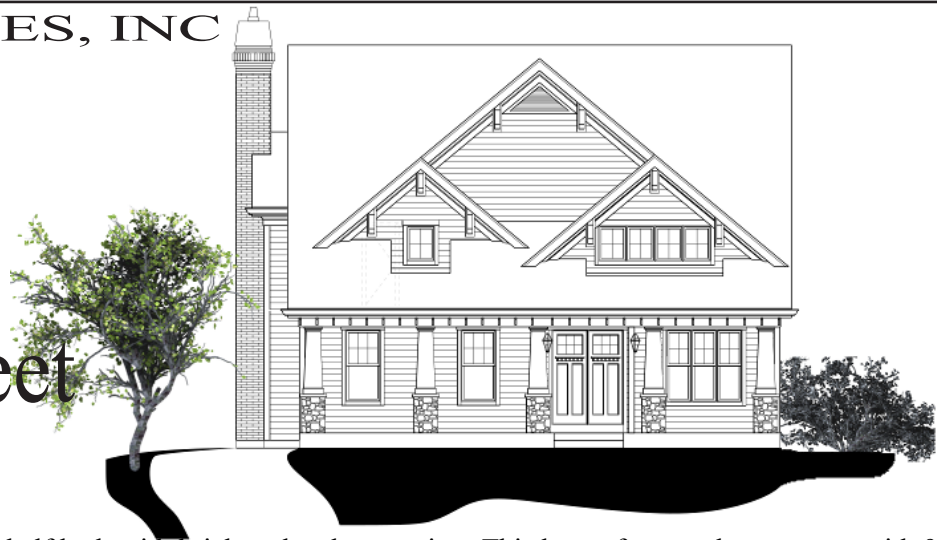
514

W. Indiana Street

Lot: 66' x 119'

St. Charles, IL

Sales Price: \$806,000.00



3350 Square Feet, 3 bedrooms, 3 full and 1 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"	9' ceiling with crown shelf, hardwood flooring, and 3-piece crown molding at foyer perimeter, stairway to 2nd floor
Dining Room	10'-6" x 11'-6"	Tray ceiling, hardwood flooring, 3-piece crown molding, 3-piece chair rail and panel molding
Family Room	17'-0" x 21'-6"	9' beamed ceiling with crown molding, masonry fireplace, hardwood flooring, and doors to patio
Kitchen/Dinette	10'-0" x 17'-0" 10'-6" x 23'-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 patio
Study	11'-6" x 11'-6"	Wood ceiling, beam ceiling, crown molding, 3-piece chair rail, wainscoting, built-in bookcases, hardwood flooring
Mud Room/Service Entry	8'-0" x 12'-0"	Built-in lockers, boot bench, closets, hardwood flooring, and crown molding
Garage	20'-0" x 30'-0"	2-1/2 car plus storage, insulated, drywalled, trimmed, and painted
Laundry Room (2nd Floor)	10'-0" x 11'-0"	Upper and lower cabinets, granite countertops, closet
Master Bedroom	17'-0" x 21'-0"	Coffered 10' ceiling with 3-piece crown shelf molding, and fireplace
Master Bath Suite	16'-0" x 19'-0"	Volume ceiling, slipper tub, custom shower, 3-piece crown molding, his & her vanities, 15'x12' walk-in closet, granite vanity tops and natural stone floors
Bedroom #2	12'-6" x 17'-0"	Coffered 10' ceiling with 3-piece crown shelf molding, shared bath with granite sink tops and natural stone flooring, and closet
Bedroom #3	11'-0" x 15'-0"	Coffered 10' ceiling with 3-piece crown shelf molding, shared bath with granite sink tops and natural stone flooring, and closet
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