

Derrico

CUSTOM HOMES, INC

Lot 45 Prairie Lake

Lot: .48 Acres
St. Charles, IL



4406 Square Feet, 4 bedroom, 4 full and one half bath with brick and cedar exterior. This home features large rooms with 10' ceilings on the first and second floor plus 2 story tray, and coffered ceilings. Oversized master suite with coffered ceiling, large master bath with volume ceiling, his and her vanities, large walk in closet and more. Other features include two story foyer and family room, masonry fireplaces, walk in pantry, and an oversized 4 car garage. Also included are Wolf and Subzero appliances, fixture allowance, landscape allowance, and custom raised panel cabinetry. Walk-out basement overlooking open space and lake with masonry fireplace and rough-in plumbing for full future bathroom and wet bar. there is an option to have a first floor bedroom and bath suite.

Room	Sizes	Description
Foyer	8'-0" x 13'-11"	21' coffered ceiling with crown shelf, hardwood flooring, and 3 piece crown molding at foyer perimeter
Living Room	13'-6 x 13'-8"	3 piece crown molding and hardwood floor with full bathroom and closet for future bedroom
Dining Room	13'-1" x 15'-9"	Tray ceiling, hardwood flooring, 3 piece crown molding, 3 piece chair rail, panel molding, and butlers pantry
Family Room	22'-6" x 16'-8"	18' two story beam ceiling w crown molding, masonry fireplace, and hardwood floor
Kitchen/Dinette	21'-2" x 17'-11"	Custom cabinets, work island, hardwood floor, walk in pantry, Wolf and Subzero appliances, granite counter tops with patio doors to cedar deck.
Study	13'-4" x 13'-5"	Beam ceiling, crown molding, 3 piece chair rail, wainscoting, built in book cases, and hardwood flooring
Garage	24'-0" x 39'-4"	Oversized 4 car insulated, trimmed, and painted
Master Bedroom	15'-6" x 24'-1"	Coffered 10' ceiling with 3 piece crown shelf molding
Master Bath Suite	16'-4" x 19'-11"	Volume ceiling, slipper tub, custom shower, 3 piece crown molding, his & her vanities, large walk-in closet, granite vanity tops and natural stone floor.
Bedroom #2	13'-1" x 15'-11"	Coffered 10' ceiling and private bath with granite sink tops and walk-in closet.
Bedroom #3	13'-4" x 12'-5"	Coffered 10' ceiling and shared bath with granite sink tops
Bedroom #4	13'-6" x 12'-5"	Coffered 10' ceiling and shared bath with granite sink tops
Basement		Walk-out basement with 9'10" walls, masonry fireplace, rough plumbing for full future bathroom and wet bar with two double patio doors and one triple casement window.

Contractor reserves the right to make changes without notice