

# Derrico

CUSTOM HOMES, INC

## Lot 56 Prairie Lakes

Lot: .48 Acres  
St. Charles, IL  
Sales Price: \$1,099,000.00



4600 Square Feet, 4 bedroom, 5 full baths with brick and cedar exterior. This home features large rooms with 9' ceilings on the first floor plus 2 story and tray ceilings. Oversized master suite with coffered ceiling, sitting room, large master bath with cathedral ceiling, his and her vanities, large walk in closet and more. Large wood deck overlooking lake with access from sun room. Other features include two story foyer and family room, double access to 2nd floor with front and rear stairways, masonry fireplace, walk in pantry, and an oversized 4 car garage. Also included are built in appliances, fixture allowance, landscape allowance, and custom raised panel cabinetry. Walk out basement with rough-in plumbing for full future bathroom and wet bar.

Room	Sizes	Description
Foyer	10'-1" x 21'-5"	20' coffered ceiling with crown shelf, hardwood flooring, and 3 piece crown molding at foyer perimeter
Living Room	13'-7" x 15'-5"	3 piece crown molding and hardwood floor, with live in option.
Dining Room	13'-0" x 15'-9"	Tray ceiling, hardwood flooring, 6 piece crown molding, 3 piece chair rail, panel molding, and butlers pantry
Family Room	16'-10" x 23'-9"	18' two story beam ceiling w crown molding, masonry fireplace, and hardwood floor
Kitchen/Dinette	23'-5" x 14'-6"	Custom cabinets, work island, hardwood floor, walk in pantry, built in appliances, granite counter tops.
Sun Room	12'-5" x 12'-11"	Coffered ceiling, hardwood flooring, and access to wood deck
Study	13'-7" x 15'-3"	3 piece crown molding, 3 piece chair rail, wainscoting, built in book cases, and hardwood flooring
Garage	23'-5" x 37'-3"	Oversized 4 car insulated, trimmed, and painted
Master Bedroom	22'-7" x 16'-11"	Coffered ceiling with 3 piece crown shelf molding, and sitting room
Master Bath Suite	10'-11" x 16'-11"	Cathedral ceiling, whirlpool tub, custom shower, 3 piece crown molding, his & her vanities, large walk-in closet
Bedroom #2	13'-1" x 15'-9"	Coffered ceiling and private bath with walk-in closet.
Bedroom #3	13'-7" x 13'-10"	Coffered ceiling and private bath with walk in closet
Bedroom #4	13'-7" x 13'-5"	Coffered ceiling and private bath with walk in closet.
Basement		Walk out basement with 9'10" walls, masonry fireplace, rough plumbing for full future bathroom, two single, two triple, and one quad casement window.

Contractor reserves the right to make changes without notice

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