

Derrico

CUSTOM HOMES, INC

Lot 58 Prairie Lakes



Lot Size: .48 Acres

St. Charles IL

Sales Price: \$1,025,000.00 (3,256 s.f.) 3 bed

\$1,100,000.00 (4,410 s.f.) 5 bed

3256 Square Feet, 3 bedroom, 2 full and one half bath with brick exterior. This home features large rooms with 9' and 10' ceilings and an all hardwood floor w/ 8' tall doors on the first floor, with vaulted 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 cedar deck with access from breakfast room, family room and master bedroom overlooking the lake. Other features include 1 1/2 story hardwood floored foyer and vaulted ceiling family room, 2 masonry fireplaces, walk in pantry, and an oversized 3 car garage. Also included are Viking appliances, fixture allowance, landscape allowance, custom raised panel kit cabinetry w/ granite counter tops. Walk-out basement with 10' walls, and rough-in plumbing for full future bathroom and wet bar.

Room	Sizes	Description
Foyer	7'-10" x 14'-0"	14' coffered ceiling with crown shelf molding, hardwood flooring, and 3 piece crown molding at foyer perimeter
Dining Room	13'-7"x 16'-0"	High volume ceiling, hardwood flooring, 6 piece crown molding, 3 piece chair rail, and panel molding,
Family Room	17'-0"x 20'-0"	18' vaulted beam ceiling w crown molding, fluted columns, masonry fireplace, and hardwood floor
Kitchen/Breakfast	30'-8"x17'-0"	Custom cabinets, work island, hardwood floor, walk in pantry, Viking appliances, granite counter tops, large breakfast area w/ tray ceiling and doors to cedar deck.
Study	14'-0"x 14'-0"	3 piece crown molding, 3 piece chair rail, wainscoting, built in book cases, and hardwood flooring w/ vaulted beamed ceiling.
Garage	24'-0"x 33'-0"	Oversized 3 car insulated, trimmed, and painted
Master Bedroom	17'-0"x 19'-11"	Coffered ceiling with 3 piece crown shelf molding, and double patio door to deck.
Master Bath Suite	12'-3"x 15'-0"	Cathedral ceiling, slipper tub, custom shower, 3 piece crown molding, his & her vanities, and walk-in closet
Bedroom #2	13'-0"x 12'-4"	9' ceiling, and shared bath with shower and walk-in closet.
Bedroom #3	11'-3"x 13'-9"	9' ceiling, and shared bath with shower, and walk-in closet.
Basement		Walk-out basement with 9'10" walls, 9 double casement window, 3 double patio doors, masonry fireplace, and rough plumbing for full bathroom and wet bar.
Optional Second Floor Bedrooms (5 bedrooms total)		1,154 s.f. second floor. 2 bedrooms with volume ceilings and walk in closets. a shared bath with separate vanities, ceramic tile tub / shower and linen closet.

Contractor reserves the right to make changes without notice