

Derrico

CUSTOM HOMES, INC

Lot 149

Prairie Lakes

Lot: .51 Acres
St. Charles IL
Sales Price: \$998,000.00



5005 Square Feet, 4 bedroom, 3 full and one half bath with brick 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, large master bath with cathedral ceiling, his and her vanities, large walk in closet and more. Large cedar deck with access from dinette overlooking lake. Other features include two story hardwood floored foyer and family room, Masonry fireplaces in 4 rooms, walk in pantry, and an oversized 4 car garage. Also included are Viking 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'-10" x 15'-0"	20' coffered ceiling with crown shelf molding, hardwood flooring, and 3 piece crown molding at foyer perimeter
Living Room	13'-6" x 18'-5"	3 piece crown molding and hardwood floor
Dining Room	13'-7" x 17'-0"	Tray ceiling, hardwood flooring, 6 piece crown molding, 3 piece chair rail, panel molding, and butlers pantry
Family Room	23'-10" x 19'-2"	18' two story beam ceiling with crown molding, see thru masonry fireplace, window wall and hardwood floor
Kitchen/Breakfast	24'-6" x 22'-0"	Custom cabinets, work island, hardwood floor, walk in pantry, Viking appliances, granite counter tops, large dinnette area with doors to cedar deck overlooking large lake.
Study	13'-6" x 18'-6"	Glass doors, wood ceiling with 3 pc crown molding, 3 pc chair rail, wainscoting, built in book cases, and hardwood flooring
Garage	22'-4" x 36'-4"	Oversized 4 car insulated, trimmed, and painted
Master Bedroom	24'-8" x 24'-10"	10' coffered ceiling with 3 piece crown shelf molding, formal fireplace w/ limestone hearth and surround and sitting area.
Master Bath Suite	11'-4" x 16'-3"	Cathedral ceiling, whirlpool tub, custom shower, 3 piece crown molding, his & her vanities with large 12'-0" x 16'-11" walk-in closet
Bedroom #2	13'-8" x 17'-2"	10' coffered ceiling and private bath with custom shower, whirlpool tub vanity, seperate make-up counter walk-in closet, and crown molding.
Bedroom #3	13'-8" x 15'-1"	Shared bath with 10' coffered ceiling, and walk-in closet.
Bedroom #4	13'-8" x 16'-4"	Shared bath with 10' coffered ceiling and walk-in closet.
Basement		Walk-out basement with 9'10" walls, 5 double casement windows, 2 triple patio doors, lower level concrete patio, masonry fireplace, and rough plumbing for full bathroom and wet bar.

Contractor reserves the right to make changes without notice

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