

The Madeline



Flip to View
Floor Plan

Lot 107A The Legends
4535 Nicklaus Drive, Champaign
\$214,900

GOLF COURSE VIEW

Home Details

Structure

- New 2 Story Floor Plan
- 1516 Total Finished Square Footage
- Full Unfinished Basement
- 3 Bedrooms, 2.5 Baths
- 2 Car Attached Garage

Kitchen Highlights

- Maple Shaker Style Cabinets
- Quartz Counter Tops
- Large Island
- Pantry
- Stainless Steel Appliance Package

Other Highlights

- Open Concept Floor Plan
- Drop Zone with Custom Locker Unit
- Separate Laundry Room
- Master Suite
- Master Bath with Tiled Shower
- Walk In Closets for Master and BR #2
- Stain Nickel Fixtures and Trim
- Daylight Basement Windows
- Treated Wood Deck
- Craftsman Style Exterior with Shake Accents

Energy Savings

Efficient Design

- High Efficiency HVAC Equipment
- High Efficient Water Heater
- Low E Windows
- 2' x 6' Exterior Walls with R19 Insulation
- Energy Star Appliances
- Programmable Thermostat
- R49 Ceiling Insulation
- Air Sealed Building Envelop

Smart Construction Details

- Water Tight Drainage Plane Design
Including:
 - Exterior Door Sill Pans
 - Vicor Window Flashing with Beveled Cedar Sill's
- Engineered Wall Studs in Kitchens
for Straighter Walls behind Cabinets

Ask for Steve Meid

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