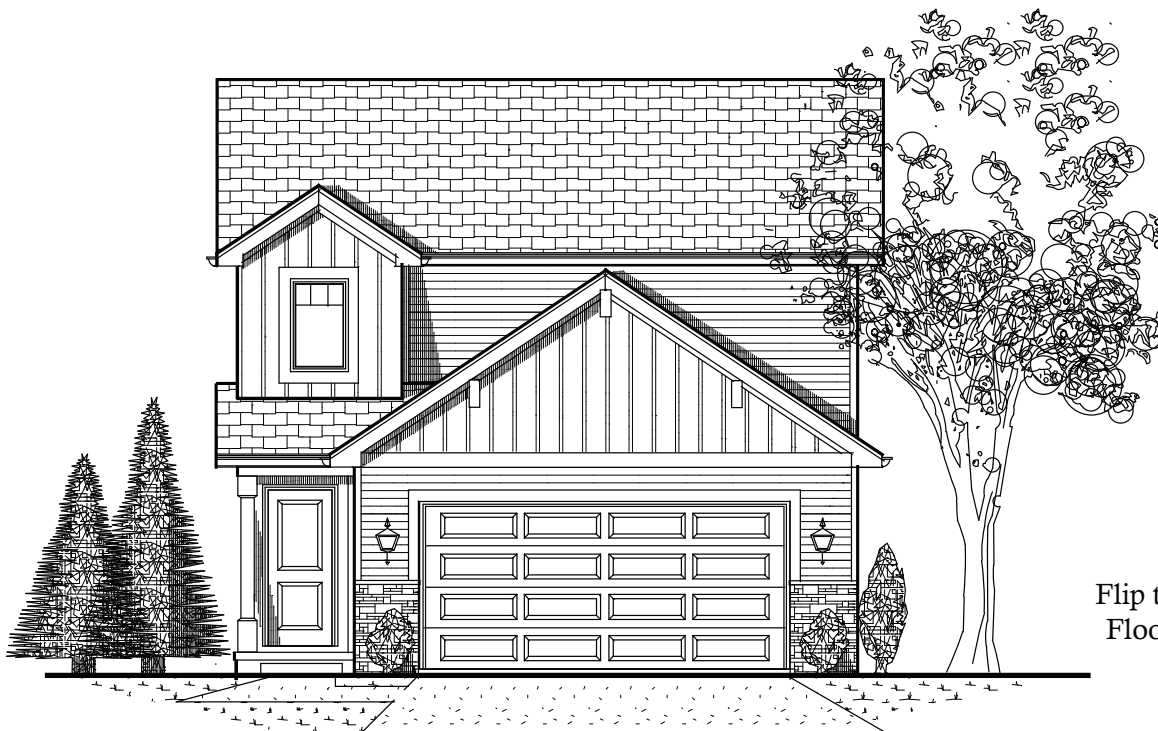


# The Madeline II



**Lot 109A The Legends**  
**4527 Nicklaus Drive, Champaign**  
**\$234,900**

## **GOLF COURSE VIEW**

### Home Details

#### **Structure**

- New 2 Story Floor Plan
- 2098 Total Finished Square Footage
- Finished Basement
- 4 Bedrooms, 3.5 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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[www.signaturehomes.ws](http://www.signaturehomes.ws)