



Flip to View  
Floor Plan

**Lot 113B The Legends of Champaign**  
**4509 Nicklaus Drive, Champaign**  
**\$249,900**

## **GOLF COURSE VIEW**

### **Home Details**

#### **Structure**

- The Olivia 1<sup>st</sup> Floor Master Plan
- 1850 Total Finished Square Footage
- Full Unfinished Basement
- 3 Bedrooms, 2.5 Baths
- 2 Car Attached Garage

#### **Kitchen Highlights**

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

#### **Other Highlights**

- Open Concept Floor Plan
- Main Floor Cathedral Ceilings
- Foyer open to 2<sup>nd</sup> Floor
- Drop Zone with Locker Bench
- 1<sup>st</sup> Floor Master Suite with Cathedral Ceiling
- Master Bath Tiled Shower with Glass Door
- Master Walk In Closet (access to Laundry)
- Stain Nickel Fixtures and Trim
- 2<sup>nd</sup> & 3<sup>rd</sup> Bedroom Walk In Closets
- Treated Wood Deck
- Craftsman Exterior with Stone/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**

4120 Belmont Point, Champaign, IL 61822  
Office (217)355-1202 Mobile (217)202-1248

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