



Lot 114B The Legends of Champaign
4505 Nicklaus Drive, Champaign
\$249,900

GOLF COURSE VIEW

Home Details

Structure

- The Olivia 1st 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
- Granite Counter Tops
- Large Island
- Walk-In Pantry
- Stainless Steel Appliance Package

Other Highlights

- Open Concept Floor Plan
- Main Floor Cathedral Ceilings
- Foyer open to 2nd Floor
- Drop Zone with Locker Bench
- 1st 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
- 2nd & 3rd Bedroom Walk In Closets
- Treated Wood Deck
- Craftsman Exterior with Stone 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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