



Flip to View  
Floor Plan

**Lot 115A The Legends of Champaign  
4503 Nicklaus Drive, Champaign  
\$239,900**

## **GOLF COURSE VIEW**

### Home Details

#### **Structure**

- Brand New Ranch Plan
- 1590 Total Finished Square Footage
- Full Unfinished Basement
- 3 Bedrooms, 2 Baths
- 2 Car Attached Garage

#### **Kitchen Highlights**

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

#### **Other Highlights**

- Open Concept Floor Plan
- Cathedral Ceilings
- Large Foyer
- Drop Zone with Locker Bench
- Master Suite with Cathedral Ceiling
- Master Bath Tiled Shower with Glass Door
- Master His/Her Walk In Closets
- Satin Nickel Fixtures and Trim
- Hardwood and Ceramic Tile Flooring
- Treated Wood Deck- Partially Covered
- 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 Envelope

#### **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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