



Flip to View
Floor Plan

Lot 118A The Legends of Champaign
3109 Palmer 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 White 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
- Stain 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 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

www.signaturehomes.ws