

Custom 1.5 Story



Flip to View
Floor Plan

**Lot 125B The Legends of Champaign
3209 Palmer Drive, Champaign
\$251,900**

GOLF COURSE VIEW

Home Details

Structure

- New Custom 1.5 Story Plan
- 1725 Total Finished Square Footage
- Full Unfinished Basement
- 3 Bedrooms, 2.5 Baths
- 2 Car Attached Garage

Kitchen Highlights

- Maple Gray/White Shaker Style Cabinets
- Quartz Counter Tops
- Large Island
- Tile Backsplash
- Stainless Steel Appliance Package

Other Highlights

- Open Concept Floor Plan
- Two Story Open Foyer & Great Room
- Hardwood Flooring in main living areas
- 1st Floor Master Bedroom Suite
- Large Walk In Master Closet
- Master Bath Tiled Shower with Glass Door
- Satin Nickel Fixtures and Trim
- 2nd Floor Loft
- 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 Adam Rebold

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