



Flip to View  
Floor Plan

**Lot 126A The Legends of Champaign**  
**3211 Palmer Drive, Champaign**  
**\$251,900**

## **GOLF COURSE VIEW**

### Home Details

#### **Structure**

- The Norah 1<sup>st</sup> Floor Master Plan
- 1776 Total Finished Square Footage
- Full Unfinished Basement
- 3 Bedrooms, 2.5 Baths
- 2 Car Attached Garage

#### **Kitchen Highlights**

- Maple Slate Shaker Style Cabinets
- Quartz Counter Tops
- Large Island
- Pantry Closet
- Slate Appliance Package

#### **Other Highlights**

- Open Concept Floor Plan
- Two Story Open Foyer & Great Room
- Laundry/Drop Zone with Locker Bench
- 1<sup>st</sup> Floor Master Suite with Barn Door
- Master Large Walk In Closet
- Master Bath Tiled Shower with Glass Door
- Stain Nickel Fixtures and Trim
- 2<sup>nd</sup> 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 Rebolz**

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