



**Lot 1440 Prairie Fields  
106 Cattail Ave, Savoy  
\$299,900**

## Home Details

### **Structure**

- The Olivia 1<sup>st</sup> Floor Master Plan
- 1850 Total Finished Square Footage
- Full Unfinished Basement
- 3 Bedrooms, 2.5 Baths
- 3 Car Attached Garage

### **Kitchen Highlights**

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

### **Other Highlights**

- Open Concept Floor Plan
  - Main Floor Cathedral Ceilings
  - Foyer open to 2<sup>nd</sup> Floor
  - Drop Zone with Locker Bench
  - 1<sup>st</sup> 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
  - 2<sup>nd</sup> & 3<sup>rd</sup> Bedroom Walk In Closets
  - Last Phase of Prairie Fields
- Craftsman Exterior with Stone/Shake 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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