



**Lot 261 Liberty on the Lake**  
**1706 Eagle Road, Champaign**  
**\$294,900**

Flip to View  
Floor Plan

## Home Details

### **Structure**

- 1961 Total Finished Square Footage
- Unfinished Basement
- 3 Bedrooms, 2.5 Baths
- 3 Car Attached Garage
- Rear Deck

### **Kitchen Highlights**

- Maple White/Flint Shaker Style Cabinets
- Granite Counter Tops
- Center Island
- Tile Backsplash
- GE Stainless Steel Appliance Package

### **Other Highlights**

- Large Foyer
- U Shaped Stair Case
- 1<sup>st</sup> Floor Flex Room
- Drop Zone Custom Locker Unit
- Satin Nickel Fixtures and Trim
- Hardwood and Ceramic Tile Flooring
- Corner Fireplace with Stone Surround
- Open Living Space
- 2<sup>nd</sup> Floor Laundry Room
- Master Bedroom with Raised Ceiling
- Master Bath Tiled Shower & Glass Door
- Large Walk In Closet
- Craftsman Style 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
- Two (2) Sump Pits/Pumps
- Fully Mitigated Radon System

### **Ask for Adam Rebolz**

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