

# Martin Plan



**Lot 262 Liberty on the Lake**  
**1704 Eagle Road, Champaign**  
**\$369,400**

Flip to View  
Floor Plan

## Home Details

### **Structure**

- 3099 Total Finished Square Footage
- Finished basement
- 5 Bedrooms, 3 1/2 Baths
- 3 Car Garage
- 9' Tall First Floor Walls

### **Kitchen Highlights**

- Stainless Steel Appliances
- Maple Cabinets
- Kitchen Island
- Kitchen Pantry

### **Other Highlights**

- Drop Zone Off W/Lockers
- Covered Front Porch
- Great Room with Gas Fireplace
- Flex Room off Foyer
- Second Floor Laundry W/Sink
- Master Suite W/Box Ceiling
- Master Bath W/Separate Water Closet, Double Sink

## Built Smart

### **Energy Efficient Design**

- High Efficiency HVAC Equipment
- 90 % Efficient Direct Vent Water Heater
- Low E Windows
- 2 x 6 Exterior Walls with R20 Insulation
- Energy Star Appliances
- Programmable Thermostat
- R49 Ceiling Insulation
- Air Sealed Building Envelope

### **Smart Construction Details**

- Water Tight Drainage Plane Design  
Including:
  - Exterior Door Sill Pans
  - Vycor Window Flashing with Beveled Cedar Sill's
- Engineered Wall Studs in Kitchen  
For Straighter Walls behind Cabinets
- Two(2) Sump Pits/Pumps
- Fully Mitigated Radon Systems

**Ask for Adam Rebolz**

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