

# The Ander Plan



**Lot 267 Liberty on the Lake**  
**3911 Freedom Blvd, Champaign**  
**\$309,900**

Flip to View  
Floor Plan

## Home Details

### **Structure**

- 1824 Total Finished Square Footage
- Unfinished basement
- 3 Bedrooms, 2 Baths
- 3 Car Garage
- 9' Tall First Floor Walls

### **Kitchen Highlights**

- Stainless Steel Appliances
- Maple Shaker Style Cabinets
- Tile Backsplash
- Granite Counter Tops
- Kitchen Island with Stool Seating
- Walk-in Kitchen Pantry

### **Other Highlights**

- Drop Zone with Custom Locker Unit
- Covered Front Porch
- Great Room with Gas Fireplace
- Master Bedroom with Cathedral Ceilings
- Private Toilet in Master Bedroom
- Large Walk-in Master Closet

## 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 Rebholz**

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