

# The Bradford II



Flip to View  
Floor Plan

**Lot 302 Will's Trace III**  
**2003 Talan's Drive, Champaign**  
**\$299,900**

## Home Details

### **Structure**

- The Bradford II 2 Story Floor Plan
- 1961 Total Finished Square Footage
- Unfinished Basement- Bath Rough In
- 3 Bedrooms, 2.5 Baths
- 3 Car Attached Garage

### **Kitchen Highlights**

- White Perimeter Shaker Style Cabinets
- Slate Shaker Cabinets for Large Island
- Granite Counter Tops
- Pantry Cabinet
- GE Stainless Steel Appliance Package

### **Other Highlights**

- Open Concept Design
- Flex Room with Glass French Doors
- U Shaped Stair Case
- Corner Fireplace with Stone Surround
- Drop Zone with Custom Locker Unit
- Stain Nickel Fixtures and Trim
- Second Floor Laundry Room
- Master Bedroom with Stepped Ceiling
- Master Bath Custom Tiled Shower with Seat
- Master Bath Glass Shower Door
- Large Master Walk In Closet
- Craftsman Exterior- Board/Batten & Stone

## 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 Envelope

### **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 Rebold**

4120 Belmont Point, Champaign, IL 61822  
Office (217)355-1202 Mobile (309)212-5979

[www.signaturehomes.ws](http://www.signaturehomes.ws)