

# The Custom Ranch Plan



**Lot 31 The Coves**  
**3828 W. Anchor Dr., Peoria, IL**  
**\$269,900**

## Home Details

### **Structure**

- 1627 Total Finished Square Footage
- Unfinished Walk-out basement
- 3 Bedrooms, 2 Baths
- 2 Car Garage
- 9' Tall First Floor Walls

### **Kitchen Highlights**

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

### **Other Highlights**

- Drop Zone w/lockers Off the Garage
- Nook w/Cathedral Ceiling
- Great Room w/Cathedral
- Main Floor Laundry
- Master Suite w/Large Walk-in 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 R21 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

**Ask for Bill Ventimiglia**

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