



Lot 124.4 The Legends of Champaign
3139 Palmer Drive, Champaign
\$259,900

GOLF COURSE VIEW

Home Details

Structure

- The Olivia 1st Floor Master Plan
- 1954 Total Finished Square Footage
- Full Unfinished Basement: Bath Rough In
- 3 Bedrooms, 2.5 Baths
- 2 Car Attached Garage

Kitchen Highlights

- White Maple Cabinetry
- Quartz Counter Tops
- Large Island with Bar Stool Seating
- Pantry Cabinet
- GE Stainless Steel Appliance Package

Other Highlights

- Open Concept Floor Plan
- Cathedral Ceilings: Living & Master Bed
- Drop Zone with Locker Bench
- 1st Floor Master Suite with Barn Door
- Master Large Walk In Closet
- Master Bath Tiled Shower with Glass Door
- Laundry Room with direct access to Master Bath
- Matte Black Fixtures and Trim
- 2nd Floor Loft
- Treated Wood Deck
- Craftsman Exterior: Board/Batten & 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

Ask for Adam Rebolz

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