



**Lot 258 Liberty on the Lake**  
**1709 Eagle Road, Champaign**  
**\$332,900**

Flip to View  
Floor Plan

## Home Details

### **Structure**

- 3075 Total Finished Square Footage
- Finished Basement with Wet Bar
- 4 Bedrooms, 3 Baths
- 2 Car Attached Garage

### **Kitchen Highlights**

- Cherry Lava Shaker Style Cabinets
- Granite Counter Tops
- Center Island
- Tile Backsplash
- Walk In Pantry
- GE Stainless Steel Appliance Package

### **Other Highlights**

- Large Foyer
- L Shaped Stair Case open to Basement
- Laundry Room with Sink
- Drop Zone Custom Locker Unit
- Oil Rubbed Bronze Fixtures and Trim
- Hardwood and Ceramic Tile Flooring
- Corner Fireplace with Stone Surround
- Great Room with 10' Raised Step Ceiling
- Master Bedroom with Raised Step Ceiling
- Master Bath Tiled Shower & Glass Door
- Large Walk In Closet
- Craftsman Style Exterior with 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
- 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)