



Flip to View  
Floor Plan

## Lot 404 Will's Trace 2007 Max Run Drive, Champaign \$394,900

### Home Details

#### **Structure**

- 3021 Total Finished Square Footage
- Finished Basement (Rec Rm, BR#5, Bath)
- 5 Bedrooms, 3.5 Baths
- 3 Car Attached Garage

#### **Kitchen Highlights**

- White Shaker Style Cabinets- Black Island
- Quartz Counter Tops
- Center Island- Bar Stool Seating
- Tile Backsplash
- Walk In Pantry
- GE Stainless Steel Appliance Package

#### **Other Highlights**

- Large Foyer
- U-Shaped Stair Case
- Flex Room with French Doors
- Drop Zone with Lockers- Shiplap Detail
- Matte Black Fixtures and Trim
- Great Room Direct Vent Fireplace
- 2<sup>nd</sup> Floor Laundry
- Delta Plumbing Fixtures
- Master Bedroom Suite
- Custom Tiled Shower with Glass Door
- Large Walk In Closet
- Exterior Stone and Board/Batten Accents
- Last Phase of Will's Trace Subdivision!

### Energy Savings

#### **Efficient Design**

- High Efficiency HVAC Equipment
- High Efficiency 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 Reholz**

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