

## The Ethan



Flip to View  
Floor Plan

**107 Dropseed Drive • Prairie Fields XII • Savoy**  
**\$239,900**

### Home Details

#### **Structure**

- 2394 Total Finished Square Footage
- 4 Bedrooms, 3 baths
- 2 Car Garage
- Finished Basement
- 9' First Floor Ceiling Height

#### **Kitchen Highlights**

- Kitchen Open to Great Room
- Alder Cabinetry
- Kitchen Island and Pantry
- Clean Steel GE Appliances

#### **Other Highlights**

- Oil Rubbed Bronze Fixtures and Trim
- Master Suite with Walk In Closet
- Double Vanities & 5' Shower
- Hardwood and Ceramic Flooring
- Great Room with Cathedral Ceiling
- Covered Rear Porch
- Low Savoy Taxes

### Built Smart

#### **Energy Efficient Design**

- High Efficiency HVAC Equipment
- High Efficiency Water Heater
- Low E Windows
- Energy Star Appliances
- Programmable Thermostat

#### **R38 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

Ask for Steve Meid - Builder  
4120 Belmont Point. Champaign, IL 61822  
Office: 217.355.1202 Mobile: 217.202.1248

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