

## The Justin



Flip to View  
Floor Plan

**2309 Joseph Street • Ironwood West IX • Champaign  
\$244,900**

### Home Details

#### **Structure**

- 2092 Total Finished Square Footage
- 4 Bedrooms, 2- ½ baths
- 3 Car Garage
- 9' High First Floor Ceilings

#### **Kitchen Highlights**

- Maple Cabinetry
- Large Island and Walk-In Pantry
- Clean Steel Appliances

#### **Other Highlights**

- Satin Nickel Fixtures and Trim
- Master Suite with Raised Box Ceiling
- Master Bath with Jetted Tub and Shower
- Two Story Foyer
- Corner Direct Vent Fireplace in Great Room
- First Floor Flex Room
- 2<sup>nd</sup> Floor Laundry Room

### 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 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

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