



**Lot 127B Legends**  
**3217 Palmer Dr, Champaign**  
**\$ TBD**

**Home Details**

**Structure**

- 1,983 total finished square footage
- Unfinished basement w/ future bedroom, bathroom, rec room
- 3 bedrooms, 2.5 baths
- 2-car attached garage

**Kitchen Highlights**

- White Shaker cabinets
- Center island w/ barstool seating
- Tiled backsplash
- Walk-in pantry
- GE stainless steel appliance package

**Other Highlights**

- Master suite w/ tiled shower & large walk-in closet
- Drop zone w/ lockers
- Polished nickel & chrome fixtures
- Great room direct vent gas fireplace
- First floor laundry
- Delta plumbing fixtures
- Siding exterior w/ stone accents

**Efficient Design**

- High-efficiency HVAC equipment
- High-efficiency water heater
- Low-E windows by Pella
- 2 x 6" exterior walls with R21 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 sills
- Engineered wall studs in kitchens for straighter walls behind cabinets
- Sump pump/pit w/ water back-up
- Fully mitigated radon system

**Ask for Adam Rebholz!**

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