



**Lot 316 Legends of Champaign**  
**4516 Legends Dr, Champaign**  
**\$419,900**

**Home Details**

**Structure**

- 2,644 total finished square footage
- Finished basement w/ 4th bedroom, bathroom, & rec room
- 4 bedrooms, 3 baths
- 2-car attached garage

**Kitchen Highlights**

- White Shaker cabinets w/ custom black island
- Modern quartz countertops
- Large center island w/ barstool seating
- Tiled backsplash
- Walk-in pantry
- GE stainless steel appliance package

**Other Highlights**

- Open layout w/ casual dining off the kitchen
- First floor primary suite w/ tiled shower & walk-in closet
- Two-story great room
- Drop zone w/ lockers
- Matte black fixtures
- First floor laundry in mudroom
- Delta plumbing fixtures
- Unique board/batten exterior w/ stone

**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
- Two sump pumps/pits + back-up sump
- Fully mitigated radon system

**Ask for Adam Rebholz!**

2301 Village Green Pl, Ste C, Champaign, IL 61822  
 Office (217) 355-1202 Cell (309) 212-5979  
[www.signaturehomes.ws](http://www.signaturehomes.ws)