



## Lot 319 Legends of Champaign 4510 Legends Dr, Champaign \$TBD

### Home Details

#### Structure

- 1,983 total finished square footage
- Unfinished basement
- 3 bedrooms, 3 baths
- 2-car attached garage

#### Kitchen Highlights

- Gray Shaker cabinets
- Quartz countertops
- Large center island w/ barstool seating
- Tiled backsplash
- Spacious pantry
- GE stainless steel appliance package

#### Other Highlights

- Open layout with cathedral ceiling in great room
- 1st floor primary suite w/ tiled shower & large walk-in closet
- Drop zone w/ lockers
- Matte black fixtures
- First floor laundry
- Delta plumbing fixtures
- Vinyl board/batten exterior w/ stone accents

#### Efficient Design

- High-efficiency HVAC equipment
- High-efficiency water heater
- Low-E windows by Lindsey
- 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 + back-up sump
- Fully mitigated radon system

#### Ask for Adam Rebholz!

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