



Lot 307 Legends of Champaign 3315 Palmer Dr, Champaign \$464,900

Home Details

Structure

- 2,646 total finished square footage
- Finished basement w/ 4th bedroom, bathroom, & rec room
- 4 bedrooms, 3.5 baths
- 2-car attached garage

Kitchen Highlights

- White cabinets
- Large, stained center island w/ barstool seating
- Quartz countertops
- Tiled backsplash
- Stainless range hood w/ built-in microwave
- GE stainless steel appliance package

Other Highlights

- Open layout w/ casual dining off the kitchen
- Primary suite w/ tiled shower & large walk-in closet
- Drop zone w/ lockers
- Laminate vinyl plank flooring
- Storage room in basement
- Matte black finishes
- Delta plumbing fixtures
- Modern fireplace w/ slat wall surround
- Vinyl siding exterior w/ stone accents

Efficient Design

- High-efficiency HVAC equipment
- High-efficiency water heater
- Low-E black windows by Lindsey
- 2 x 6" exterior walls with R21 insulation
- Energy Star appliances
- Programmable thermostat
- R60 ceiling insulation
- Air-sealed building envelope
- Upgraded to meet 2021 Energy Code

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 Janice Stilger!

3127 Village Office Pl Champaign, IL 61822
Office (217) 355-1202 Cell (217) 840-2632
www.signaturehomes.ws