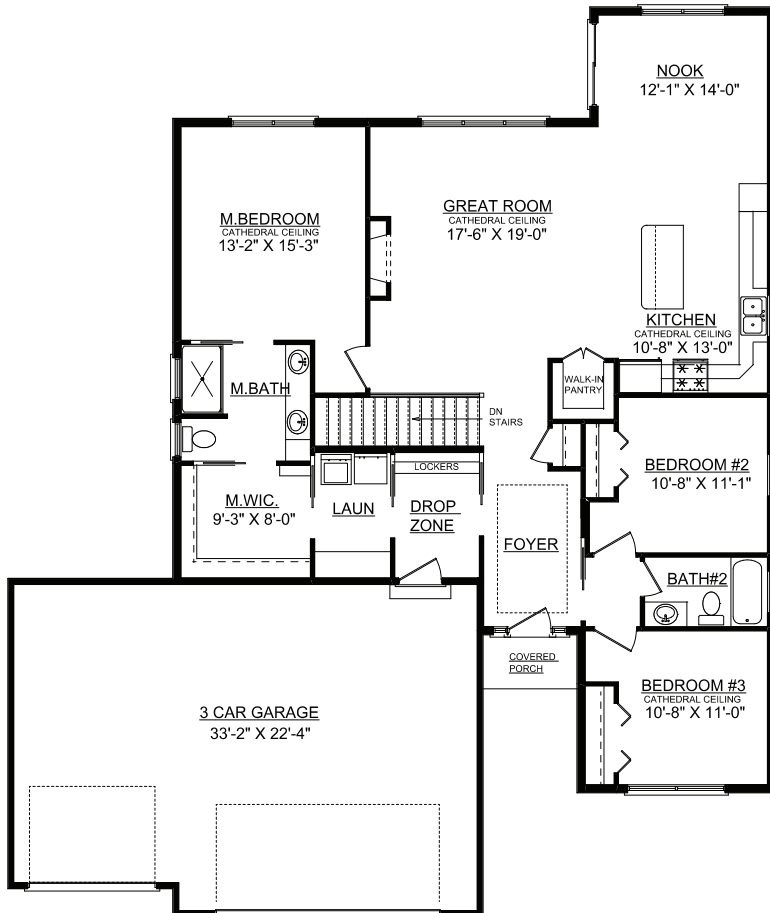


## Home Information

2101 Max Run Drive, Champaign  
 Lot 406 Will's Trace

Price: \$369,900  
 Available: June



### High Efficient Features...

2x6 Exterior Walls  
 Trane 95% Furnace, 13 SEER AC  
 50 Gal. Powervent Water heater  
 Direct Vent Fireplace  
 Low-E Pella Windows

### Home Features...

Westfield Ranch Floor Plan  
 4 Bedrooms, 3 Baths  
 3 Car Attached Garage  
 Finished Basement  
 -Rec Room, BR#4, Bath#3, Wet Bar  
 Pella Windows  
 Spacious Foyer with Tray Ceiling  
 Laundry/Drop Zone with Custom Lockers  
 Attractive Kitchen & Bath Cabinetry  
 -Featuring Soft Close Doors & Drawers  
 Large Center Island with Stool Seating  
 Quartz Tops  
 Kitchen Tiled Backsplash  
 Stainless Steel Appliances  
 Fireplace with Stone/Wood Surround  
 Open Rail Staircase to basement/iron balusters  
 Wood & Ceramic Tile Flooring  
 Cathedral Ceilings in Main Living Area  
 Master Bedroom Suite with Cathedral Ceiling  
 Master Bath Tiled Shower with Glass Door  
 Large Walk-In Closet  
 Professional Installed Radon Mitigation  
 Exterior Stone & Board/Batten Accents

### Plan Summary

<b>First Floor</b>	1790 sq.ft.
<b>Finished Basement</b>	865 sq.ft.
<b>TOTAL Finished</b>	2655 sq.ft.

Contact Lance Cooper 217-355-8922

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[www.ironwoodhomes.ws](http://www.ironwoodhomes.ws)