



## Lot D36/37 Camdenton, MO

### Estimated ~ \$1,499,900

*(Includes boat slip)*

### Home Details

#### Structure

- 3,317 total finished square footage
- Lower level w/ rec room, 3 BRs
- 4 bedrooms, 3.5 baths
- 2-car attached garage w/ golf cart space

#### Kitchen Highlights

- Shaker-style cabinets
- Large center island w/ barstool seating
- Quartz countertops
- Tiled backsplash
- Corner pantry w/ plenty of shelving
- Stainless steel appliance package

#### Other Highlights

- Open layout w/ dining off the kitchen
- Primary suite w/ tiled shower & large walk-in closet
- Drop zone w/ lockers
- First floor laundry
- Delta plumbing fixtures
- Vinyl board/batten exterior w/ stone accents
- Hardwood, carpet, & ceramic tile flooring
- Beautiful development w/ clubhouse & pool

#### Efficient Design

- High-efficiency HVAC equipment
- High-efficiency water heater
- Low-E windows by Simonton
- 2 x 4" exterior walls with R13 insulation
- Energy Star appliances
- Programmable thermostat
- R38 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
- Passive radon mitigation system

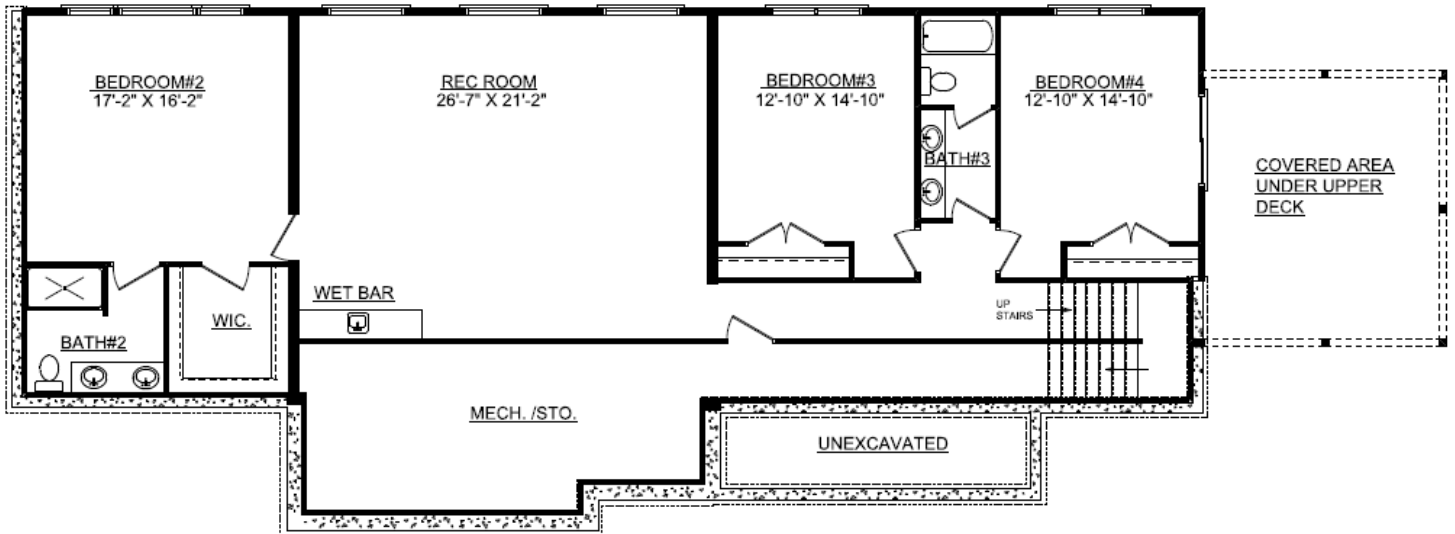
#### Ask for Bill Ventimiglia

2301 Village Green Pl, Ste C, Champaign, IL 61822  
Office (217) 355-1202 Cell: (309) 261-1680  
[www.signaturehomes.ws](http://www.signaturehomes.ws)

# Lot D36/37 Mission Bay Camdenton, MO

Lower Level = 1,717 sq.ft.  
First Floor = 1,600 sq.ft..

## Lower Level



## First Floor

