



1765 BEECH TREE ROAD  
CHARLESTON, IL  
(800) 356-2572 (217) 345-6302  
www.drakehomes.com

**“TUXFORD”**  
1901 Vale  
Trails Edge Subdivision  
Champaign, IL

Main Floor	1,488 sq ft
Second Floor	1,452 sq ft
Total	2,940 sq ft



Main Floor

- Open floor plan
- Sunroom with stone fireplace
- Great Rm with fireplace and TV built-in
- Dining Room with built-in hutch
- Den

Second Floor

- Master Suite with custom tile shower
- 3 additional Bedrooms
- Shared Bath with 2 sinks

Daylight Lower Level

- Expandable for even more space
- Nice windows
- Bathroom rough-in

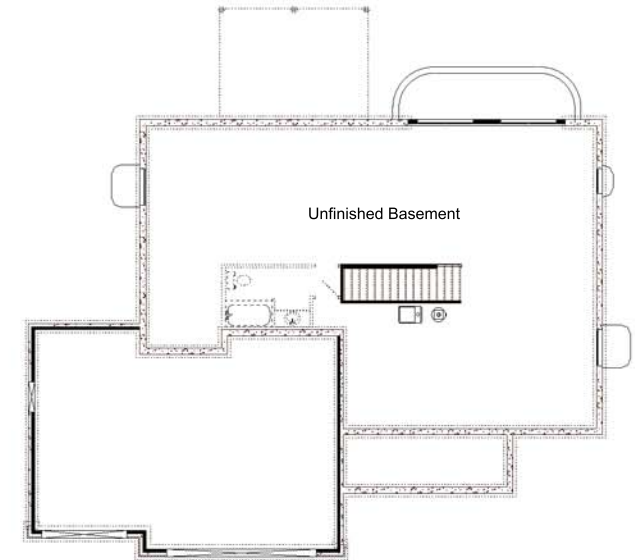
Four Bedroom home has a great floor plan complete with Sunroom with heated tiles and stone fireplace, Den, Dining Room with built-in cabinetry, Great Room with stone fireplace and TV built in, Kitchen open to Breakfast Area and Great Room with lots of cabinets and pantry, and Mud Room with built-in “cubbies”.



First Floor



Second Floor



Lower Level