



**BENCHMARK
HOMES**

How you want to live. Where you want to live.

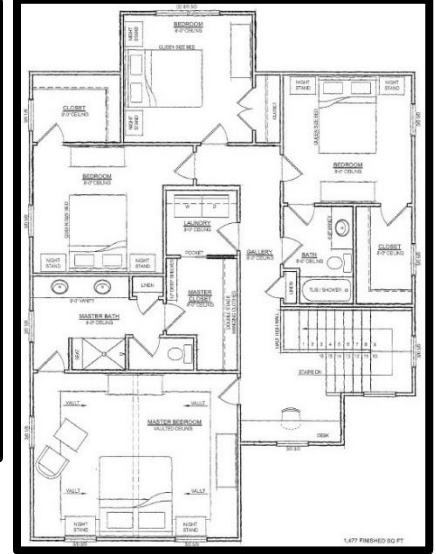
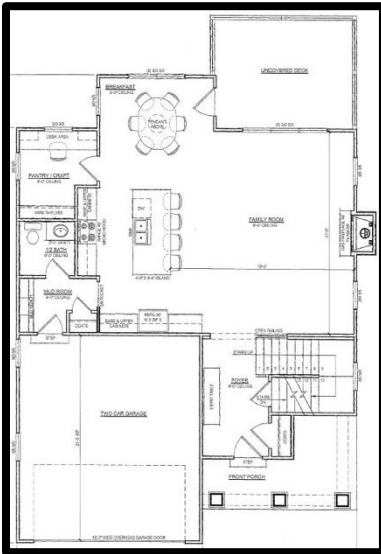
Offered by "Certified" Green Builder
For Sale \$625,000

#MLS 19018056

Walking Distance to Kirkwood
Kirkwood Schools
MOVE IN READY!

1227 Grandview Dr. Kirkwood, MO 63122

2534' SQ. FT. | 2 Story | 4 Bedrooms | 2.5 Bath | 2 Car Attached Garage |



- ♦ CertainTeed Vinyl Siding & Board Baton
- ♦ 30 Yr. Architectural Shingles & Metal Roofing
- ♦ Caulk & Seal Pkg & Guardian R40 Ceiling
- ♦ 10 Yr. Waterproof Warranty
- ♦ Fully Insulated & Full Drywall Garage
- ♦ Insulated Doors & Keyless Entry
- ♦ California framed corner for insulation
- ♦ Energy Star Rated: Low-E Windows, Appliances, Lighting Fixtures & much more
- ♦ High Efficiency Dual Zone HVAC System
- ♦ Highly Efficient 50-Gal Hot Water Heater
- ♦ 100% LED Lighting Fixtures i.e. Under Cabinets
- ♦ Motion Light Sensors (mud/laundry)
- ♦ Automatic Fan Timers (bathrooms)
- ♦ Programmable Thermostats
- ♦ Sustainable Lumber & ZERO VOC (Volatile Organic Compound) Paint

- ♦ Craftsman 8' solid wood front door
- ♦ Custom kitchen 42' cabinets & kitchen island with seating
- ♦ Granite counters & island with walk-in pantry
- ♦ Professional stainless appliances:
i.e. Gas range or cooktop per/plan, extra deep sink, dishwasher, microwave, garbage disposal
- ♦ Large dining area opens to large cedar deck, lush green landscape & private wooded tree line
- ♦ Large master suite w/ vaulted ceilings & walk-in closets
- ♦ Convenient second floor laundry
- ♦ Large master shower w/seating double, granite covered vanities & framed mirrors
- ♦ Large open great room, fireplace & stained mantel
- ♦ Spacious secondary rooms for children & home office
- ♦ Mud room with custom built-in cubbies & general workstation area
- ♦ Harwood flooring, plush carpet & tile throughout

For more information or private tour contact:

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