



Finished Lower Level
Peek inside at: 3D Virtual Tour at
www.BenchmarkHomesStl.com
For Sale \$634,900
1 1-2 Story | 4 Bedrooms | 2.5 Bath | 2 Car Garage

1227 Grandview Drive Kirkwood MO 63122 – Kirkwood School Districts



**NEW CONSTRUCTION
HOME FEATURES**

Craftsman Style Open Floor Plan
1 ½ Story, 4 Bed, 2.5 Bath, 2 Car Garage, 9' Pour
Optional Lower Level Finish

Great location and walking distance to Meramec College, minutes from downtown Kirkwood, Shopping, Restaurants and More!

- ▶ Kitchen includes 42" cabinets and huge eat at island with seating, Granite counters, and island, LED Under cabinet lighting, Large Pantry with separate workstation. Custom Built-In Cubbies
- ▶ Professional Stainless Appliances includes Gas range or cooktop extra deep sink, dishwasher, microwave, garbage disposal, matching refrigerator offered as an option
- ▶ Kitchen flows into large family room with direct vent fireplace and custom mantel
- ▶ Trim package is 5 1/4 Base, 3 1/4 Case
- ▶ Large Master Bedroom with WIC
- ▶ 100% LED Energy Star Lighting
- ▶ Premium plumbing fixtures
- ▶ Master Shower and Double vanity with granite tops accented with large framed mirrors
- ▶ Spacious secondary rooms for children and guests
- ▶ Spacious hall bath for kids and guest
- ▶ Harwood flooring, plush carpet & tile throughout

Certified Green Home Builder
Recognized and members of
HBA St. Louis Home Builders Association &
NAHB National Association of Home Builders
25+ Years' Experience & Excellence

EXTERIOR HOME FEATURES:
High efficiency (low e) Double Hung Windows
Lifetime Architectural Roof System
Premium Vinyl Siding & Insulated Garage Door

SPECIAL FEATURES:
Standard Green Features Package
High efficiency HVAC System
Fully drywalled garage
100% LED Lighting
Energy Star Rated Appliances

OPT: BEDROOM ON LOWER LEVEL
Bedroom with Closet

For more information or appoint to view our home contact: Mark Rasch
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