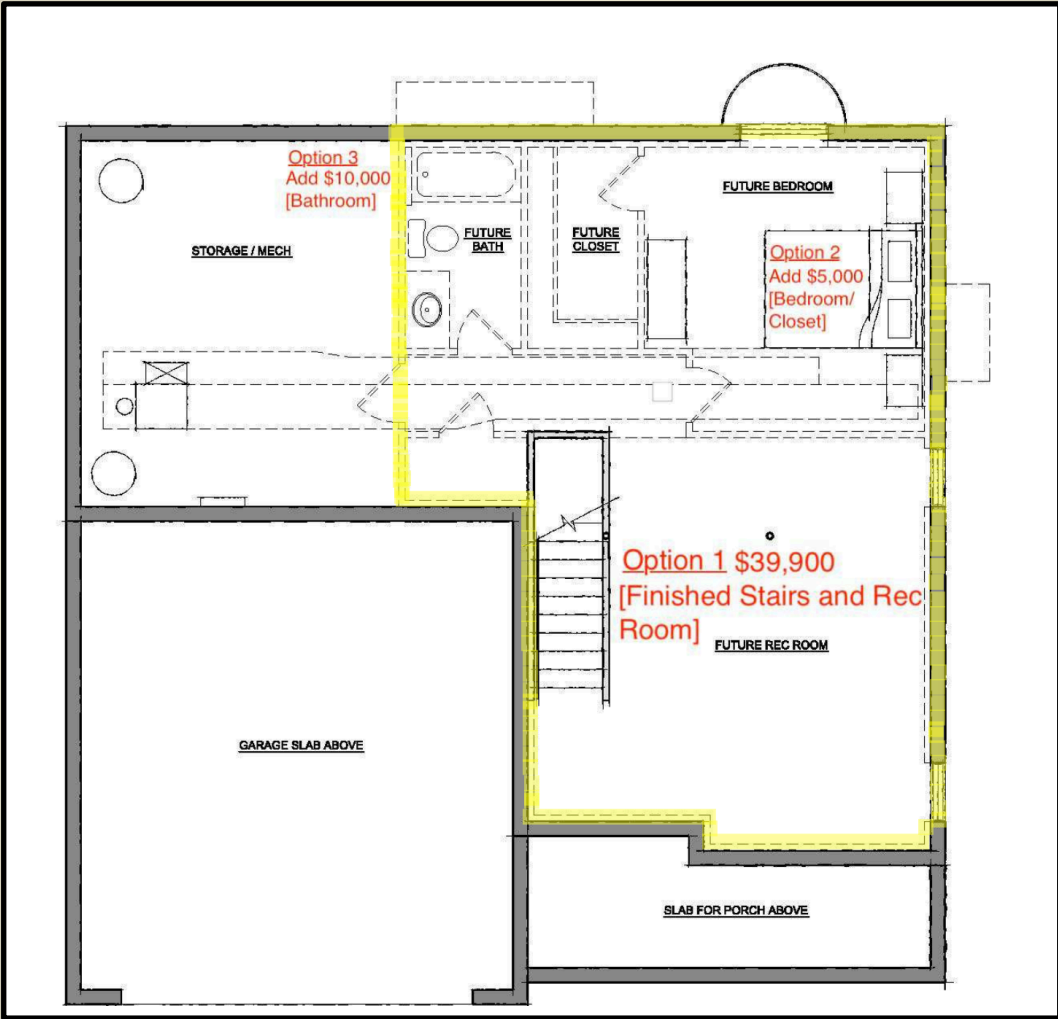




**Optional Finished Basement
Pre-Marketing Special
800' SQ FT \$39,900**

208 W Rose Hill Ave. Kirkwood MO 63122

Finished Basement Options:
Option 1: \$39,900 W/ Finished Stairs & Rec Room
Option 2: add \$5,000 W/ Bedroom & Closet
Option 3: add \$10,000 W/ Bathroom



Offered By: Benchmark Custom Home Builders, Inc. | HBA Green Building Council

Mark Rasch, Builder | Cell 314.503.7760

Email: Mark@BenchmarkStl.com Website: www.BenchmarkHomesStl.com

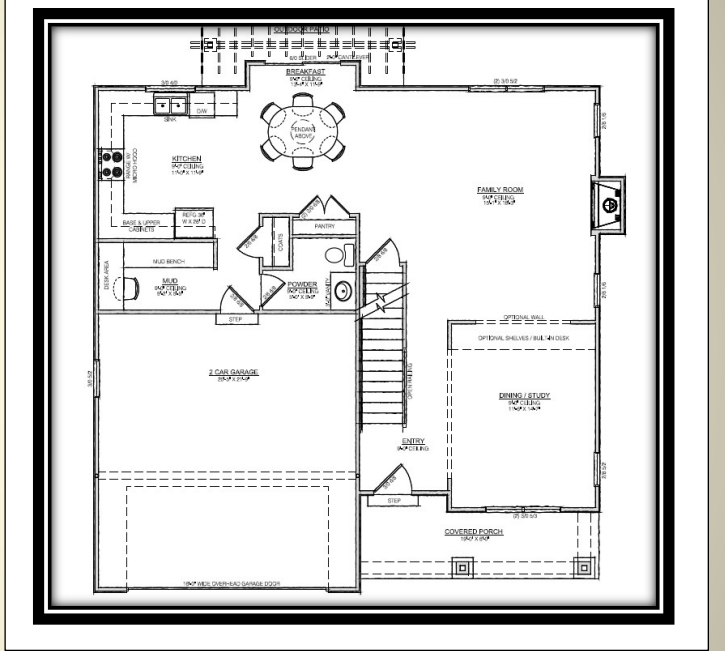
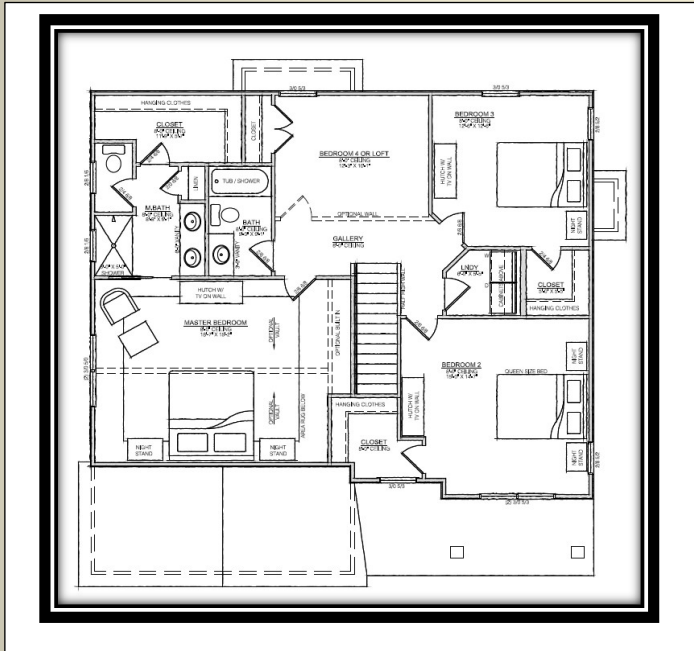


FOR SALE –NEW HOME COMING SOON
 Walking distance to downtown Kirkwood
 priced under **\$590,000**
 Optional finished basement “Preconstruction”
 Special \$39,900

COMING SOON – 208 W ROSE HILL AVE. KIRKWOOD MO 63122



Kirkwood School District
 2 Story
 2300' Square Feet
 4 Bedroom
 2.5 Bath
 2 Car Attached Garage



CRAFTSMAN HOME with OPEN FLOOR PLAN FOR TODAY'S LIVING

- Stylish Kitchen 42" Cabinets, Solid Granite Counters, Stainless Appliances
- Large Master Bedroom, Trendy Master Bath with Walk-In Closet
- Mudd Room/Drop Zone with Custom Cubbies and convenient Second Floor Laundry
- Durable Hardwood Flooring, Premium Soft Carpet, Ceramic Tile Throughout
- High Performance Energy saving Heating/AC, Water Heater, Gas Fireplace, Low-E Windows, R40 Insulation, fully drywalled garage, Insulated garage door with keypad entry & 100% LED Lighting
- Premium Cedar Impressions Shake siding and Stone Craftsman Columns with solid wood front door

Offered By: Benchmark Custom Home Builders, Inc. | HBA Green Building Council

Mark Rasch, Builder | Cell 314.503.7760

Email: Mark@BenchmarkStl.com Website: www.BenchmarkHomesStl.com