



**BENCHMARK
HOMES**

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

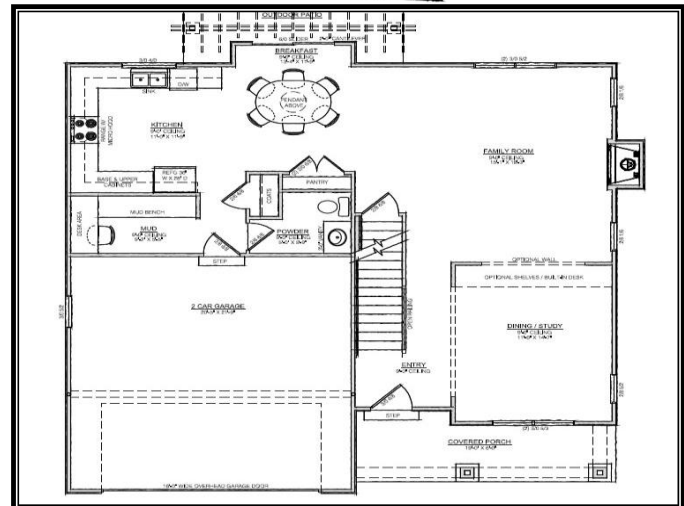
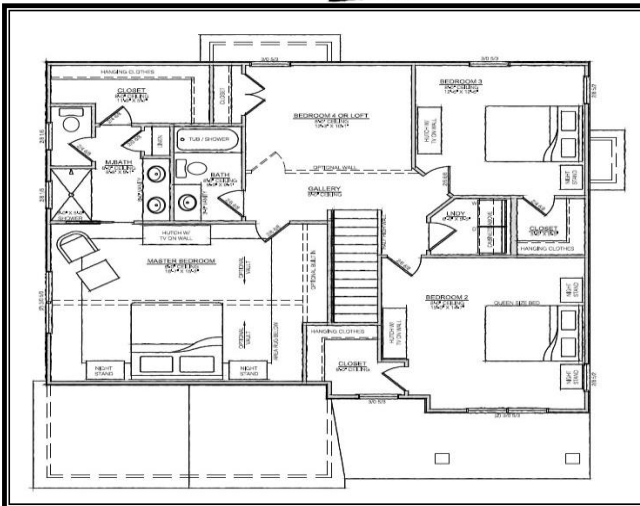
Offered by "Certified" Green Builder
For Sale - \$590,000

2 Story | 2320' SQ.FT.

4 Bedroom | 2.5 Bath | 2 Car Garage

Walking distance to Kirkwood

208 W ROSE HILL AVE. KIRKWOOD MO 63122



- ◆ CertainTeed Vinyl Siding & Board Baton
- ◆ Sustainable Lumber & ZERO VOC (Volatile Organic Compound) Paint
- ◆ 30 Yr. Architectural Shingles & Metal Roofing
- ◆ Caulk & Seal Pkg & Guardian R40 Ceiling
- ◆ Fully Insulated & Full Drywall Garage
- ◆ Insulated Doors, Keyless Entry, & Programmable Thermostats
- ◆ 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)
- ◆ 10 Yr. Waterproof Warranty

- ◆ Craftsman 8' solid wood front door
- ◆ Custom kitchen 42' cabinets & granite counters
- ◆ 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 patio, lush green landscape & private wooded tree line
- ◆ Large master suite & 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 w/ mud bench & general workstation area
- ◆ Harwood flooring, plush carpet & tile throughout

For more information or private tour:

Contact Mark Rasch 314.503.7760 | Mark@BenchmarkStl.com