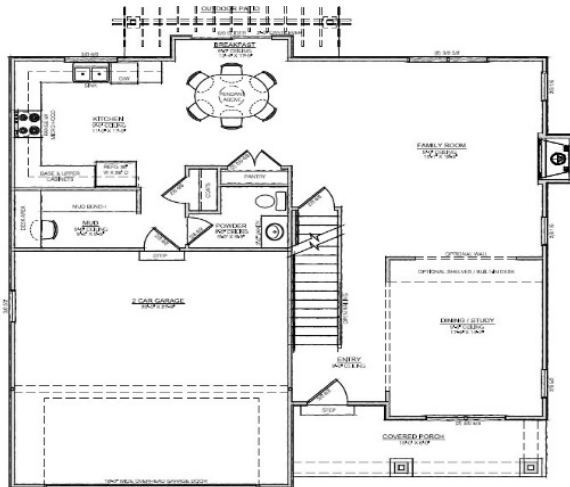


**2020 New Construction**  
**FOR SALE \$599,900**  
 2 Story | 4 Bedroom | 2.5 Bath | 2 Car Garage  
**Pre-marketing Special**

**208 W Rose Hill Ave. Kirkwood MO 63122 – Kirkwood School District**



**Home Features**

**Call today to schedule private showing!**

- ♦ Beautiful New Modern Farm Style Home nestled minutes from downtown Kirkwood (Farmers Mkt, Shopping, Dining)
- ♦ Less rustic floor plan, more sophisticated that uses contemporary design elements like stainless steel appliances, granite countertops, sleek lighting and stylish plumbing fixtures
- ♦ Stunning 42” custom kitchen cabinets with 3 extra-large floating shelves overlooking breakfast area
- ♦ Spacious family room, 5-1/4 base, 3-1/4 case, Direct vent fireplace accented with shiplap & rustic wire-brushed mantel
- ♦ Professional stainless appliances: Gas range, Deep sink, Dishwasher, Microwave, Garbage disposal
- ♦ Drop Zone included custom built-in cubbies with seating, double hooks and storage space
- ♦ Separate dining room is complimented with custom wainscot using gorgeous 2020 color schemes
- ♦ Large master suite with walk in closet
- ♦ Large master bath/shower w/seating, double vanity, granite tops & framed mirrors
- ♦ Spacious secondary rooms for children, family and guests
- ♦ Convenient second floor laundry room
- ♦ Spacious hall bath/shower
- ♦ Harwood flooring, plush carpet & tile throughout
- ♦ Large backyard, custom poured patio, includes wood burning firepit (can be converted to gas)

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

**(O) 314-909-7593 (M) 314-503-7760**

E-Mail: [Mark@BenchmarkStl.com](mailto:Mark@BenchmarkStl.com)

Website: [www.BenchmarkHomesStl.com](http://www.BenchmarkHomesStl.com)

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**Award winner builder and member**  
**HBA St. Louis Home Builders Association &**  
**NAHB National Association of Home Builders**  
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**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: LOWER LEVEL FINISH:**  
 Rec Room & Wet or Dry Bar Area  
 Additional Family Room  
 Bedroom with Closet  
 Full Bath