

TBB FOR SALE: 1340 Forest Ave. St. Louis, MO 63122

Starting at \$1,500,000

Ranch Style, 3 Bedroom, 2.5 Bath, 3 Car Garage



Lot Info

- Forest Grove Second Subdivision | Lot 1.25 Acre | 136/400 Lot Dimensions | <54,400> Square Feet

Exterior

- 9 Ft. Foundation Walls, with 10 Mfg. Guaranteed Dry Waterproofing System Warranty
- Viny Siding - Stone Accents , Ltd. Lifetime Architectural Shingled Roof
- Energy Rated High Efficient Insulated Secure Garage (s) with Windows Accent and Keyless Entry System

Interior

- Large Open Great Rom with Vaulted Ceiling, 18' Nana Wall System
- Gourmet Kitchen with 42'' Cabinetry, Granite Counters and Walk-in Pantry
- Oversized Kitchen Island with Granite Top and Seating , Separate Breakfast/Dining Area
- Energy Rated Appliances: Refrigerator, Cooktop, Double Wall Oven, Dishwasher, Garage Disposal, Wine Refrigerator
- Luxury Main Floor Master Suite with Luxury Tiled Shower and F/S Tub and His & Hers Walk-In Closet
- Large Spacious Secondary Bedrooms with Walk-In Closets, Home Office Space, Built-In Bookcases, Custom Cubbies
- Hall Guest Bath, Powder Room and Full Lower Level Bath , Large Main Floor Laundry with Cabinets and Sink
- HVAC Zoned System, Central and Forced Air

Optional Lower Level Finish

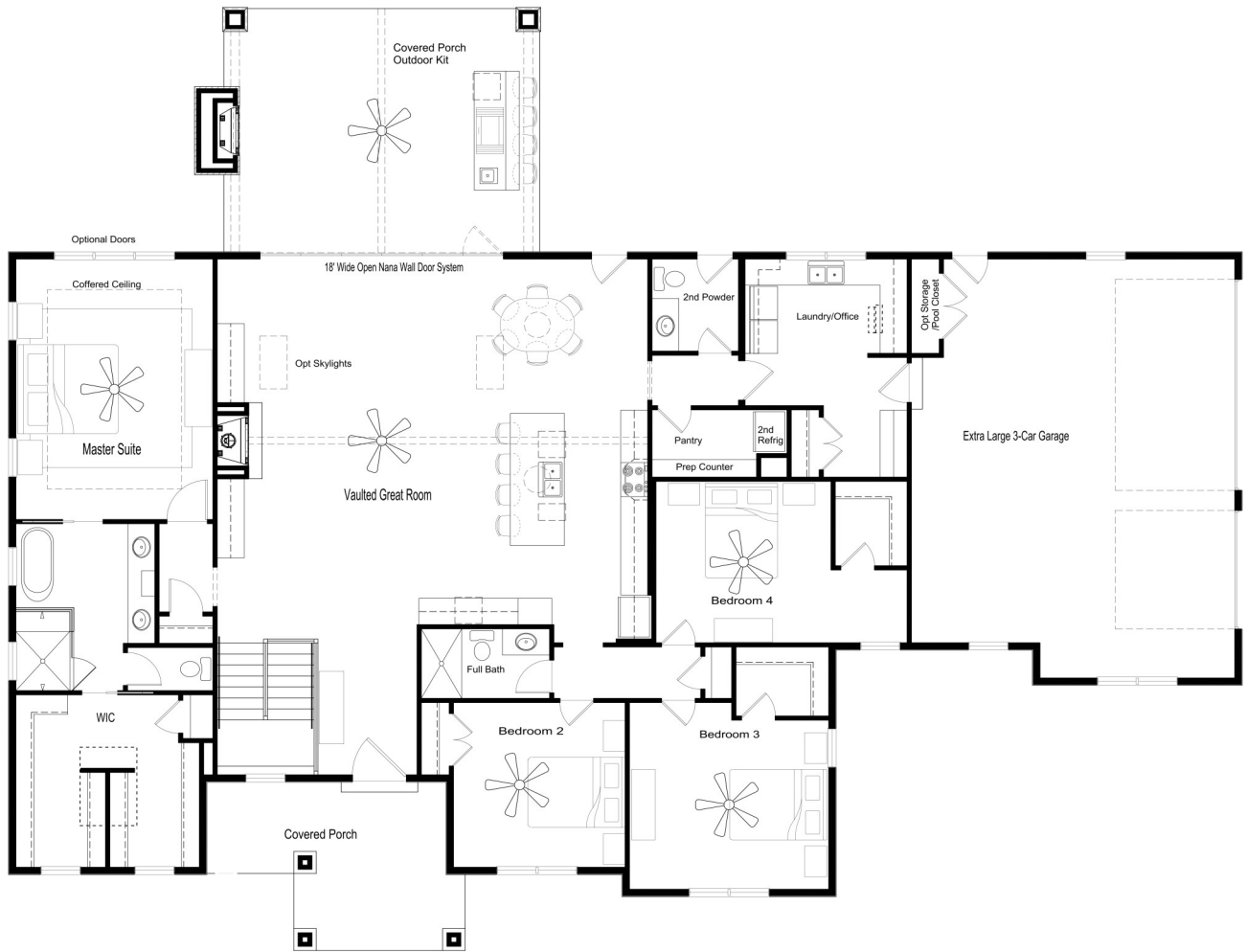
- Bedroom, Walk-In Closet and Full Bath
- Large Family Room & Recreational Area
- Large Island with Seating & Granite Top, Entertaining Space includes Cabinets, Counters and Wet Bar

Optional Outdoor Living Area

- Covered Patio
- Outdoor Kitchen i.e. Grill, Sink, Beverage Cooler
- Outdoor Family Room & Outdoor Fireplace

School District: Kirkwood School—Robinson Elementary, Nipher Jr./Middle, Kirkwood Sr./High

We will build your plan or ours, on your lot or ours!



Finished Lower Level

