

1068 Dougherty Lake Estates St. Louis, Mo. 63122

SALE PRICE: \$319,900



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Wow what a rare find...starting from the entry foyer with crown molding and 6 inch baseboards all thru out the whole main level...6 panel solid core doors on main level, new tilt in windows on main level. New hardwood floors thru out the main level. Truly a chef's delight kitchen! Starting from the new granite counter tops with breakfast barcounters 2 heights, 6 burner thermodor gas commercial cooktop/oven, 42 inch custom cherry cabinets, Travertine tile floors in kitchen, breakfast room, pantry and laundry room, custom shelving in walk-in pantry. OFFICE/LOFT UPSTAIRS WAS A 4th BED IN ORIGINAL FLOOR PLAN. EASY TO CONVERT TO A 4TH BED. Master bath with double bowl vanity jet tub and separate shower. Lower level with rec. room...This is truly a gem to show.....

<i>STYLE</i>	<i>ROOMS</i>	<i>BEDROOMS</i>	<i>BATHS</i>	<i>GARAGE</i>	<i>LOT SIZE</i>	<i>SCHOOL DISTRICT</i>
<i>2 Story</i>	<i>9</i>	<i>3</i>	<i>2 Full 1 Half</i>	<i>2</i>	<i>.14</i>	<i>Parkway South</i>

DIRECTIONS:

Big Bend and Dougherty Ferry to North on Dougherty Ferry to right on Dougherty Lake Estates Dr. to house on left....



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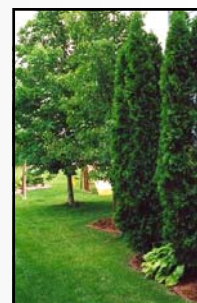
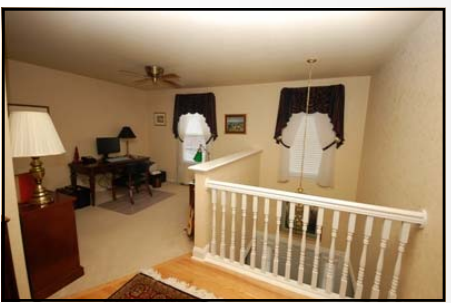
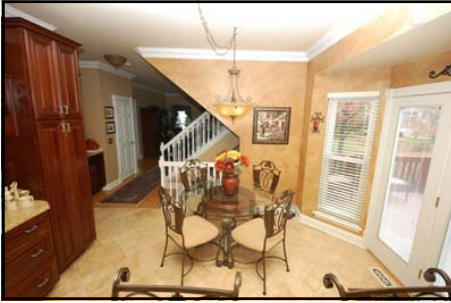


<i>GREAT ROOM</i>	<i>LIVING ROOM</i>	<i>FAMILY ROOM</i>	<i>DINING ROOM</i>	<i>DEN</i>	<i>KITCHEN</i>	<i>BREAKFAST ROOM</i>
<i>N / A</i>	<i>13' X 11'</i>	<i>17' X 17'</i>	<i>13' X 11'</i>	<i>11' X 10'</i>	<i>12' X 11'</i>	<i>14' X 11'</i>

<i>MASTER BEDROOM</i>	<i>SITTING ROOM</i>	<i>GUEST BEDROOM</i>	<i>GUEST BEDROOM</i>	<i>GUEST BEDROOM</i>	<i>RECREATION ROOM</i>	<i>LAUNDRY ROOM</i>
<i>17' X 13'</i>	<i>N / A</i>	<i>13' X 12'</i>	<i>12' X 10'</i>	<i>N / A</i>	<i>16' X 15'</i>	<i>8' X 7'</i>

<i>CONSTRUCTION</i>	<i>AGE</i>	<i>HEATING</i>	<i>COOLING</i>	<i>FIREPLACES</i>	<i>LOT DESCRIPTION</i>	<i>AMENITIES</i>	<i>TAXES</i>	<i>ASSOCIATIONS FEES</i>
<i>VINYL SIDING</i>	<i>16</i>	<i>GAS: FORCED AIR</i>	<i>ELECTRIC: CENTRAL ATTIC FAN CEILING FAN</i>	<i>1 WOOD BURNING</i>	<i>LEVEL</i>	<i>JET TUB UNDER GROUND UTILITIES</i>	<i>\$3,617.00 2010</i>	<i>\$125.00 A YEARLY</i>

<i>COUNTY</i>	<i>UTILITIES</i>	<i>SCHOOLS</i>
<i>ST. LOUIS</i>	<i>ELECTRIC, PHONE, PUBLIC WATER & SEWERS</i>	<i>HIGH SCHOOL: PARKWAY SOUTH MIDDLE SCHOOL: PARKWAY SOUTH ELEMENTARY: BARRETT'S</i>



First Floor Improvements:

- Crown molding throughout
- 6" baseboards and ¼ round
- Hardwood floors
- Hardwood on stairs with real, custom Oriental runners and solid brass stair rods.
- Solid wood 6 panel doors w/solid brass hinges, strike plates and doorknobs
- Decorative molding around doors and room openings
- Solid brass or decorative switch and outlet covers throughout
- Marble fireplace mantel w/decorative molding and glass doors
- Remodeled kitchen, 2004: w/Thermador 6 burner range (gas) and Thermador hood with 2 heat lamps; top of the line Kitchen Aid dishwasher; upgraded garbage disposal; travertine flooring; granite countertops and backsplash; Thomasville wood cherry cabinets (with pullout shelving, 2 lazy suzans, dampened drawers); under cabinet lighting; halogen track lighting; pantry has new shelving system w/pullout drawers; dry bar; additional wall cabinet unit with granite counter/backsplash and wine rack
- Remodeled laundry room with cabinets, pocket door
- New Pella French door onto deck w/in-glass blinds (wood interior/aluminum-clad exterior), invisible rollaway screen door
- Upgraded lighting throughout w/ceiling fan in family room
- Updated ½ bath (new toilet and vanity)
- New windows (Window World/Traco); UV Filter insulated top of the line; double pane; double hung
- Insulated full-length glass storm door on front entry
- Solid brass front door hardware knob/knocker and kick plate
- Screen door into garage

Second Floor Improvements:

- Master bath: marble flooring; new toilet; framed mirrors; upgraded plumbing fixtures; whirlpool tub; upgraded cabinetry w/gentleman's vanity.
- Guest bath: Ceramic travertine-style floor; new toilet; upgraded plumbing fixtures
- Upgraded lighting throughout
- Solid brass doorknobs
- Hardwood floors in upstairs common area
- 70% has 6-inch baseboards
- Upgraded shelving in all closets

Basement

- Finished rec room with closet and carpeting; wired for cable and DirecTV
- New vinyl-clad basement windows
- Carbon monoxide sensor

Overall Improvements

- Attic fan
- Thermostat-controlled motorized exhaust vent fans
- Upgraded attic insulation
- HVAC:
 - Digital, programmable thermostat
 - New circuit boards
 - New A-coil and drain pan
 - Whole-house humidifier
 - New exterior solenoid, compressor, fan motor assembly
- New 50-gallon water heater
- Electric garage door opener
- Wired for DirecTV and cable
- Alarm system; motion detectors (first floor); glass breakage sensors (first floor and basement); smoke detectors (all levels)

Exterior

- Maintenance-free exterior trim, either vinyl- or aluminum-clad with the exception of front porch
- Large cedar deck with outcropping for barbeque pit
- Cement pad by street for refuse and at side of house for outdoor storage and/or firewood
- In-ground sprinkler system
- Extensive landscaping



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