KINGBRIDGE
HOMES LLC



6 Vouga Ln.

Wonderful Frontenac ranch renovation in the Ladue School district. Centrally located and close to everything. 4 bedrooms, 3.5 bathrooms (main level is 2,796 sq./ft. + approx. 1,400 sq./ft. in the lower level provide approx. 4,200 sq./ft. of total living area). Large, partially covered patio, and secondary covered porch overlook the private, level, one acre lot. Kitchen features custom cabinetry with granite countertops, a large island with seating, tiled backsplash, and stainless appliances including double ovens, gas cook top with vented hood, drawer microwave, and dishwasher. Large master suite with wood burning fireplace, large walk in closets, beverage center/cabinet with granite top, his and hers vanities with granite tops, stand-alone soaking tub, large shower with bench, rain and hand-held shower heads. The finished lower level includes a bedroom, full bathroom, large open family room with wood burning fireplace, and a separate play/exercise area.

4,196 Sq. Ft.

4 Bedrooms

3.5 Bathrooms

Frontenac

Price:	Status: Sold	MLS#:

Kitchen and Breakfast Area

- Large center island with drawer microwave and seating
- Custom cabinets with crown molding, dovetail drawers with soft close hinges, and light baffle
- LED under cabinet lighting
- Granite countertops with stainless steel under mount sink
- Custom tiled backsplash
- Moen, hand held, water faucet
- Stainless KitchenAid gas range, double oven, and dishwasher. Sharp drawer microwave.
- Water line provided for icemaker
- Pantry with custom shelving

Family/Great Room

- Gas fireplace
- Wall mount TV receptacle, tech tube and TV/Net jack

Master Bedroom

- Wood burning fireplace
- Crown molding
- Large custom closets
- Ceiling fan and can lighting

Master Bath

- Stand alone soaking tub
- Separate shower with rain head and hand-held shower heads shower, bench seat, and custom tile
- Adult height, his and hers vanities with 8" spreads, granite tops, and undermount sinks
- Enclosed toilet area
- Linen closet
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Dining Room

- Crown molding
- Wainscoting with floor to ceiling plant boxes

Powder Room

- Vanity with granite top and undermount sink
- Crown molding

Laundry Room

- Main floor laundry
- Laundry sink in a base cabinet with granite top
- Electric washer and dryer hookups
- Built-in cubbies

Additional Features

- 15' x 16' covered porch off of the kitchen and mud room area
- 4” job finished red oak hardwood flooring with inlaid registers throughout the 1st floor
- Large 2-car garage with additional storage
- (1) 50 gallon gas hot water heater
- Moen faucets and fixtures.
- New two-panel interior doors with lever handles
- 5 ¼” base throughout the house
- New low-e windows throughout the house
- Custom cased windows
- Ceiling fans in all first floor bedrooms
- Custom closets throughout
- Home wiring package includes some media and data ports, tech tubes in the family room and master bedroom, and a "Future-Proof" chase from the basement to the attic
- Home security system
- In-ground sprinkler system
- Radon mitigation system
- Invisible dog fence
- Large exposed aggregate patio overlooks gorgeous level lot

Basement

- Large family room, separate play/exercise area, full bathroom, and a bedroom with an over-sized walk in closet
- Bedroom with egress window
- Full bathroom with tiled shower
- Wood burning fireplace
- Wet bar with beverage center
- Wall mount TV receptacle, 5.5 surround sound and TV/Net
- Open stairs with stained oak cap and wooden spindles
- Carpet throughout
- Plenty of unfinished storage areas