



## **446 Bacon Ave.**

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2935 Sq. Ft.

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5 Bedrooms

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Webster Groves

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Price:

Status: Sold

MLS#:

## Kitchen and Breakfast Area

- Custom 42" upgraded raised-panel cabinets with crown molding
- Granite countertops and backsplash
- Breakfast bar
- Stainless steel Whirlpool Gold appliances (range, dishwasher, microwave, and garbage disposal)
- Moen, hand held, water faucet
- Pantry with tight mesh shelving
- Water line provided for icemaker
- ¾" job-finished oak hardwood flooring with custom inlaid registers

## Family/Great Room

- 42" wood burning fireplace with custom mantle and granite surround
- ¾" job-finished oak hardwood flooring with custom inlaid registers
- Ceiling fan with lights
- Can lighting
- Pre-wired for cable and phone
- Pre-wired for T.V. over the fireplace

## Master Bedroom

- Coffered ceiling
- Two Large walk-in closets
- Ceiling fan with lights
- Pre-wired for cable and phone

## Master Bath

- 6' soaking bathtub
- Separate shower with custom tile
- Adult height, double bowl vanity
- Moen high arch plumbing fixtures
- Ceramic tile floor

## Dining Room

- Crown molding
- Wainscoting
- ¾" job-finished oak hardwood flooring with custom inlaid registers

## Living Room / Study

- 8' x 10' "Family Center" room is located off of the family room
- Opening in the wall opens the room to the family room
- Ideal for a home office or play room for children

## Powder Room

- Pedestal sink
- Moen high arch plumbing fixtures
- ¾" job-finished oak hardwood flooring with custom inlaid registers

## Laundry Room

- Located on the second floor
- Ceramic

## Additional Features

- 1-year Kingbridge warranty on workmanship
- Ten-year Quality Builders Warranty backed by Liberty Mutual
- 2 car front-entry garage with coach lights and concrete driveway
- 9' first floor ceilings
- 9' pour in lower level with 4' x 4' egress window
- (2) Zone heating and cooling
- 50 gallon electric hot water heater
- Rough in bathroom in basement for future finish
- 12' x 16' concrete patio
- Concrete front walkway
- ENERGYSTAR rated Ply Gem vinyl windows with Low E glass.
- Cased windows with painted wood windowsills
- 5 ¼" base throughout the house
- Five-panel, smooth, interior doors
- Insulated carriage-style garage door with automatic openers
- 30 year Architectural shingles
- Prewire for ceiling fans with lights in all bedrooms
- Home wiring package with CAT5e phone and RG-6 cable outlets in most rooms
- \$2,000 lighting allowance
- Sod in all disturbed areas
- Landscape package
- Mailbox

## Basement

- 8'10 foundation
- Egress window
- Roughed in plumbing for future finish