



11736 Lackland Industrial Drive St. Louis, MO 63146

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Phone: 314.993.8006 Fax: 314.993.8007

www.blattnerfarm.com

\$1,129,000



Lot #3 Blattner Farm ~ 658 Brook Valley, 63122



**Wakefield ~ 1.5 Story
Total Finish - 3,902 sq. ft.**

- 5 Bedrooms
 - 4.5 Bathrooms
 - 3-Car Side Entry Garage
 - Large Lot w/ 27,746 Sq. Ft.
 - 3,159 Sq. Ft. 1st & 2nd Floor
 - Finished Lower Level w/ 853 Sq. Ft.
- Includes 5th Bedroom, Full Bath, Office, Family Room & Wet Bar Rough-In.
- Lot Size 82x348

Kirkwood School District



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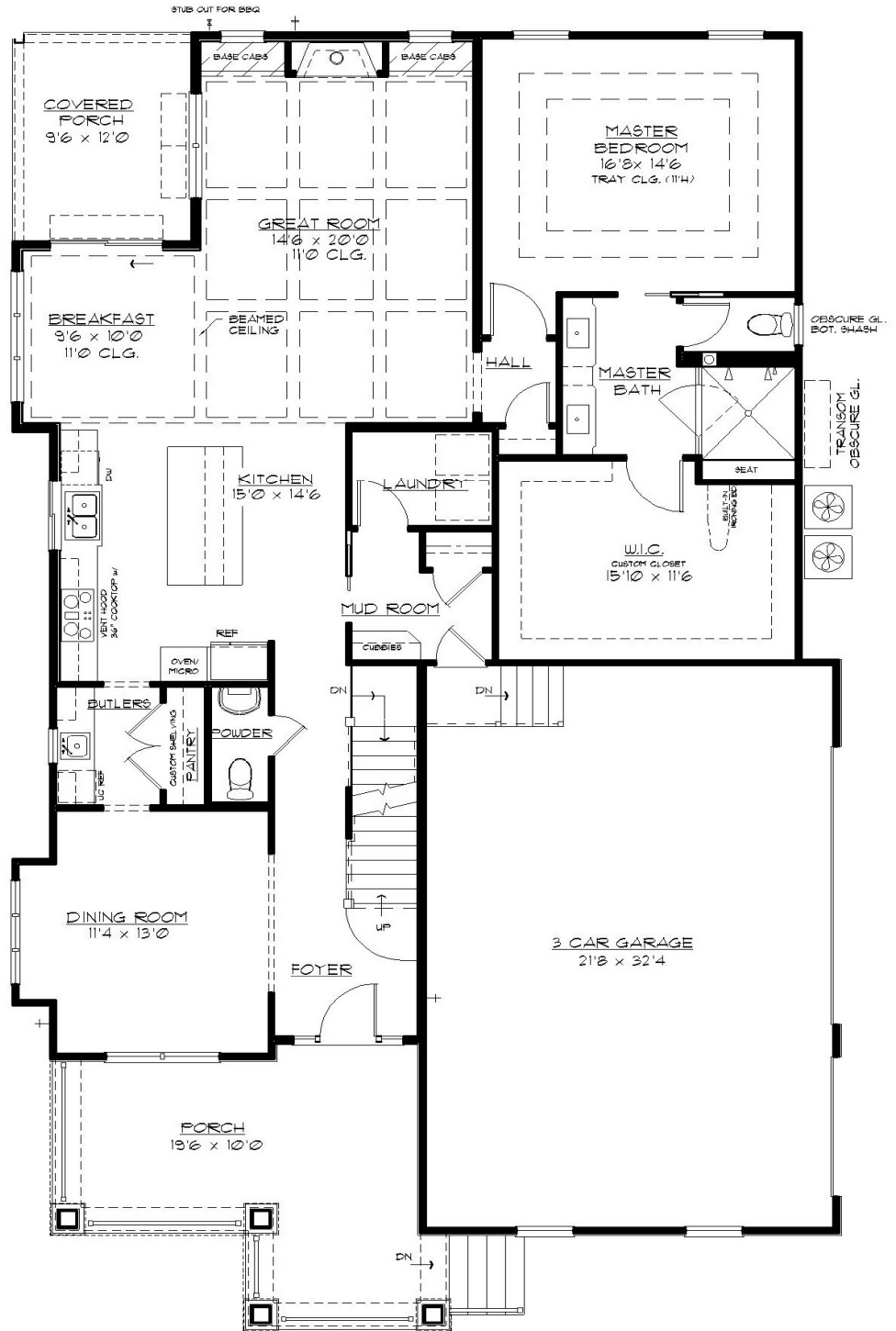
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FIRST FLOOR PLAN

1851 sf

1/8" = 1'-0"

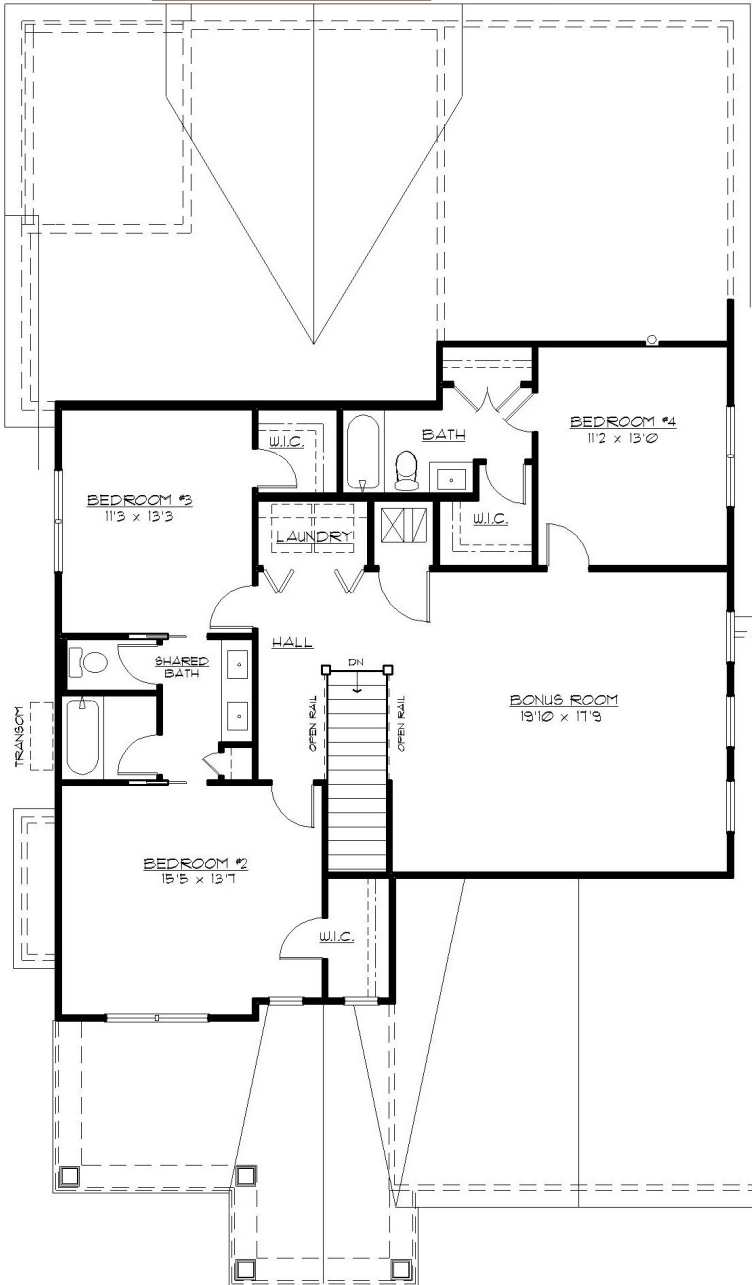


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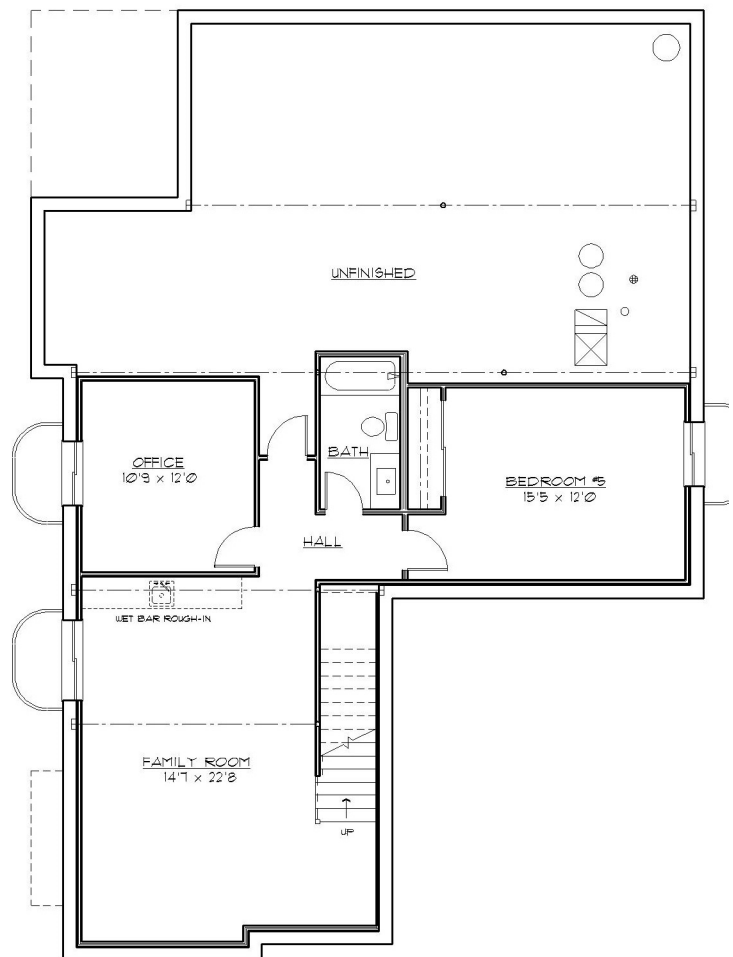
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SECOND FLOOR PLAN

1308 sf

1/8" = 1'-0"



FINISHED LOWER LEVEL

853 sf

1/8" = 1'-0"

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Framing

3-Car Side Entry Garage
2x4 Interior Walls – 16" Center / 2x12 Floor Joist - 16" Center
Tornado Straps On All Trusses
¾" T&G Advantech Plywood Subfloors Glued & Nailed on 1st. Floor
Durastrand on 2nd Floor
Reinforced Concrete Basement Walls
9' Ceilings on First Floor w/ 11' Ceilings in Great & Breakfast Room
9' Foundation Walls w/ Damp-Proofing
12' x 9' 6" Covered Porch in Rear
Large Front Porch w/ Black Aluminum Railing

Exterior Finish

Centurion Stone Front Elevation
Metal Roof over Front Porch
30-Year Architectural Roof Shingles w/ Felt Paper
Steep Pitch Roofs on Front Elevation
4-1/2" Lap Vinyl Siding
Enclosed Pre-Finished Aluminum Exterior Soffits & Fascia
Pre-Finished Oversized 5" Downspouts & 6" Gutters
HB&G Stained Craftsman Post on Centurion Stone Bases
8' Mahogany Front Door w/ Glass Sidelights
Insulated Overhead Garage Door w/ Stockton Windows & Metal Straps
Black Outside / White Inside Vinyl Windows

Plumbing

(2) 40-Gallon Gas Hot Water Heater
(3) "Freeze Proof" Exterior Faucets
Drain Tile Inside of Foundation w/ Sump Pump & Bucket
Chrome Fixtures In All Baths w/ Matching Bath Accessories
Elongated Toilets in All Baths
Wet Bar Rough-In in L/L
Stub Out for Future Irrigation System

Electrical

Exhaust Fans In All Baths
Electrical Allowance - \$3,700
Can Lights in Kitchen, Breakfast & Great Room (*)
Slide Bar Dimmer Switching On Can Lights (2 or more)
Front Door Chime
Inter-Connected Smoke Detectors w/ Battery Back-Up
Electric Dryer Hook-Up
Pre-Wire for (4) Phones (CAT5) & (9) Televisions
200 Amp Service w/ 100 AMP Sub Panel
(5) Exterior GFI Outlets (Front & Rear)
(2) Garage Door Openers w/ (3) Operators & Remote Key Pad
White Receptacles & Switch Plates
Overhead Ceiling Lights In All Bedrooms
Fan/Light Wiring Only In Great Room & Bedrooms
Fan/Light Wiring Only on Front Porch & Covered Rear Porch
Ceiling Fan Installed in Great Room
Flood Light in Rear
Coach Lights on Garage
Ceiling Fan Installed on Front Porch (*)

Standard Features

Energy Package

Low E Quaker Double-Glazed Vinyl Thermal Windows w/ Argon Gas, Tilt-In Lower Sash Windows & Screens
R-38 Ceiling Insulation, Kraft Faced R-13 Wall Insulation
Batts in Basement Along Band Boards
Zip Board House Wrap
Roof Ridge Vents
Zoned HVAC / 80% AFUE Gas Furnace & Digital Setback Thermostats
Energy Efficient 13.0 Seer Air Conditioner

Interior Finish

3" -5" Job Finish Oak Floors w/ Popper Grain on 1st Floor
w/ Matching Oak Registers
Wall to Wall Carpeting w/ Pad on 2nd Floor
Chrome Lever Handle Door Knobs (where applicable)
Cased Windows w/ Wood Window Sills & Aprons on 1st. Floor
Deluxe Vented Wire Shelving & Expansive Plate Glass Mirrors
Exposed Oak Treads, Handrail w/ 1-3/4" Square Balusters
Dead Bolts On All Exterior Doors (Keyed Identical)
Sand Finish Ceilings & Smooth Finish Walls w/ (2) Coats of Paint
Painted Masonite Smooth "Logan" Doors Throughout
5¼" "Upscale" Wood Base & 3¼" Casing on Doors
6 15/16" Crown Molding on First Floor
Cultured Marble Double Bowl Vanity in Shared Bath
Ceramic Tile Floors In Shared Bath, Private & L/L Bath Set On Durock
42" Direct Vent Gas Log Fireplace w/ Fan, Glass Front & Wall Switch
11' Floor to Ceiling Centurion Stone Fireplace
Cubbies in Mud Room
Box Bay in Dining Room
Beamed Ceiling in Great Room
2nd Floor Bonus / Game Room

Other

Backfill Garage w/ Rock
Garage Completely Drywalled & Painted
Concrete Driveway & Private Walk
10' x 9'-9" Concrete Patio
Front Landscaping w/ Sodded Lot to Disturbed Area
1st & 2nd Floor Laundry Rooms w/ Safety Pan Under 2nd Floor Washer
Cast Iron Address Plaque
Wrought Iron Mailbox
4040 Lookout Windows in Lower Level
6' Insulated Sliding Patio Door
Interior Sound Batting Around Laundry Room
Finished Lower Level w/ Bedroom, Full Bath & Family Room
Fiberglass Tub & Shower Unit in Shared, Private & L/L Bath
Wire Shelf in Laundry Room on 2nd Floor
Walk-In Closets in All Main Bedrooms
LVP Flooring in Finished Lower Level

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Standard Features

Powder Room

Custom Style Vanity w/ Granite Top & Undermount Sink
8" Widespread Chrome Faucet, Vanity Hardware & Accessories
White Elongated Toilet

Luxury Master Suite

Adult Height Vanity w/ Rectangular Double Bowl Undermount Sink
Fluted Molding Bump Out Vanity at Sink Areas
8" Widespread Faucets
Quartz Counter Tops w/ Rectangular Bowls
Oversized Ceramic Tile Walk-In Shower w/ Seat
3/8" Glass Frameless Shower Enclosure w / Door
(2) Shower Heads w/ (1) Hand Held Shower on Slide Bar
11' Tall Tray Ceiling w/ Crown Molding in Master Bedroom
Oversized Water Lines to Shower Heads
Full Ceramic Tile Floors set on Durock
White Elongated Toilet
Private Master Bath Toilet Room
Large Walk-In Closet w/ Custom Shelving & Drawers
Ceiling Fan
3' Wide Doors
Transom Window w/ Obscure Glass in Master Shower

Kitchen & Breakfast Room

Ceramic Tile Backsplash w/ Subway Design
Under Cabinet Lighting w/ Light Molding on Wall Cabinets
4' x 8' Center Island w/ Breakfast Bar & Cabinets Both Sides
Chrome Single Handle Kitchen Faucet With Spray
Upgraded Wood Cabinetry w/ Alternating 42" & 36" Wall Cabinets
Crown Molding on All Cabinets
Cabinet Pulls & "Soft Touch" Drawers & Doors
(2) Container Trash Cabinet
Quartz Counter Tops
Pull Out Trays in Center Island & Numerous Cabinets
Tilt Out Soap Trays at Kitchen Sink
9" Deep Double Bowl 70/30 Undermount Stainless Steel Sink
Soap Dispenser
Stainless Steel G.E. Appliances to include the following:
 30" Built-In Self-Cleaning Electric Oven, Garbage Disposal
 Gas Cooktop, Microwave/Vent Combo
 Energy Efficient Dishwasher w/ Quiet Design Sound Package
Fluted Molding at Kitchen Sink Bump-Out
Water Line for Refrigerator
Under Cabinet Light Molding

Upgraded Options Included on Home

LED Lighting in Tray Ceiling of Master Bedroom
Sauna Glass Door to Master Toilet Room & Walk-In Closet
Pedestal Sink in Powder Room w/ Matching Toilet
Deluxe Ironing Center in Master Closet
Exposed Oak Treads to Lower Level
Quartz Tops in Shared, Private & Lower Level Bath
Dining Room Light Fixture (*)
\$2,000 Additional Lighting Allowance (*)
Ceiling Fan & Light on Covered Patio (*)
(2) 4" Recessed Reading Can Lights & Trim in Master Bedroom (*)
Ash Grey Wrought Iron Spindles I/L/O Painted 1-1/4" Wood Spindles
Upgraded Carpet on 2nd Floor
Chrome Interior Hinges & Door Hardware
Upgraded Tile in Mud Room
Upgraded Tile in 1st & 2nd Floor Laundry
Upgraded Tile in Master Bath & Shower, Shared Bath, Powder Room & L/L Bath
Upgraded Kitchen Tile Backsplash
Craftsman Pediment Over Windows on 1st. Floor
Craftsman Pediment Over Dining Room Cased Opening
Entertainment Cabinets on Either Side of Fireplace w/ Quartz Tops
Fiberglass Soaking Tub Unit w/ Ceramic Tile Walls in Shared & Private Bath
30" Advantium Convection & Microwave Convection Oven
36" Stainless Steel Gas Cooktop
36" Custom Wood Vent Hood
Tall Toilet in Master Bath
Butler Pantry Includes Wet Bar, Wall Cabinets w/ Water Glass Doors & Window
 w/ Space for Future Wine/Beverage Center
Oven Wall Cabinet
8" Pine T&G Ceiling on Front & Rear Porch
Craftsman Wainscoting in Foyer & Dining Room
Lower Level Office
Upgraded Kraus Stainless Steel Kitchen Sink
Stub Out for Future Irrigation System
Gas Stub Out for Future BBQ Grill
Sound Batt in Walls, Around Both Laundry Room, Powder Room and Common Wall
 Between Master Bedroom & Family Room
Additional GFIs In Garage
(2) GFIs on a Switch in Exterior Soffit
 (*) Included in the Lighting Allowance
Partial Heated Driveway Ramp (Not Warrantable)
Speakers w/ Volume Control Installed In Great & Dining Room, Front & Rear Porch
Fireplace Remote
Irrigation System
8" Garage Door