



Listings as of 02/22/2017 at 9:38 AM

## Client Detail Report

Property Type: Residential

**5519 Botanical Ave, St Louis 63110-2907**

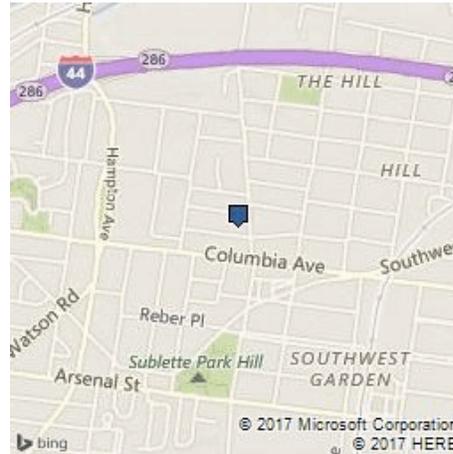
L Price: **\$850,000**

MLS #: **17011119** Status: **Coming Soon**

County: **St Louis City**

Area: **South City** Muni/Twp: **St. Louis City**

SubD: **West Tower Grove Add**



### General Property Information

Style: **2 Story/Other** CrossSt:  
 Lot Num:  
 Taxes Pd: **\$299** Sct/Twn:  
 Tax Yr: **2015** Ttl Liv Ar:  
 Prop Type: **Residential**  
 Sqft Above: **3,420 (Owner)**  
 Lot Size: **0.129 ac (County Records)**  
 Lot SF: **5,619 (County Records)**  
 Lot Dim **50x120**  
 Elem Schl: **Mason Elem.**  
 J High: **Henry Elem.**  
 S High: **Roosevelt High**  
 Poss: **At Closing**  
 Type:

Beds: **3** CDOM:  
 Baths: **3 (2 1)** Dual Age: **Yes**  
 Age: **1** Year Built: **2016**  
 Unit #: **1** AsscFee:  
 # Prk: Assc Pd:  
 Sqft Below: Building #:  
 Ttl Units: Pr/Sqft: **\$248.54**  
 Bse Pr Rng:  
 Sqft Range:  
 Lic Sell: **Seller's Agent**  
 Schl District: **St. Louis City**  
 SubDiv Ph:

### Rooms / Sizes

| <u>Total Rooms</u>   | <u>Bedrooms</u>     | <u>Full Baths</u>   | <u>Half Baths</u> |
|----------------------|---------------------|---------------------|-------------------|
| # Rms: <b>11</b>     | Main Beds: <b>0</b> | Main Bths: <b>0</b> | Mn Bths: <b>1</b> |
| M & U Bds: <b>3</b>  | Up Beds: <b>3</b>   | Up Bths: <b>2</b>   | Up Bths: <b>0</b> |
| M & U Bths: <b>3</b> | Low Beds: <b>0</b>  | Low Bths: <b>0</b>  | Lw Bths: <b>0</b> |

### Details

|                                     |                       |                            |        |
|-------------------------------------|-----------------------|----------------------------|--------|
| # Fp: <b>1</b>                      | Garage Info: <b>2</b> | #Crp Sp: <b>0</b>          | Cable: |
| Fp Type: <b>Gas</b>                 |                       | Fp Loc: <b>Family Room</b> |        |
| Conditions: <b>Unknown</b>          |                       |                            |        |
| Model:                              |                       | Ht Src: <b>Gas</b>         |        |
| Builder:                            |                       | Water Ht: <b>Gas</b>       |        |
| Sewer: <b>Public</b>                |                       | Water Sft:                 |        |
| Dining: <b>Kitchen/Dining Combo</b> |                       |                            |        |
| Water: <b>Public</b>                |                       |                            |        |
| Cool: <b>Central-Electric</b>       |                       |                            |        |
| Heat: <b>Forced Air</b>             |                       |                            |        |
| Disclos: <b>Occupancy Perm Req</b>  |                       |                            |        |

Presented By: Kirk McCullen Phone: 314-583-1917

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MLS #: 17011119

Park Dsc: **Attached Garage**  
 Bdrm Dsc: **Possible Extra Bdr, Master Bdr. Suite**  
 M Bth Dsc: **Double Sink, Tub & Separate Shwr**  
 Kitchen: **Breakfast Bar, Center Island, Custom Cabinetry, SolidSurfaceCounter, Walk-In Pantry**  
 Spec Dsc:  
 Base Dsc: **9 ft + pour, Roughed-In Bath**  
 Interior: **Built-In Bookcases, Open Floor Plan, Special Millwork, Walk-In Closets**  
 Windows: **Atrium Door(s), Lever Style Door Handles**  
 Amenities: **Private Inground Pool, Security Lighting**  
 Lot Dsc: **Sidewalks, Streetlights**

### Remarks

Mrk Rmks: **Custom designed on the Hill; The centerpiece is an open air courtyard with heated pool and fountains, outdoor kitchen with grill, iron balcony, oversized patio sliders, and wired for outdoor projector. One year home - state of the art amenities; Antique mirror wall w inset linear fireplace and hidden drop down 4KTV lift, Whole house 8 zone audio, Surveillance system with 7 cams, Usb chargers throughout. Smart plan design includes 12' ceilings, 2nd floor Loft family rm, Gallery wall over courtyard, Horseshoe Drive to alley for extra parking, walk in kitchen pantry, Skylights in master bath, Freestanding tub w/ custom filler, Lux shower with glass partition bench rainfall and sprays, Jonathan Adler chandelier, Oil rubbed bronze faucet and plumbing, Tin ceiling in powder room, Oversize custom built master closet wood shelving throughout, Induction cooktop w/ downdraft, European French door convection oven, Custom solid wood flooring, Custom waterfall cambria quartz island.**

Directions: **Hwy 44 to South on Hampton, LEFT on Wilson, RIGHT on Sublette, RIGHT on Botanical**

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