



Listings as of 07/20/2017 at 7:49 AM

## Client Detail Report

Property Type: Residential

514 Cannonbury Dr, St Louis 63119-5311

L Price: \$239,900

MLS #: 17057252

Status: Active

County: St Louis

Area: Webster Groves

Muni/Twp: Webster Groves

SubD: Yorkshire 2



### General Property Information

Style:	<b>1 Story/Ranch</b>	CrossSt:	<b>Edgar Rd</b>	Beds:	<b>2</b>	CDOM:	<b>1</b>
Taxes Pd:	<b>\$2,502</b>	Lot Num:	<b>72</b>	Baths:	<b>1 (1 0)</b>	Dual Age:	<b>Yes</b>
Tax Yr:	<b>2016</b>	Sct/Twn:		Age:	<b>69</b>	Year Built:	<b>1948</b>
Prop Type:	<b>Residential</b>	Ttl Liv Ar:	<b>1,224</b>	Unit #:		AsscFee:	<b>\$0</b>
Sqft Above:	<b>1,224 (County Records)</b>			# Prk:	<b>0</b>	Assc Pd:	<b>None</b>
Lot Size:	<b>0.204 ac (County Records)</b>			Sqft Below:		Building #:	
Lot SF:	<b>8,886 (County Records)</b>			Ttl Units:		Pr/Sqft:	<b>\$196.00</b>
Lot Dim:	<b>120x74</b>			Bse Pr Rng:			
Elem Schl:	<b>Edgar Road Elem.</b>			Sqft Range:			
J High:	<b>Hixson Middle</b>			Lic Sell:	<b>Designated Agent</b>		
S High:	<b>Webster Groves High</b>			Schl District:	<b>Webster Groves</b>		
Poss:	<b>At Closing</b>			SubDiv Ph:			
Type:							

### Rooms / Sizes

<u>Total Rooms</u>		<u>Bedrooms</u>		<u>Full Baths</u>		<u>Half Baths</u>	
# Rms:	<b>6</b>	Main Beds:	<b>2</b>	Main Bths:	<b>1</b>	Mn Bths:	<b>0</b>
M & U Bds:	<b>2</b>	Up Beds:	<b>0</b>	Up Bths:	<b>0</b>	Up Bths:	<b>0</b>
M & U Bths:	<b>1</b>	Low Beds:	<b>0</b>	Low Bths:	<b>0</b>	Lw Bths:	<b>0</b>
<u>Type</u>	<u>Dimensions</u>	<u>Level</u>	<u>Flooring</u>	<u>Window Covering</u>			
Living Room	17 x 11	M	Wood	Some			
Dining Room	12 x 11	M	Wood	Some			
Kitchen	18 x 9	M	Wood	Some			
Sunroom	11 x 10	M	Laminate	Some			
Bedroom	12 x 12	M	Wood	Some			
Bedroom	13 x 11	M	Wood	Some			
Laundry Room		L	Ceramic Tile	None			
Recreation Room		L	Ceramic Tile	Some			

### Details

# Fp:	<b>1</b>	Garage Info:	<b>1</b>	#Crp Sp:	<b>0</b>	Cable:	<b>Yes</b>
Fp Type:	<b>Gas</b>			Fp Loc:	<b>Living Room</b>		

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

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514 Cannonbury Dr, St Louis 63119-5311

MLS #: 17057252

Conditions: **Unknown**

Model:

Ht Src: **Gas**

Builder:

Water Ht: **Gas**

Sewer: **Public**

Water Sft: **None**

Architect: **Traditional**

Dining: **Separate Dining**

Water: **Public**

Cool: **Central-Electric**

Heat: **Forced Air**

Disclos: **Flood Plain No, Sellers Discl. Avail**

Park Dsc: **Attached Garage, Garage Door Opener**

Appliances: **Dishwasher, Disposal, Dryer, Gas Cooktop, Microwave, Range/Oven-Electric, Refrigerator, Washer**

Construct: **Brick Veneer Predom**

Kitchen: **Breakfast Bar, Custom Cabinetry, SolidSurfaceCounter**

Spec Dsc:

Base YN: **Yes**

Base Dsc: **Full, Partially Finished, Rec/Family Area**

Misc: **Burglar Alarm-Leased, High Spd Connection, Patio, Smoke Alarm/Detec**

Interior: **Built-In Bookcases, Some Wood Floors**

Windows: **6 Panel Door(s), Some Insulated Wndws, Some Storm Doors, Some Tilt-In Windows**

Lot Dsc: **Chain Link Fence, Level Lot**

### Remarks

Mrk Rmks: **This move in ready Webster Groves charmer will be gone in the blink of an eye! A meticulously cared-for ranch home that boasts hardwood floors and ceramic tile throughout its 2 bedrooms, one bath main and finished lower levels. Interior updates include six-panel doors, electric panel, HVAC, windows, and 2-inch window blinds in kitchen, bedrooms, & sunroom. Entertaining will be a dream as you prepare meals in your open remodeled gourmet kitchen featuring granite countertops, updated cabinets with soft close drawers, under cabinet lights, GE Profile stainless appliances, and island/breakfast bar. Like to set a mood with dimmer switches? Well, they're everywhere! Updates also abound on the exterior with an architectural-shingled roof, gutter covers, and garage door opener. The outdoor minded will love the expansive backyard complete with generous patio, planter boxes, and landscape lighting. Great schools and easy access to highways, shopping, parks, and community center & more.**

Directions: **Hwy 44 to South on S Elm to left on E Glendale to right on Edgar Rd to left on Cannonbury. Watson Rd to North on S Elm to right on Cannonbury.**

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