

Client Detail Report

Property Type: Residential

3925 Salvation Rd, Florissant 63034-3333

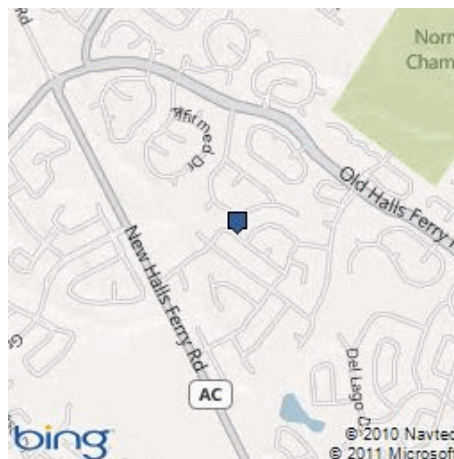
L Price: \$154,900

MLS #: 12001284 Status: Active

St Louis

Area: Hazelwood Central

SubD: Barrington



Map Cor: M03, 03
Map Bk: Wunnenberg

General Property Information

Style: Ranch	CrossSt:	Beds: 3	Dual Age: Yes
Taxes Pd: \$2,676	Lot Num:	Baths: 3 (3 0)	AsscFee: \$450
Tax Yr: 11	Sct/Twn:	Age: 23	Assc Pd: Yearly
Prop Type: Residential	Ttl Liv Ar:	Unit #:	Bldg #: 1
Sqft: 1,414 (County Records)		# Prk:	Pr/Sqft: \$109.55
Lot Size: 0.209 ac (County Records)		Ttl Units:	
Lot SF: 9,104 (County Records)		Bse Pr Rng:	
Lot Dim: 70/90 x 157		Sqft Rng:	
J High: Hazelwood North		Lic Sell: Seller's Agent	
S High: Hazelwood Central		Elem Schl: Barrington	
Poss: 30 Days, At Closing, Negotiable		SubDiv Ph:	
Type:			

Rooms / Sizes

<u>Total Rooms</u>	<u>Bedrooms</u>	<u>Full Baths</u>	<u>Half Baths</u>
# Rms: 7	Main Beds: 3	Main Bths: 2	Mn Bths: 0
M & U Bds: 3	Up Beds: 0	Up Bths: 0	Up Bths: 0
M & U Bths: 2	Low Beds: 0	Low Bths: 1	Lw Bths: 0
<u>Type</u>	<u>Dimensions</u>	<u>Level</u>	<u>Flooring</u>
Master Bedroom	16 x 14	M	Carpeting
Bedroom	11 x 10	M	Carpeting
Bedroom	11 x 10	M	Carpeting
Breakfast Room	11 x 11	M	Laminate
Great Room	16 x 21	M	Carpeting
Kitchen	11 x 11	M	Laminate
			<u>Windows</u>
			Some
			Some
			Some
			Some
			Some

Details

# Fp: 1	#Grg Sp: 2	#Crp Sp: 0	Cable: Yes
Fp Type: Woodburning Fireplce		Fp Loc: Great Room	
Conditions: Unknown		Prop Wtr:	
Model:		Ht Src: Gas	
Builder:		Water Ht: Gas	
Sewer: Public		Water Sft: None	
Architect: Traditional			
Water: Public			
Cool: Ceiling Fan, Central-Electric			
Heat: Forced Air			
Disclos: Code Compliance Reqd, Occupancy Perm Req, Sellers Discl. Avail, Unincorporated			
Park Dsc: Attached Garage, Covered, Garage Door Opener, Off Street			

Presented By: Cynthia Winkler Phone: 314-374-4335

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All information herein has not been verified and is not guaranteed.

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Bdrm Dsc: Main Floor Master, Master Bdr. Suite
M Bth Dsc: Double Sink, Full Bath, Shower Only
Appliances: Dishwasher, Disposal, Microwave, Range/Oven-Electric
Construct: Brick Veneer Decrtv, Frame, Vinyl Siding
Kitchen: Breakfast Bar, Breakfast Room, Custom Cabinetry, SolidSurfaceCounter
Spec Dsc:
Base Dsc: Bathroom in LL, Full, Partially Finished, Rec/Family Area, Sleeping Area, Sump Pit/Pump
Misc: Burglar Alarm-Leased, High Spd Connection, Patio, Smoke Alarm/Detec
Interior: Cathedral Ceilings, Open Floor Plan, Some Carpeting, Special Millwork, Some Window Treatmnt, Vaulted Ceiling
Windows: Bay/Bow Window, Panel Door(s), 6 Panel Door(s), Sliding Glass Doors, Some Storm Doors, Some Tilt-In Windows
Amenities: Clubhouse/Facilities, Club-Pool, Club-Tennis, Underground Util
Lot Dsc: Fencing, Level Lot, Partial Fencing, Sidewalks, Streetlights

Remarks

Mrk Rmks: This one is special and shows like a display. It is BEAUTIFUL, inside and out, from top to bottom! 3BR/3BA/2 Car Garage Vaulted Great Room Ranch. WB Fireplace. Wide open, updated kitchen with lots of cabinets and GRANITE countertops. Open, spindled stairway to LL leads to wonderful finished family room with bar, workout room, storage, office and half bath. Surround sound and refrigerator in LL stay with home. Dramatic double-door entry to master with updated bath, including new shower doors. Very livable outdoor space features huge deck with elegant lighting that will seat a dozen people comfortably. Newer 4' fence. Subdivision Clubhouse/Pool/Walking Paths. Aggregate patio. New Windows. Very Well Maintained!! Put this one at the top of your list!
Directions: New Halls Ferry to Vaile to left on Old Halls Ferry. Left on Grand National (at clubhouse complex). Right on Trifecta. Right on Salvation to home.