

305 N Sappington Rd., Glendale, Mo 63122

Built 1914 with Today's Quality Updates and Features

Exterior Features

- .48 Acre lot, 75'X 280' with rear yard carriage house.
- Professionally landscaped front yard.
- Charming expansive flagstone front patio.
- Gorgeous mature trees including a rear yard Ginko tree from the 1904 World's Fair
- 2 car detached garage.
- Lots of expansion possibilities to explore with your architect for further additions to dwellings, possible pool, expanded garage, third floor and/or basement finish.

Whole House Systems:

- New HVAC System Summer 2023.
- Newer Architectural Shingle Roof, all previous roofing material removed. New, first layer installed. Main house 2020, garage and cottage 2021
- New gas hot water heater, 2023
- House entirely replumbed 1999, new stack 2000, new sewer lateral 1999.
- Removed lead pipe from water main to dwelling for health and safety as well as increased water pressure in 2003. Copper replacement.
- Electrical: all knob and tube wiring removed 1999. 200 Amp service installed with lots of available space. 2021 panel upgraded and brought up to current code.

- Easy care vinyl siding 2021.
- Windows: Some new energy efficient windows added as required by plan in 1999. Additional energy efficient windows added 2021.
- NO need to back out to Sappington with rear driveway turnaround access. Recently renovated paved asphalt drive. Loads of extra parking spots in front and rear turnaround.

Main Floor:

- High ceilings throughout with 6" cove crown molding and elegant interior entryway molding.
- New 6" wide White Oak Hardwood floors throughout main and second floor. Matching wood floor registers and white quarter round.
- 5" hardwood base molding.
- Flowing open floor plan which allows light to pour from living room through family area, kitchen and dining room.
- Pella Exterior front entry door and Pella slider, leading to 300+ square foot composite deck. Second exterior door access to deck from family room.
- Family room features masonry fireplace with custom fabricated Hardwood surround, custom cabinet storage coffee/bar area with visually hidden plug mold and floating shelf, double French doors to flagstone patio entry.

- Open dining room with eyebrow window and picture frame applied wall moldings.
- Powder room with Emperador light marble floors, Kohler commode and faucet and pedestal sink.
- Stained solid wood treads to second floor with painted risers. Artisan fabricated newel posts and updated balusters.
- Painted wood steps to back door and down to finished basement.
- Solid wood doors throughout.

Kitchen:

- Top of the line exotic Rio Blanc quartzite 9' island from Brazil
- Extensive 23' run of countertop space with 42" upper cabinets.
- Missouri Artisan crafted hardwood cabinets with solid plywood boxes, soft close doors and drawers, custom painted to blend with Rio Blanc quartzite.
- Laser jet marble backsplash with NO visible outlets. Electrical access supplied by hidden plug mold. LED under counter task lighting.
- Cloud ceiling in kitchen with LED mood lighting.
- New Bosch 500 Series gas cooktop and Dacor pop up ventilation. Bosch Super Silence Plus 42 dBA dishwasher, new GE double electric oven. Refrigerator size can be modified to accommodate a 42" or 48", ask contractor/owner for information.
- Twin pantries for ample storage.

Second Floor:

- Second Floor Laundry with hanging space, shelving and built-in ironing board.
- Large Primary bedroom with light flowing into office/sitting room area. Gas corner fireplace offers ambience and warmth.
- Walk-in Primary closet. Extensive floor-to-ceiling dedicated shoe and boot closets leading to Primary bath.
- Soothing, spa master bath with newer Daltile tile, heated floors, 86" vanity with double sinks, LED backlit, antifog mirrors. Antico Bianco granite countertops with double sinks. Free standing tub with floor mounted tub filler and hand shower, privacy commode with Kohler toilet. 4'x5' walk-in shower with frameless 3/8" glass entry and granite storage shelf. Large Kohler Statement Rain Head and diverter. Large floor to ceiling linen/storage closet, natural light filled windows.
- Light-filled secondary bedrooms, window Artisan crafted window seat with cedar-lined storage in one bedroom. Large, deep hall closet with wood shelves and extra hanging space.
- Hall bath, extensively wainscoted with white subway tile and black pencil liner. Full size tub and deep linen closet. Kohler toilet.
- Drop down access to very large attic.

Recreation Room Basement:

- 500 square feet recreation room in basement.
- Hidden mechanicals in closets.
- Drywalled ceiling with can lights
- Easy care Luxury Vinyl Floor

Carriage House:

- Grandfathered in special dwelling .
- Very deep lot with pathway to rear carriage house. Possible expansion opportunities to the front.
- New low maintenance luxury vinyl plank floor.
- Open floor plan of living space to second kitchen area. Peninsula area offers counter height seating and pendant lights. Light wood cabinetry, electric range and refrigerator in second kitchen.
- Separate guest area off living area with closet and privacy door.
- Renovated full bath with Kohler toilet, walk-in shower with sand/cement base. Delta fixtures. Upbeat patterned floor-to-ceiling shower tile. Large vanity with drawers. Tile floor. Closet with hot water heater and mechanicals.
- Wonderful possibilities as possible pool house, separate office, man cave, entertainment house, artist studio or let your imagination run wild.

Measurements, dimensions and features are approximate and for informational purposes.

Be part of Glendale's history as the fourth owner of this 110-year-old stunning century home with modern quality improvements and today's flair.

Gloria Jarvis, Owner Broker, 314-575-4924