



Lion's Gate

3504 Union Rd
 St. Louis, MO 63125
Type: Single Family Homes
Price Range: \$230,000

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Community Profile



LOCATED IN ST. LOUIS

Follow I-270 S to exit 1A for Interstate 55 N/ Lemay Ferry Rd. Keep right to continue on Exit 1B for Interstate 55 N. Continue to right on Exit 197 Lindbergh Blvd. Take a left on Union Rd for half a mile to community entrance on right.

Display hours:
 Sunday, Monday and Friday: 11am-6pm
 Tuesday to Thursday, and Saturday: 10am-6pm

ABOUT LION'S GATE:

New Homes in South County St. Louis. Lion's Gate is offering buyers outstanding value in an ideal South County location. This new home community offers seven different floor plans from our Bayside series of homes.

OUTSTANDING VALUES:

This community features our popular Bayside series, with a variety of floor plans with both ranch and two story homes. Flexible floor plan designs allow for options to fit all home buyer's needs!

AMENITIES:

This community is conveniently situated with easy access to I255/I55. Lion's Gate is also minutes away from restaurants, shopping, entertainment, daily conveniences and major commuter routes while also being tucked away in a great South County location. Lion's Gate is included in the Mehlville School District with Bierbaum Elementary School, Buerkle Middle School and Mehlville High School.

Available Models

Ranch

MODEL NAME:	SERIES:	BEDROOMS:	BATHROOMS:	BASE PRICE:
Aspen	Bayside	2 BDR	2 Bath	\$235,900
Aspen	Bayside	3 BDR	2 Bath	\$245,900
Maple	Bayside	2 BDR	2 Bath	\$260,900
Aspen II	Bayside	3 BDR	2 Bath	\$260,900
Maple	Bayside	3 BDR	2 Bath	\$270,900

Two Story

MODEL NAME:	SERIES:	BEDROOMS:	BATHROOMS:	BASE PRICE:
Berwick	Bayside	3 BDR	2 1/2 Bath	\$260,900
Sterling	Bayside	4 BDR	2 1/2 Bath	\$265,900
Royal II	Bayside	4 BDR	2 1/2 Bath	\$270,900

Inventory Homes

LOT #:	MODEL NAME:	DETAILS:	PRICE:	SALE PRICE:
6	Aspen	3 BDR, 2 Bath	\$279,864	\$274,864

Popular Aspen Floorplan, Move-In Ready March 2020, Bourbon Bridge Toasted Chestnut Wood Laminate Flooring in Main Living Areas, Kitchen Features Level 4 Benton White 42in Tall Wall Cabinets, Kitchen Features Breakfast Bar, Silver Quartzite Laminate Kitchen Countertops with 8in Deep Single Basin Sink, Stainless Steel GE Kitchen Appliances, Vaulted Ceilings in Main Living Areas, Two-Panel Square White Interior Doors with Satin Nickel Hardware, Main Floor Laundry, Level 2 Mainsail Drive Ivory Mist Carpet in Bedrooms, Level 3 Benton Sarsaparilla Adult Height Vanity with Double Sinks in Master Bath, Master Bathroom Features 5ft Shower, Wire and Brace for Ceiling Fans in Bedrooms, Exterior Features Coventry Tuscan Clay Vinyl Siding and Black Louvered Shutters, 3/4 Bath Rough-In at Lower Level, Enclosed Soffit and Fascia, *Similar Home Shown in Photos*,

8	Aspen II	3 BDR, 2 Bath	\$295,491	\$290,491
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Popular Aspen II Floorplan, Move-In Ready May 2020, Bourbon Bridge Toasted Chestnut Wood Laminate Flooring in Main Living Areas, Kitchen Features Level 4 Landen Flagstone 42in Tall Wall Cabinets, Argento Romano Laminate Kitchen Countertops with 8in Deep Single Basin Sink, Kitchen Features Breakfast Bar and Walk-In Pantry, Stainless Steel GE Kitchen Appliances, Covered Patio off Dining Room with Wire and Brace for Ceiling Fan, Vaulted Ceilings in Main Living Areas, Main Floor Laundry, Master Bedroom Features Walk-in Closet, Level 3 Avalon Sarsaparilla Adult Height Vanity with Double Sinks in Master Bath, Level 2 Mainsail Drive Ivory Mist Carpet in Bedrooms, Two Panel Square White Interior Doors with Satin Nickel Hardware, Wire and Brace for Ceiling Fans in Bedrooms, Exterior Features Coventry Tuscan Clay Vinyl Siding and King Stone Mill Brick, 3/4 Bath Rough-In at Lower Level, Enclosed Soffit and Fascia, *Similar Home Shown in Photos*,

14	Aspen II	3 BDR, 2 Bath	\$296,496	\$291,496
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Popular Aspen II Ranch Floorplan, Move-In Ready Now, Upgraded Wooded Fields Tuscan Earth Wood Laminate Flooring in Main Living Areas, Kitchen Features Level 4 Benton White 42in Tall Wall Cabinets, Kitchen Features Walk-In Pantry and Breakfast Bar, Star Dune Laminate Kitchen Countertops with 8in Deep Single Basin Sink, Stainless Steel GE Kitchen Appliances, Vaulted Ceilings in Main Living Areas, Great Room Features Ceiling Fan, Main Floor Laundry Room, Open Stairway with Wood Spindled Railing, Master Bedroom Features Walk-In Closet, Level 3 Benton Sarsaparilla Adult Height Cabinets with Double Sinks in Master Bath, Level 2 Mainsail Drive Ivory Mist Carpet in Bedrooms, Wire and Brace for Ceiling Fans in Bedrooms, Two-Panel Square White Interior Doors with Satin Nickel Hardware, Exterior Features Coventry Platinum Grey Vinyl Siding and Storm Shake Siding with Tuxedo Grey Louvered Shutters, Covered Patio Area, Enclosed Soffit and Fascia, 3/4 Bath Rough-In at Lower Level, *Similar Home Shown in Photos*,

38	Royal II	4 BDR, 2 1/2 Bath	\$319,398	\$314,398
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Popular Royal II Floorplan, Move-In Ready March 2020, Bourbon Bridge Toasted Chestnut Wood Laminate Flooring in Main Living Areas, Kitchen Features Level 3 Benton Sarsaparilla 42in Tall Wall Cabinets, Kitchen Features Walk-In Pantry and Large Island with Extended Countertop, Perlatto Granite Laminate Kitchen Countertops with 8in Deep Single Basin Sink, Stainless Steel GE Kitchen Appliances, Family Room Features

Ceiling Fan, Main Floor Features Laundry and 1/2 Bath, Open Stairway with Wood Spindled Railing, Master Bedroom Features Walk-In Closet, Level 3 Benton Sarsaparilla Adult Height Vanity with Double Sinks in Master Bath, Master Bathroom Features 5ft Shower, Wire and Brace for Ceiling Fans in Bedrooms, Level 2 Edmond Lane Rainswept Carpet in Bedrooms, Two-Panel Square White Interior Doors with Satin Nickel Hardware, Exterior Features Coventry Storm Vinyl Siding and Black Louvered Shutters, Enclosed Soffit and Fascia, Walkout Lower Level with 3/4 Bath Rough-In, *Similar Home Shown in Photos*,



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All prices and plan selections are subject to change at any time. Price shown refers to the lowest base price and does not include any optional features that may be displayed in the images. Price, floor plans, exterior specifications and features will vary based on location of community. Actual square footage and dimensions will vary. Availability date is approximate and subject to change.