

# HOME IN A HURRY

## Lion's Gate

### Home Stats

#### HOMESITE 38

St. Louis, MO 63125

#### Sale Price:

List Price: \$319,398

Model: Royal II

Plan Type: Two Story

Bed: 4 BDR

Bath: 2 1/2 Bath

#### Display Address:

3504 Union Rd  
St. Louis, MO 63125

#### Price Range:

FROM \$230,000 -  
\$400,000

#### Sales Manager:

Monique Lynch

#### Phone:

(314) 910-9383

#### 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 - Thursday and Saturday: 10am-6pm



### FEATURES

- 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.