



circa PROPERTIES

1541 GRANT | 63119

WEBSTER GROVES



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PROUDLY BROKERED BY

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CIRCA 1989: RARE OPPORTUNITY to live in a newer home with so much space in Webster Groves! Open layout with over 1800 sf of living space. Upstairs has large eat-in kitchen, dining rm and vaulted living rm. Step downstairs to the huge family rm...ideal for family time and entertaining. With 3 spacious bedrms and 3 bathrms, there is plenty of space for everything you need. There is even a woodburning fireplace on both flrs. The large fenced backyard with patio and deck is the perfect spot for outside time. Don't fret over being on Grant Rd...parking is easy with space on the driveway for 1 car that doesn't block access to the garage, plus 4 more in driveway. When friends visit, have them park on the side street just 2 drs down. Exercise is easy too - Grant's Trail is just 2 blocks away & WG Rec Center is only minutes by car. Spend your money on fun instead of repairs...poured foundation, 8 yr old roof, 2 yr old water heater & 13 month warranty for your peace of mind.



CALL FOR PRICING & A PRIVATE SHOWING

3
BEDROOMS

1,332
APPROX SQ FT

2-CAR
GARAGE

2.5
BATHROOMS

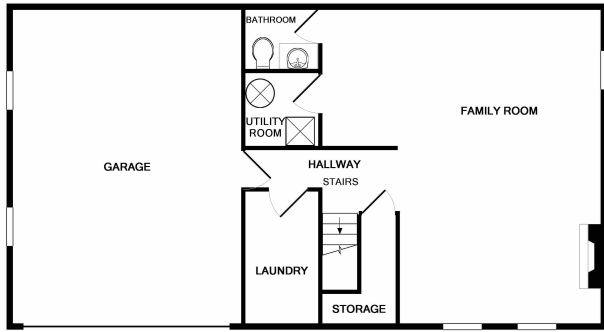
\$3,397
ANNUAL RE TAXES

8,738
APPROX LOT SIZE

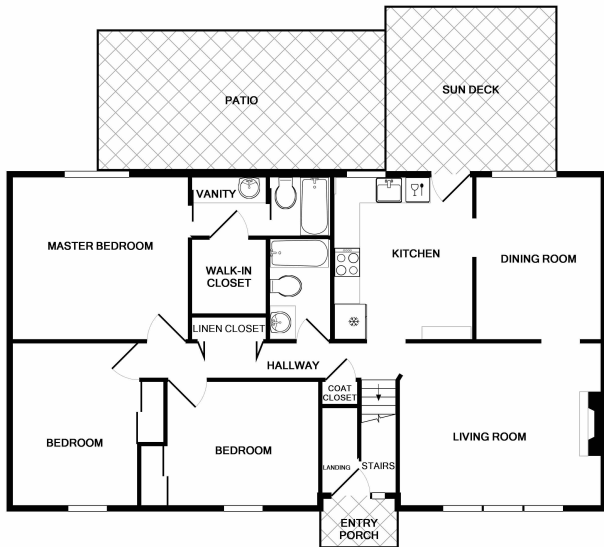


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SPECIAL FEATURES OF THIS HOME



LOWER LEVEL



MAIN FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix (2017)

- Amazing backyard! Fully fenced and plenty of space for quiet dinners on the patio or deck.
- Open layout and large great room downstairs is perfect for entertaining
- Mature trees so often make homes dark...but not here...skylights fill this home with sunshine
- Real wood floors throughout the entire upstairs and brand new carpeting downstairs
- This home gives you a real master suite with walk-in closet and private attached bathroom
- Vaulted ceilings make homes feel bigger...this one has a 13 foot vaulted entry ceiling!
- Just minutes from Webster Groves Rec Center with 3 pools, tennis, skate park and fitness center.
- Don't feel like cooking? Delivery options include Sushi Station, Racanelli's Pizza & CJ Mugg's
- Grab the bike or jogging shoes...Grant's Trail is just 2 blocks away
- Great location without backed up commute time traffic to get on Hwy 44
- Centrally located...you can be at Hwy 270 in 5 minutes and downtown in 10 minutes!
- Seller providing a 13-month home warranty for your peace of mind

