



circa PROPERTIES

631 LANVALE | 63119

WEBSTER GROVES



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PROUDLY BROKERED BY

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CIRCA 1942: Adorable Webster Groves home sitting on a cul de sac lot just blocks from Webster Groves Rec Center...3 pools, tennis, skate park, ballfields & fitness center. A few blocks in the other direction is the best park in Webster - Blackburn Park. But it isn't just a good location...you'll love the stylish interior of this home too! Open layout and finished lower level family room that is 38 feet long is ideal for entertaining. The finished basement was just redone with new waterproof wood style floor, new ceiling and new fireplace surround. The basement is also structurally reinforced with a sump pit drain tile that goes all the way around for your peace of mind. But it doesn't stop there...you'll spend most of your time outside in your large backyard w/ 4 yr old cedar privacy fence and screened porch. Park in the attached garage, put a 2nd car out of the way on the parking pad portion of the driveway. Repairs done right with permits.



CALL FOR PRICING & A PRIVATE SHOWING

2 
BEDROOMS

1,540 
APPROX SQ FT

1-CAR 
GARAGE

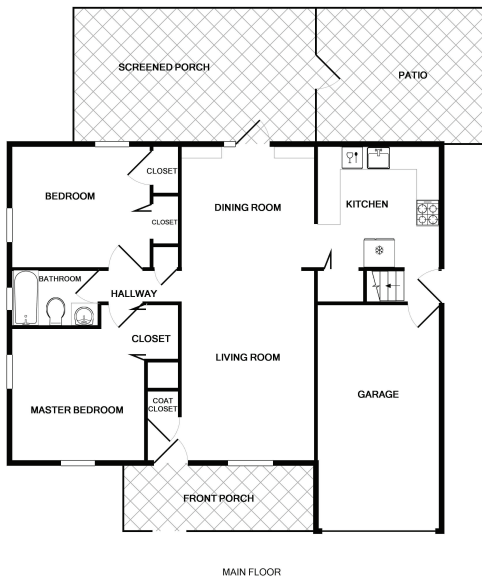
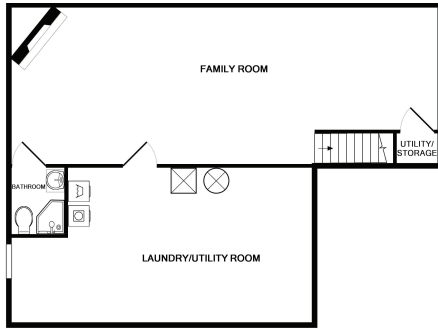
2 
BATHROOMS

\$3,039 
ANNUAL RE TAXES

9,862 
APPROX LOT SIZE



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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)

SPECIAL FEATURES OF THIS HOME

- Everything was fixed right on this home... permits pulled and WG approved the work!
- Amazing backyard! Fully fenced with cedar privacy fencing new in 2013
- Everyone wants a screened porch but so few homes actually have one!
- Main floor open layout is perfect for entertaining
- Kitchen comes with new custom tile backsplash and all appliances
- You'll love your custom kitchen with upper cabinets that have remote controlled interior lighting and glass doors
- Lower level family room just redone and includes a wood burning fireplace
- Forget 4th of July crowds...throw a party and watch the fireworks from your backyard
- Walk to the Webster Groves pools, tennis and fitness center...just a few blocks away
- Don't feel like cooking? Delivery options include Sushi Station, Racanelli's Pizza & CJ Mugg's
- Quiet street with cul de sac location joining 2 blocks
- New front yard sewer lateral line in 2013



UTILITY AVERAGES



ELECTRIC | \$59

GAS | \$60

WATER | \$65

TRASH | \$27

SEWER | \$34

\$245 /MO

TOTAL AVERAGE PER MONTH BASED ON CURRENT OWNERS USAGE HABITS: NOT GUARANTEED NOR WARRENTED

