



321 North Bemiston in Old Town Clayton

~~\$1,510,000~~ — **\$1,195,000**

Save \$315,000

For more information contact Barry Simon at (636) 537-8700

This luxury 3,417 square foot Breckenridge Ranch home backs to a lake and a fountain. It features 2 bedrooms, 2 full baths and 2 half baths, a study, finished lower level with walk behind wet bar, an over-sized 2-car garage, a walkout basement, a 12' x 13' screened-in porch.

See standard luxury features list below.

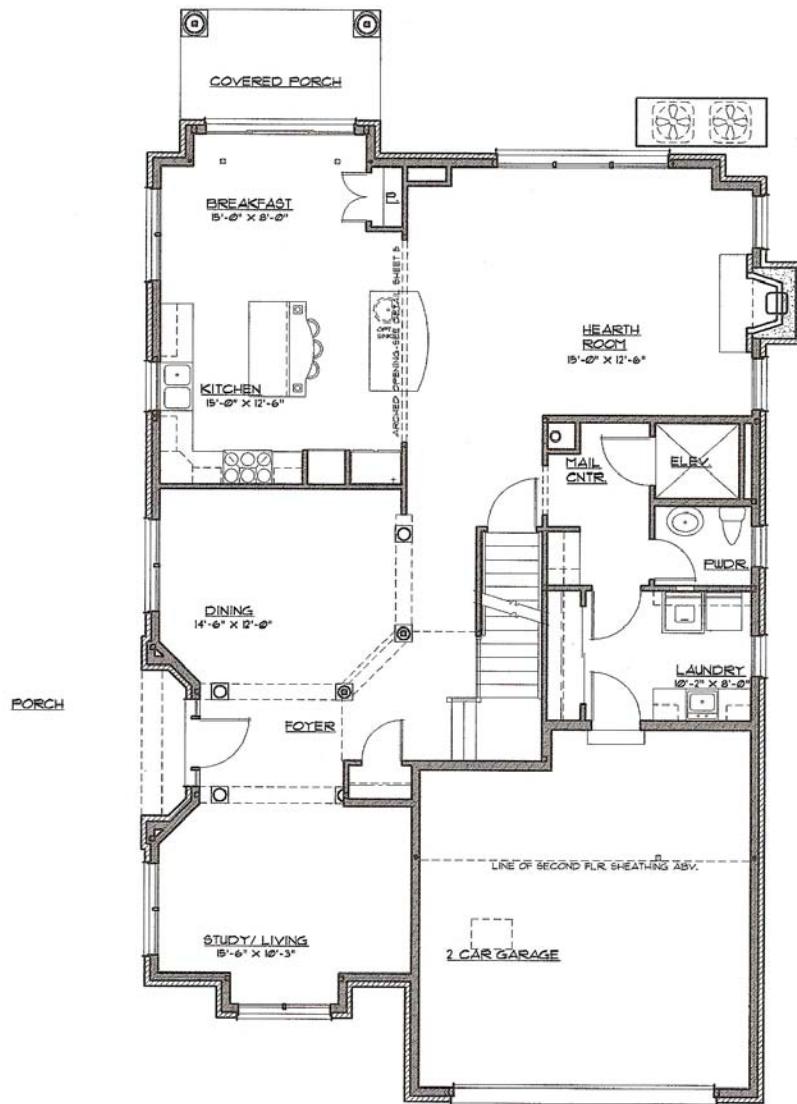


ENERGY PACKAGE

- R-40 ceiling insulation
- R-19 exterior walls consisting of 3 5/8" Fiberglass insulation plus foil backed insulated sheathing and 4-mil polyurethane Vapor barrier and Tyvek wrapping
- (2) Fifty Gallon Energy Saving Hot Water Heater
- Zoned heating and cooling
- Energy efficient electric central air conditioning
- Energy saving natural gas heat
- Clock thermostats
- Insulated exterior doors

KITCHEN AND BREAKFAST ROOM

- Dacor stainless steel 36" dual fuel range/over/6 burners
- Dacor stainless steel 30" Wall oven
- Dacor stainless steel Microwave
- Dacor stainless steel dishwasher
- Granite counter tops
- Double bowl s/s or porcelain kitchen sink
- 3 piece Crown molding
- Two Granite Island Work Area
- Job Finished Hardwood flooring
- Covered Rear Porch

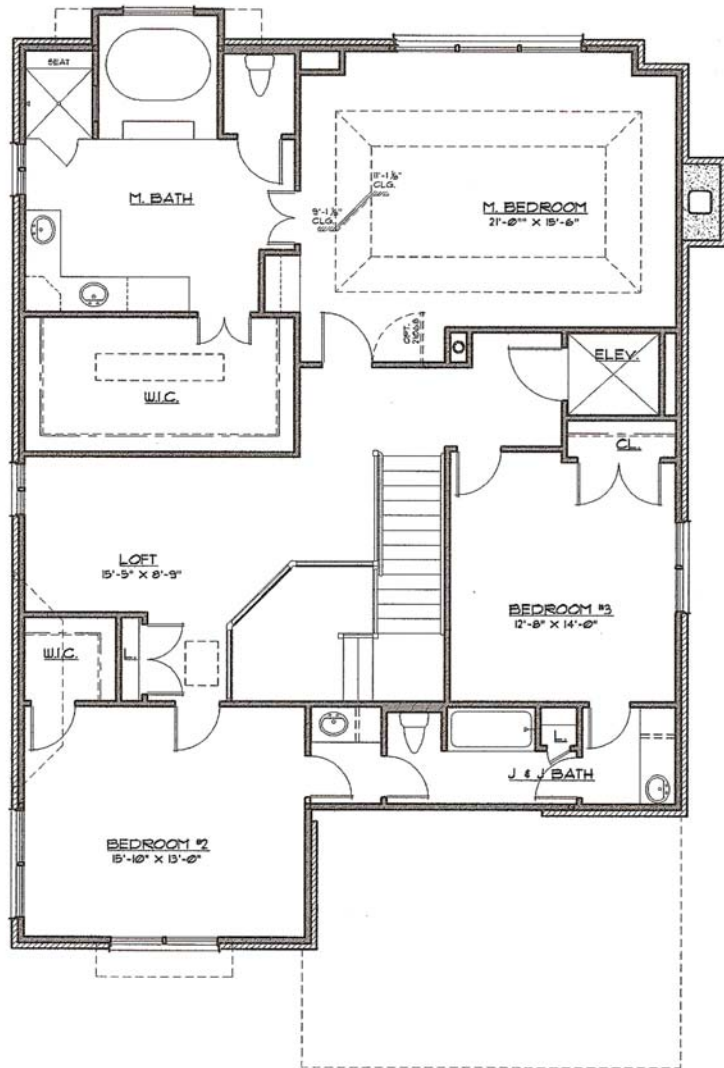


LIVING, DINING & ENTERTAINMENT AREAS

- 10 ft. ceilings throughout first floor
- Elegant staircase with oak treads, risers, and mCustom railings, per plan
- Masonry fireplace in Hearth Room
- Job Finished Hardwood flooring Hearth Room
- Custom 3 1/4 inch door casing
- Custom 5 1/4" base molding
- Custom 3 1/4" chair rail in dining room
- 6 panel Colonist style interior doors

MASTER SUITE

- Master Bedroom Suite
- Built in Coffee Bar
- Dramatic Coffered ceiling
- Walk in closets per plan
- Double vanities with Granite Counter tops
- Kohler Whirlpool tub
- Separate Shower
- Private Commode Area
- Kohler Elongated toilet
- Kohler brushed nickel fixtures
- Ceramic Tile flooring and tub decking



ADDITIONAL SECOND FLOOR FEATURES

- Bedrooms 2 & 3 with Jack 'n Jill Bathroom and Walk in closets
- Finished Loft Area
- Open Foyer

LOWER LEVEL

- High foundation pour
- Hydro Channel perimeter drain tile system
- Sump well and pump

Additional Custom Features are available

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