

Exclusive Opportunity

to own a custom built home off North Warson Road



*480 North Warson Road
Olivette, Missouri 63124*

Offered at \$1,397,500

- Approximately 4,478 square foot custom designed Atrium Ranch home with a side entry three car garage, full lower level walk-out, five bedrooms, spacious first floor master suite with four full bathrooms (one shared) and two powder rooms (one of which is convertible)
- Ladue Public Schools served by Conway Elementary, Ladue Middle School and Ladue High School (top rated St. Louis metropolitan public school system) and MICDS (private) is walking distance across Warson Road
- Spectacular 2/3rd acre, hillside walk-out lot located off of a private driveway. New home in front at 476 North Warson Road was recently completed in summer 2019 and is of similar size and design
- Whole Home Energy Efficiency features include 2"x 6" exterior walls with a R-14 2" spray foam insulation with R-13 bat insulation providing a R-27 rating in the walls. (foam insulation package also provides superior interior noise reduction), high rated R-49 blown-in fiberglass attic insulation, dual zoned 95% efficiency gas furnaces with wi-fi enabled thermostats, two high efficiency hot water heaters (50 & 75 gallon with expansion tanks), Sierra Pacific wood, aluminum clad, double hung dual paneled argon gas low-e glass windows with screens, includes air infiltration package (foam spray all exterior window, doors with walls caulked walls to the base plate)
- Exterior Maintenance Free features include 10 year paint-free "James Hardie" cement board siding, Rowlock edged masonry to bottom of windows skirting the front elevation, cement board enclosed soffit and fascia and pyphon columns, architectural shake asphalt roofing with ridge venting system (40 year)
- Lower Level has a deep nine foot foundation pour, whole basement perimeter "Watch Dog" hydrocontrol sump pump system with a 10 year warranty exterior foundation water proofing tar, dual fuse box 400 amp electrical service, dual zoned HVAC (first floor and lower level), gas direct vent fireplace and beverage center with sink
- 1 1/4" house and separate 3/4" water service to accommodate a future sprinkler system and/or 20'x 40' pool
- Landscaped motor court and sodded yards around the house with screening trees (per landscape plan)
- Asphalt driveway to Warson Road from aggregate concrete motor court out front of house
- Ten foot (10') first floor ceilings, Eight foot seven inch (8' 7") lower level ceilings, Fourteen (14') living room vaulted ceiling, eleven (11') master bedroom suite coffered ceiling and dining & dressing room tray ceilings
- Custom designed gourmet kitchen open to breakfast room and living room. Features include custom cabinetry with granite counter tops, large center island with bar stool knee space, tile backsplash above counters, stainless steel Dacor appliance package includes built-in refrigerator (42"), up to eight burner (48") gas range with dual ovens, convection pull-out drawer microwave oven, dishwasher and garbage disposal. All cabinetry has smooth

slide quiet closing drawers, built-in base trash / recycling bin cabinet, lazy-susan base corner cabinet, matching side panels and a separate beverage center in the breakfast room with a below counter wine cooler / beverage refrigerator and wet bar sink.

- Custom painted 8'10" front door with 3/4 dual sidelight windows
- 16'x 23' rear Weather Tech rear deck with 6" cedar posts and prefinished metal railing system
- Custom designed open lower level staircase with painted newel posts & painted balusters
- Private Study with eight foot (8') full light interior French doors at foyer (can also be utilized as a 5th bedroom)
- Two fireplaces – both are energy efficient, first floor (48"), lower level (42") direct vent natural gas fire boxes with fan blower motors and remotes. Living room is stone clad to the ceiling with a custom stained wood mantle. Lower level family room has a Carrera marble surround and painted wood mantle.
- Garage entry "back of the house" includes custom cubby cabinetry, utility "craft" room with a powder room, walk-in pantry and a spacious laundry room with full wall cabinetry, granite tops and a stainless steel utility sink
- Luxury master suite, bay window, single French door to rear deck, crown molding, chair rail molding, eleven foot (11') coffered ceiling, centered ceiling fan, dressing room with linen closet and crown molding, two spacious, separate walk-in closets with windows and crown molding (custom closet systems are not included)
- Luxury master bathroom with marble tops, floor and subway wall tiling, oversized walk-in shower with seat, dual shower heads with body sprayers, 1/2" frameless glass shower enclosure with door, full sized free-standing bathtub with coffered ceiling above, hand sprayer, large dual sink vanity with end panels and legs, custom mirrors, private water closet, dual quiet exhaust fans for shower and water closet
- Auxiliary bedrooms are on the lower level all with in-suite bathroom access (one has a private water closet with shower), the other bathroom shares access with the great room (all bathrooms have raised vanities and quartz tops with under-mounted porcelain sink bowls)
- 280 square foot Exercise Room includes full mirrored wall and rubberized flooring (optional theater room)
- Upgraded plumbing fixture package with raised and elongated water efficient toilets with quiet close seat lids
- All closets (except Master Suite) include continuous-slide, open gage wire, metal shelving
- Dining room flanked with a tray ceiling with crown molding in and out of the tray and chair rail molding
- Pre-finished 5" hardwood flooring on first floor, carpet in master suite, lower level bedrooms, laminate flooring in the family room and tiling in all wet areas, craft room and mud room/cubbie area
- Custom home millwork package includes 5 1/4" base and one piece crown molding throughout the first floor and lower level with 3" 1/4" casement molding framing around all windows, doors and cased openings
- Interior door package includes all solid core, two panel, Roman top, Masonite doors with brushed nickel lever handle door hardware. Eight foot (8') high on the first floor and six foot eight inches (6' 8") throughout the lower level and mud room/cubbie area off of garage
- Heated, fully drywalled, painted, eleven foot (11') ceiling, three (3) car garage, extra tall eight foot (8') high insulated window panel garage doors with three (3) wifi enabled door operators and two (2) remotes each
- Living & Great Room above mantle recessed panel TV mount rough-in frame space over fireplaces with TV wire
- Whole home wired dual carbon monoxide/smoke detectors on each floor and in each bedroom (per code)
- Ceiling fan in lower level Great Room (with light) and ceiling fan rough-ins in all lower level bedrooms
- White (Decora), electrical paddle switches and receptacle package throughout home
- Rear yard and motor court spot lights switched from master bedroom, generous LED in-ceiling recessed can lighting and upgraded light fixture selections throughout home (allowance if picked by buyer)
- Downspout water collection system installed to retain entire roof run-off water. Oversized six (6") galvanized white metal gutters and downspouts (all connected by PVC piping to an underground infiltration trench)
- Metal seemed roofing over the front study box bay window
- Motor court and lower level below deck patio in Iowa glacial aggregate concrete
- Front porch in stamped herringbone pattern concrete

For additional information, please go to www.dominionhomesstl.com or contact Doug Mullenix at (314) 220-7733 or doug@dominionhomesstl.com



