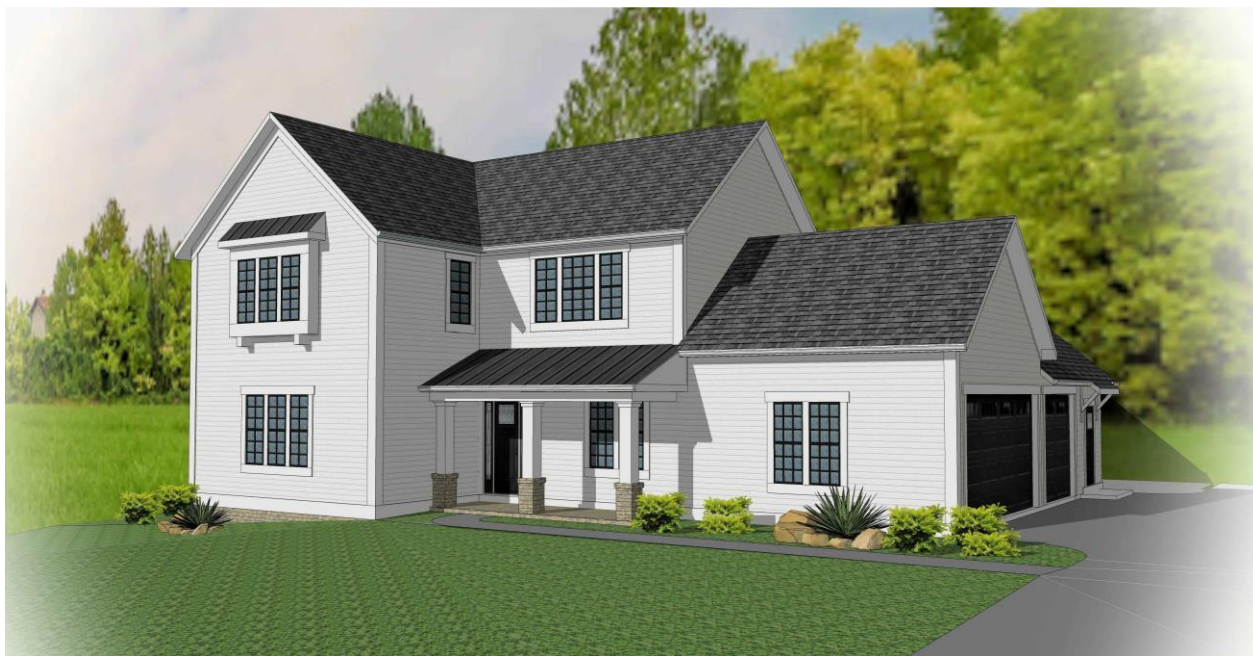


Exclusive Opportunity

to Custom Build a New Home in Ladue



*10132 Fieldcrest Lane
Ladue, Missouri 63124*

Offered at \$1,249,000

- Approximately 3,485 square foot spacious story and a half custom designed home with a side entry three car garage, four bedrooms (first floor master suite), with up to four (4) full bathrooms & powder room
- Ladue Public Schools served by Conway Elementary, Ladue Middle School and Ladue High School (top rated St. Louis metropolitan public school system - all three schools within walking distance)
- Approximately 1/3rd acre lot located on a private lane with only fourteen homes. Many new homes have recently finished construction with another home to be built on Lot 16 (only three original homes remain).
- 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 fifty (50) gallon hot water heaters (with expansion tanks), Casement vinyl dual painted argon gas low-e glass windows and doors with screens, includes air infiltration package (foam spray all exterior window, doors and caulking all exterior walls to the base plate)
- Exterior maintenance free features include 10-year paint-free "James Hardie" cement board siding, manufactured Limestone to bottom of windows skirting the exposed foundation areas on the house, cement board enclosed soffit and fascia, vinyl-clad exterior widow package energy rated, architectural shake asphalt roofing with ridge venting system (30 year)
- Future Finished basement package includes a deep (8'10") basement pour, whole basement perimeter hydro-control sump pump system with 10-year warranty exterior foundation water proofing, full bath plumbing rough-in, one (1) basement egress window with a window well, in-panel expandable 400-amp electrical service, lower-level finished stairwell with closet and door at the bottom.
- Whole Home Landscaping (per City of Ladue approved landscaping plan) with sodded yard areas
- Asphalt driveway with a large parking area & turn around pad at garage and fifteen foot (15') wide drive
- Ten-foot (10') ceilings on first floor and nine-foot ceilings on the second floor (Master Bedroom tray ceiling).
- Interior door package includes eight foot (8') solid core Masonite doors with brushed nickel lever handles on the first floor, 6' 8" door package on the second floor and Mud r& Laundry Rooms

- Custom Designed Gourmet Kitchen opens into a common dining area Family Room. Features include custom cabinetry with quartz counter tops, center island with three (3) bar stool knee space, tile backsplash above counters, stainless steel GE Monogram appliances includes built-in 42" refrigerator, six-burner gas range with oven below, under-counter microwave drawer oven, dishwasher and garbage disposal. All cabinetry has smooth slide quiet closing drawers and built-in base trash / recycling bins cabinet
- Custom Stained Pine Shaker Style Front Door with one (1) full sidelight window
- Stained Front Porch pine car-siding wood ceiling to match front door
- Custom designed three level open staircase with stained newel posts & iron balusters
- Private Study with eight foot (8') full light interior French doors at Foyer
- Energy efficient, 42", Heatilator direct vent natural gas fireplace in Family Room with remote, fan blower and painted wood mantle. Great Room Ceiling fan with two (2) switched electric floor receptacles.
- First floor tiled Laundry Room off the Mud Room including three cubbies
- Two (2) Laundry Rooms with wall & base cabinetry with a granite top and stainless-steel utility sink
- Luxury Master Suite with a box bay window, crown molding, ten-foot trey ceiling with a ceiling fan
- Spacious Master Bedroom Closet with window (custom designed built-in closet systems not included)
- Luxury Master Bathroom with Quartz tops, oversized floor and subway wall tiling, oversized 1/2" frameless glass shower enclosure, full sized free-standing bathtub with hand sprayer, dual raised vanity tops, custom beveled edged framed mirrors, private water closet with tank topper storage cabinet, built-in linen base and wall cabinet with under-cabinet lighting and dual quiet exhaust fans for shower and water closet
- All second-floor bedrooms are privately served by in-suite bathrooms with raised vanities and quartz tops with under-mounted rectangular porcelain sink bowls
- Whole-house Moen Kingsley plumbing fixture and accessory package with raised and elongated water efficient toilets with quiet close seat lids.
- All closets include continuous-slide, open gage wire, metal shelving (pantry in adjustable freedom shelving)
- Pre-finished (5" wide / 3/4" thick) hardwood flooring on first floor (except master suite), upstairs hallway and landing. All bedrooms carpeted and all wet areas custom field tile flooring (includes both laundry rooms)
- Custom millwork package throughout home includes custom 5 1/4" base and one-piece crown molding (where specified) on the first floor, and 3" 1/4" casement molding framing around all windows, doors and cased openings
- Heated, fully drywalled, 11' ceiling, three (3) car Garage with eight foot (8') insulated garage doors with windows.
- Two (2) Wi-Fi enabled door operators with two (2) remotes each
- Both Laundry Rooms includes 220-volt electrical receptacle for dryer within wall venting system.
- Great Room HD panel TV mount rough-in over fireplace
- Whole home wired dual carbon monoxide/smoke detectors on each floor and in each bedroom (per code)
- Ceiling Fan rough-in (with light) in upstairs bedrooms
- White, electrical paddle switches and receptacle package throughout
- Rear yard spotlights switched from Master Bedroom, with a generous lighting allowance that includes a generous amount of LED in-ceiling Halo recessed can lighting and upgraded light fixture selections throughout
- Oversized 6" galvanized white metal gutters and downspouts (piped in landscaped areas to retention system)
- Metal seemed roofing over the front porch and master bedroom box bay window
- Exposed Aggregate concrete private walks and rear patio (15'x15')
- Walk out basement includes one (1) 6'0" French Door and two (2) casement windows
- 12' by 20' treated wood structure, PVC decking, metal deck railing system with steps to grade on the garage side.

For additional information regarding any of the features listed above,
 please visit our website at www.dominionhomesstl.com
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