

# Exclusive Opportunity

Custom Built New Home in Ladue



*10135 Fieldcrest Lane  
Ladue, Missouri 63124*

*Offered at \$1,195,000*

- Approximately 3,311 square foot spacious story and a half custom designed home with a side entry three car garage, four bedrooms (first floor master suite), with three (3) 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 ½ acre lot located on a private lane with only fourteen homes. Many more new homes will be starting construction on recently cleared Fieldcrest Lane lots (only four original homes remain).
- Whole Home Energy Efficiency features include 2"x6" 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), double hung 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 entire 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 hydrocontrol sump pump system with 10 year warranty exterior foundation water proofing, full bath plumbing rough-in, two (2) basement egress windows with window wells, in-panel expandable 400 amp electrical service, lower level finished stairwell.
- 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 (also includes Master Bedroom coffered and Dining Room tray ceilings).
- Interior door package includes eight foot (8') solid core Masonite doors with brushed nickel lever handles

- Custom Designed Gourmet Kitchen open to Breakfast Room and Family Room. Features include custom cabinetry with granite counter tops, center island with three (3) bar stool knee space, tile backsplash above counters, stainless steel GE appliances includes built-in refrigerator, six-burner gas range with oven below, under-counter microwave 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 full sidelight windows
- Stained Front Porch pine car-siding wood ceiling to match front door
- Custom designed three level open staircase with painted newel posts & 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 of the Mud Room including a large Coat Closet with three cubbies  
Laundry Room Cabinetry with base and wall cabinetry with a granite top and stainless steel utility sink
- Luxury Master Suite with a bay window, crown molding, ten foot coffered ceiling with a ceiling fan
- Separate "his" and "her" closets with wire shelving (custom designed built-in closet systems not included)
- Luxury Master Bathroom with Carrera marble tops, 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
- Second floor bedrooms privately served by in-suite bathrooms (one privately shared) with raised vanities and quartz tops with under-mounted porcelain sink bowls
- Whole-house Moen Kingsley plumbing fixture and accessory package with raised and elongated water efficient toilets with the master and powder room toilets with quiet close seat lids
- All closets include continuous-slide, open gage wire, metal shelving (pantry in adjustable freedom shelving)
- Dining Room with perimeter Trey Ceiling with Crown Molding
- Pre-finished 5" hardwood flooring on first floor (except master suite), upstairs bedrooms carpeted and all wet areas custom tiled (includes laundry room)
- 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) Wifi enabled door operators with two (2) remotes each
- Laundry Room includes 220 volt electrical receptacle for dryer with in 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 spot lights switched from Master Bedroom, with a generous lighting allowance that includes a generous of LED in-ceiling 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 front dormer
- Exposed Aggregate concrete private walks and rear patio (15'x15')

For additional information regarding any of the features listed above,  
please visit our website at [www.dominionhomesstl.com](http://www.dominionhomesstl.com)  
or contact Doug Mullenix at (314) 220-7733  
or [doug@dominionhomesstl.com](mailto:doug@dominionhomesstl.com)

