



Listings as of 07/27/2018 at 10:45 AM

## Client Detail Report

Property Type: Residential

3800 McDonald, St Louis 63116

L Price: \$539,000

MLS #: 18060483

Status: Active

County: St Louis City

Area: South City

Muni/Twp: St. Louis City

SubD: Tower Grove South



Style: **1 Story/Ranch**      CrossSt:  
Taxes Pd: **\$2,571**      Lot Num:  
Tax Yr: **2017**      Sct/Twn:  
Prop Type: **Residential**      Ttl Liv Ar:  
Sqft Above: **2,686 (Other)**      Pr/TtlLivAr:  
SqFtAbv/PSF: **2,686 / \$200.67**  
Lot Size: **0.220 ac (County Records)**  
Lot SF: **9,583 (County Records)**  
Lot Dim: **0**  
Elem Schl: **Mann Elem.**  
J High: **Fanning Middle Community Ed.**  
S High: **Roosevelt High**  
Poss: **At Closing**  
Type:

### General Property Information

Beds: **4**      CDOM: **2**  
Baths: **3 (2 1)**      Dual Age: **Yes**  
Age:      Year Built: **2018**  
Unit #:      AsscFee:  
# Prk: **0**      Assc Pd:  
Sqft Below:      Building #:  
Ttl Liv Ar/PSF: **/**      Pr/Sqft: **\$200.67**  
Ttl Units:  
Bse Pr Rng:  
Sqft Range:  
Lic Sell: **Seller's Agent**  
Schl District: **St. Louis City**  
SubDiv Ph:

### Rooms / Sizes

Total Rooms		Bedrooms		Full Baths		Half Baths	
# Rms:	8	Main Beds:	4	Main Bths:	2	Mn Bths:	1
M & U Bds:	4	Up Beds:	0	Up Bths:	0	Up Bths:	0
M & U Bths:	3	Low Beds:	0	Low Bths:	0	Lw Bths:	0
Type	Dimensions	Level	Flooring	Window Covering			
Living Room	18 x 15						
Kitchen	19 x 14						
Dining Room	15 x 11						
Master Bedroom	16 x 13						
Bedroom	25 x 12						
Bedroom	12 x 11						
Bedroom	12 x 11						
Laundry Room							
Mud Room	15 x 6						

Presented By: Kirk McCullen Phone: 314-583-1917

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### Details

# Fp: 0	Garage Info: 2	#Crp Sp: 0	Cable:
Fp Type: None		Fp Loc: None	
Conditions: Unknown		Ht Src: Gas	
Model:		Water Ht: Electric	
Builder:		Water Sft:	
Sewer: Public			
Architect: Contemporary, Traditional, Other			
Dining: Kitchen/Dining Combo			
Water: Public			
Cool: Central-Electric			
Heat: Forced Air			
Disclos: Agent Owned, Sellers Discl. Avail			
Park Dsc: Attached Garage, Garage Door Opener, Oversize			
Bdrm Dsc: Divided Bdr Fir Plan, Main Floor Master, Master Bdr. Suite			
M Bth Dsc: Double Sink, Full Bath			
Appliances: Dishwasher, Disposal, Microwave, Range/Oven-Gas			
Construct: Brick/Stone Msn Pred			
Kitchen: Breakfast Bar, Center Island, Custom Cabinetry, Pantry, SolidSurfaceCounter			
Spec Dsc: Rehabbed, Renovated			
Base Dsc: Unfinished			
Misc: Patio			
Interior: Open Floor Plan			
Spec Area: Bonus Room, Main Floor Laundry			
Lot Dsc: Fencing			

### Remarks

Mrk Rmks: **OPEN Sunday 7/29 1-3pm! One-of-a-kind CITY RETREAT proudly brought to you by GARCIA DEVELOPMENT. This custom build is located in the Tower Grove South community; walking distance from yoga & farmers markets in Tower Grove Park & all kinds of fun dining options on South Grand. It's so hard to find an over-sized ATTACHED garage, MAIN FLOOR master suite or an ENORMOUS 1/4 ACRE yard big enough for a POOL (or whatever your heart desires). This home has ALL of these things & THEN SOME. Comfortable living room opens to the cheery, light-filled kitchen with large center island, skylights & up-to-the ceiling cabinets. The attached dining room adds a door leading out to the patio for impromptu al fresco dinners. The west wing houses the MASTER SUITE with double walk-in closets, spa-like ensuite bath & door to patio overlooking the yard. The east wing houses 3 more bedrooms, 2nd full bath, kick-ass laundry room with marble tops (huh) & mudroom right off the entrance to the garage. GET IT.**

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