

~INCLINE VILLAGE~

**4 Bedroom, 3.5 Bath 2-Story Home
2800 Square Feet of Living Space**

Price: \$205,000

Additional Features:

- Upgraded lighting throughout
- Interior Transom windows, Trim cased windows
- Country arched-grooved interior doors
- Custom painted floor in finished lower level
- Blown in upgraded insulation
- Electric heat, stove & water heater, 60 gallon water heater
- Access to all Incline Village amenities



Directions: Foristell exit,#203, take Hwy W north 1.3 miles to left on Dietrich Rd, 3 miles to Incline Village and left on Fairway Drive, 1.1 miles to Village Drive West on left. Go left 1 block to Village Ln on left to home on right.

Enjoy all country living in this gated golf course community. This fabulous 4, possible 5 bedroom home has wonderful custom features such as crown molding, 5 inch baseboard, laminate hardwood floors, trim cased windows, dining room with alcove, backyard patio and elevated deck out the kitchen area overlooking large wooded half acre lot. Located in a beautiful resort setting, Incline Village offers access to 220 acre lake with speed boats welcome, an 18 hole golf course, tennis courts, playgrounds and a clubhouse pool!

Set your appointment today to view - you will not be disappointed!

*For more information contact
Phil Reid at 314-486-8642*

*For more information contact
Phil Reid at 314-486-8642*

**WESTBOUND REAL ESTATE
800-656-7595
WWW.LANDTODAY.COM**

**WESTBOUND REAL ESTATE
800-656-7595
WWW.LANDTODAY.COM**



Second Floor:

Landing 11' x 12'

Bathroom 2' x 4.5'

- 72 inch vanity
- Large pantry-double doors

Master Bedroom 13' x 15'

- Vaulted ceiling
- Planter shelf
- Two seater shower
- Double vanity
- 4' x 11' Walk-in closet
- Transom window

Bedrooms 2 & 3

- 10 x 12

Bedrooms 4

- 12 x 13

Basement-Partially Finished:

- Recreation room (18' x 16')
- Office/bedroom (8' x 13')
- Bathroom w/shower stall
- Tract lighting
- Double walkout doors to patio

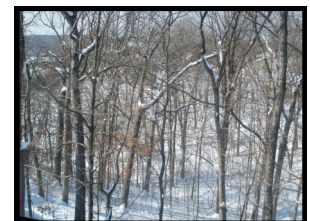
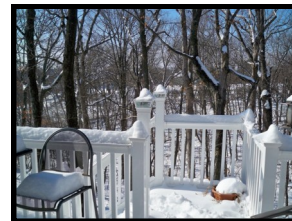
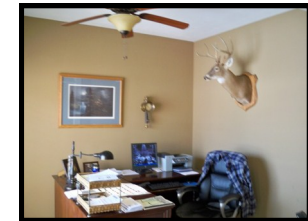
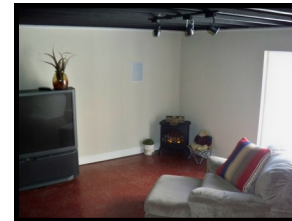
Garage - 3 Car

- 8' x 16' insulated door
- 8' x 8' insulated door
- 10' ceilings
- Drywall and insulated
- Double parking area
- Single parking area

Exterior

- Covered front porch
- Back patio
- Back deck

**WELCOME TO
10554 VILLAGE LANE
FORISTELL, MO 63348**



Main Floor:

Nine foot ceilings, Revolution wood plank and 5 inch baseboard throughout.

Great Room 18' x 15'

- Corner stone ventless fireplace -propane-corando
- Space above fireplace wired for TV
- Crown molding
- Planter Shelf
- Laminate Hardwood Floors

Eating Area 12' x 16'

- Double glass doors to outdoor deck

Kitchen 12' x 13'

- 42" cabinets-crown mold-cherry stain-hardware
- Adora dishwasher and stove
- Adora refridgerator negotiable
- Center island
- Stereo speaker
- Recessed lighting
- Backsplash

Dining Room 10' x 11'

- Alcove
- Molding

Laundry Room 6' x 6.5'

*For more information contact
Phil Reid at 314-486-8642*

**WESTBOUND REAL ESTATE
800-656-7595 WWW.LANDTODAY.COM**