

1586 MISTY RIVER DRIVE, ST. PAUL, MO 63366



## HOMESITE 318

- The Monterey II Ranch
- 3 Bedrooms, 2 Baths
- 2 Car Extended Garage
- 1,584 Sq. Ft.

**\$424,900**



**QUICK MOVE**

**MOVE-IN  
READY!**

### ABOUT THE COMMUNITY

Located in a picturesque, natural setting, Riverdale Manors Phase 3 is a community with a quiet neighborhood feel. This close-knit community is easily accessible from I-70 and is just minutes from schools, restaurants and shopping.

### DIRECTIONS

From I-70 Take Hwy 79 north approximately 7 minutes to left on Vomund to Right on Hwy. Y to Right on Riverdale Estates Drive

### SALES OFFICE HOURS

Open Daily  
11:00 a.m. to 5:00 p.m.

### CONTACT

Kristin Gansman, Sales Manager  
636-980-4200  
kgansman@trhughes.com

Pricing subject to change without notice.  
See sales manager for details.

- Vaulted Ceilings in the Foyer, Great room, Kitchen & Breakfast Room
- 2' Extension Added to the 2 Car Garage
- Laminate Flooring in the Foyer, Great Room, Kitchen, Breakfast Room, Walk in Pantry & Hallways
- 42" Soft Close, Kemper Cabinets in Cloud Color in Kitchen
- Oversized Kitchen Island w/ 9" Deep Undermount Stainless Super Single Sink, Dishwasher & Overhang
- Granite Kitchen Countertops
- Stainless Appliances Including a Smooth-top Self Cleaning Range, Microwave & Dishwasher
- Laminate Flooring in the Foyer, Great Room, Kitchen, Breakfast Room, Walk in Pantry & Hallways
- Can Lighting in Kitchen, Great Room & Hallways
- 5' Shower w/ Seat & Semi Frameless Shower Door in Master Bath
- Adult Height Toilets in Both Baths
- Double Bowl, Adult Height Vanities w/ Drawers & Upgraded Countertops in Master Bath
- Wood Burning Fireplace with Marble Surround
- 5 Panel Doors w/ Matte Black Hardware
- Carriage Style, Insulated Garage Doors w/ Opener
- Custom Paint
- 18' x 14' Concrete Patio & Fully Sodded Yard
- Rough In Plumbing for Future Bath in Lower Level
- Egress Window
- 30 Yr. Architectural Shingles



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