

2012 WHITE BRANCH DRIVE, ST. PAUL, MO 63366



## HOMESITE 395

- The Montgomery Ranch
- 3 Bedrooms, 2 Baths
- 2 Car Extended Garage
- 1,498 Sq. Ft.

~~\$417,900~~

**\$367,900**



Representative—Actual Home May Vary

## 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 Great Room, Kitchen & Dining Area
- 2' Extension Added to 2 Car Garage
- 42" Soft Close Kitchen Cabinets
- Granite Countertops w/ Super Single Stainless Sink
- Kitchen Island w/ Overhang
- Walk In Pantry
- Stainless Appliances Including a Smooth Top Self Cleaning Range, Microwave & Dishwasher
- Laminate Flooring in Foyer, kitchen, Dining & Great Room
- Window Wall in Great Room including ( 3 ) 6' Windows & Glass Door w/ Blinds in between the Glass
- Can Lighting in Kitchen & Great Room
- Double Bowl, Adult Height, Soft Close Vanities & Upgrade Countertops
- Wave Rectangular Sink Bowls
- Adult Height Toilets in Both Baths
- 5' Shower w/ Seat & Semi Frameless Shower Door
- Custom Paint in Main Living Area
- 5 Panel Doors w/ Brushed Nickel Hardware
- 4 1/4" Baseboards
- Carriage Style, Insulated Garage Doors w/ Openers
- 18' x 14' Concrete Patio
- 30 Yr. Architectural Shingles
- Egress Window in Lower Level
- Rough In for Future Bath in Lower Level

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