

2011 White Branch Drive, St. Paul, MO 63366



Homesite 434

- The Montego Ranch
- 3 Bedrooms, 2 Full Baths
- 3 Car Extended Garage
- 1,696 Sq. Ft.

~~\$435,900~~

\$410,900



Representative—Actual Home May Vary

**MOVE-IN
OCTOBER**

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 from
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 Foyer, Great Room, Kitchen & Breakfast Room
- Woodburning Fireplace w/Marble Surround
- 42" Kitchen Wall Cabinets with knobs
- Stainless Appliances Including a Smooth-top Self Cleaning Range, Microwave & Dishwasher
- Enlarged Kitchen Island with Overhang
- Granite Kitchen Countertops & 9" Deep Undermount Stainless Kitchen Sink
- Upgrade Moen Kitchen Faucet & Push Button Disposal
- Laminate Flooring in Foyer, Great room, Kitchen Breakfast room, & Hallway
- Can Lighting in Great Room, Kitchen & Hallways
- 2' Deeper Garage w/ Insulated Garage Doors & Opener
- Double Bowl, Adult Height Vanities w/ Drawer Stacks in Master Bath
- Upgrade Countertops in Bathrooms w/ Rectangular Sink Bowls
- Upgrade Black Moen Faucets in Bathrooms
- 5' Shower w/ Seat in Master Bath w/ Semi Frameless Shower Door
- Adult Height Toilet in Master Bath
- 6' Tall Windows in Great Room
- 2 Panel Doors w/ Black Hardware & Hinges
- Custom Paint
- 4-1/4" Baseboards throughout
- Ceiling Fans in Great Room & Master Bedroom
- 17' x 15' Concrete Patio w/ Cedar Steps
- Egress Window in Basement
- Rough In Plumbing for Future Bath in Basement
- Enclosed Soffits & Fascia
- Architectural Shingles
- Fully Sodded Yard

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