

2614 California

4 BEDROOMS · 2 FULL/1 HALF BATH · FOX PARK · 63118



This two-family conversion has FOUR BEDROOMS, real bedrooms, not little rooms stuffed under stairs but FOUR GLORIOUS BEDROOMS and all with double closets. The first floor layout is fantastic with an OPEN FLOOR PLAN. The kitchen is open to a large FAMILY ROOM. Kitchen has all new 42 cabinets, GRANITE counter tops and stainless appliances. WALK-IN PANTRY/ LAUNDRY and HALF BATH on main level. CENTER ISLAND provides a great BREAKFAST BAR space. In addition to this ENTERTAINING area there is formal dining room and private living room on the first floor. The MASTER has separate tub and shower plus dual vanity. Do not let the VALUE price fool you. This is a QUALITY renovation. Updated systems, wood floors throughout, new(er) windows. Gorgeous little green yard and new(er) 2+ car parking pad. Ideally located in lovely Fox Park this home is just minutes from Downtown, Lafayette Square and South Grand. Walk to the park or one the new restaurants in the neighborhood! "



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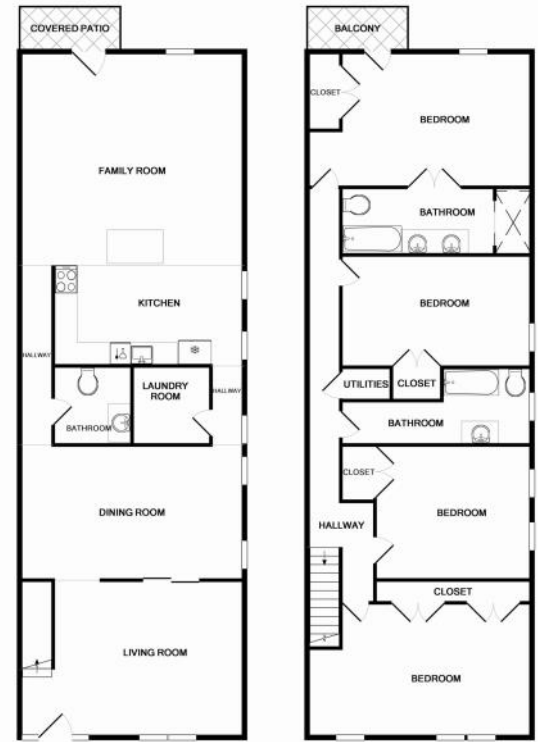
THE DAWN GRIFFIN
REAL ESTATE GROUP

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SPECIAL FEATURES

- All bedrooms have large double closets— plenty of storage.
- Open floor plan on main level great for entertaining.
- Granite counters and large center island in kitchen.
- Separate tub and shower + dual vanity in spacious master bathroom.
- Updated systems.
- Wood floors throughout.
- Fox Park location is just minutes from Downtown, Lafayette Square, and South Grand.



First Floor

Second Floor



UTILITY AVERAGES

\$269/MONTH

			ELECTRIC	\$112
			GAS	\$26
			WATER	\$41
			SEWER	\$79
			TRASH	\$11

TOTAL AVERAGE PER MONTH BASED ON CURRENT OWNER'S USAGE HABITS. NOT GUARANTEED NOR WARRANTED.

