

3504 Wyoming Street

4 BEDROOMS · 2.5 BATHS · TOWER GROVE EAST · 63118



Completely renovated, yet well preserved this home has sought-after open floorplan, in a convenient and desirable location. Modern kitchen w/quartz counters, vented hood, tile backsplash, island, & stainless appliances, including microwave cubby. Custom built rolling pantry can be found just around the corner. Kitchen opens to sun-filled family room. Nice flow to separate ample dining space & front living room, offering much flexibility. Covered porch welcomes you to foyer w/coat closet. Home boasts 4 large bedrooms on 2nd floor including master suite w/walk-in closet. Master bath has heated floors, comfortable soaker tub, separate shower tiled to ceiling w/ bench & rainshower, ample storage, & dual vanity. Lg. 2nd floor along w/a well finished 2nd full bath. Refinished hardwoods & new stylish tile throughout. Zoned HVAC, updated wiring + plumbing. Deck, 2-car garage, and roof all new (2015). Fenced and sodded yard, all just steps away from the vibrant Grand business district. This one has it all!



DAWN GRIFFIN | 314.413.7086
dawn@dawngriffin.com
www.dawngriffingroup.com
10333 Clayton Road, St. Louis, MO 63131



3504 Wyoming Street



Dawn Griffin
GROUP

SPECIAL FEATURES

- Fabulous rehab only 2 years old. Classic historic St. Louis architecture with clean modern updates.
- Open kitchen & family room great for entertaining.
- On trend kitchen with white cabinetry, subway tile backsplash, stainless appliances. Custom built rolling pantry.
- Sink in the island so that you can wash dishes and interact with company.
- Southern facing windows bringing in lovely natural light – great for plants.
- Master ensuite has heated floors, separate shower with optional rainfall shower, dual vanities, and gorgeous stand-alone spa soaker tub.
- Walk in closet with plenty of storage space.
- Built in work bench and storage in basement + glass block windows for security and privacy.
- Second floor laundry room.
- Two car garage built in 2015.
- Newer deck (2015) and fenced yard for privacy.
- One block away from South Grand – restaurants, shopping, amenities.
- Walk to Tower Grove Park -- festivals, farmers market, lovely walking/running/biking paths.
- The Tower Grove East listed in the National Register of Historic Places in 2013 for its quality and diversity of architecture.



UTILITY
AVERAGES
\$332/MONTH

ELECTRIC	\$133
GAS	\$55
WATER	\$53
SEWER	\$80
TRASH	\$11

TOTAL AVERAGE PER MONTH BASED ON
CURRENT OWNERS USAGE HABITS.
NOT GUARANTEED NOR WARRANTED.

