

# 5480 Potomac

3 BEDROOMS · 1 BATH · ST. LOUIS · 63139



**S**itting on a desirable tree-line street, 5480 Potomac has quaint Northampton bungalow curb appeal. Cozy living room with WOOD BURNING FIREPLACE is punctuated by streaming sunlight from an updated picture window. Warm hardwoods extend throughout living and connected dining room, providing nice flow for entertaining. Enjoy cooking in an efficient kitchen with white cabinetry and white tile back splash. Continue to back of home and take advantage of LARGE BONUS/FAMILY ROOM, a rarity at this price point. Two main floor bedrooms share an updated full bath. The third bedroom is upstairs with an adjacent loft/sitting room perfect for office, playroom, or hobby area. Clean walkout basement, updated electric, new furnace with humidifier (2016) and energy efficient windows. Shaded and fenced backyard has patio and one car garage. Tilles Park, with its new splash pad, is just 2 blocks away. Convenient to shopping and other amenities. This darling will be taken in no time.



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REAL ESTATE  
GROUP

# 5480 Potomac

## SPECIAL FEATURES

- Working wood fireplace.
- New furnace with humidifier in 2016 and energy efficient windows.
- Charming first floor den/rec room + flex space on upper level.
- Lots of natural light throughout.
- Walkable neighborhood, close to Tilles Park with new splash pad.
- Easy access to transit on Hampton or Kingshighway.
- Centrally located with Target and other shopping just blocks away.



First Floor

Second Floor



### UTILITY AVERAGES

ELECTRIC \$172 | GAS \$100  
 WATER \$30 | SEWER \$46 | TRASH \$11

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

#### FLOORPLAN SKETCH DISCLAIMER:

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