



2340 S COMPTON | 63104

TOWER GROVE EAST



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PROUDLY BROKERED BY
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CIRCA 1906: This townhome in Tower Grove East has 3 bedrooms, 2.5 baths, main floor laundry, 2 car garage and additional side lot. Large living room and dining room with wood floors and south facing windows are visible upon entry. The large kitchen with custom milled cabinets fills out the rear of the home and has room for table. HALF BATH and MAIN FLOOR LAUNDRY complete this level. Upstairs are 2 large bedrooms and full hall bath. The MASTER BEDROOM with ENSUITE BATH rounds out this floor. From access the private balcony with an excellent view of the FULLY FENCED SIDE LOT and 2 CAR GARAGE. This home been well cared for since the original renovation. New Roof 2010. No maintenance composite deck completed 2011. New water heater 2009. Ideal location! Short walk to Tower Grove Park and S. Grand and 4 minutes drive to I-44 ramp.

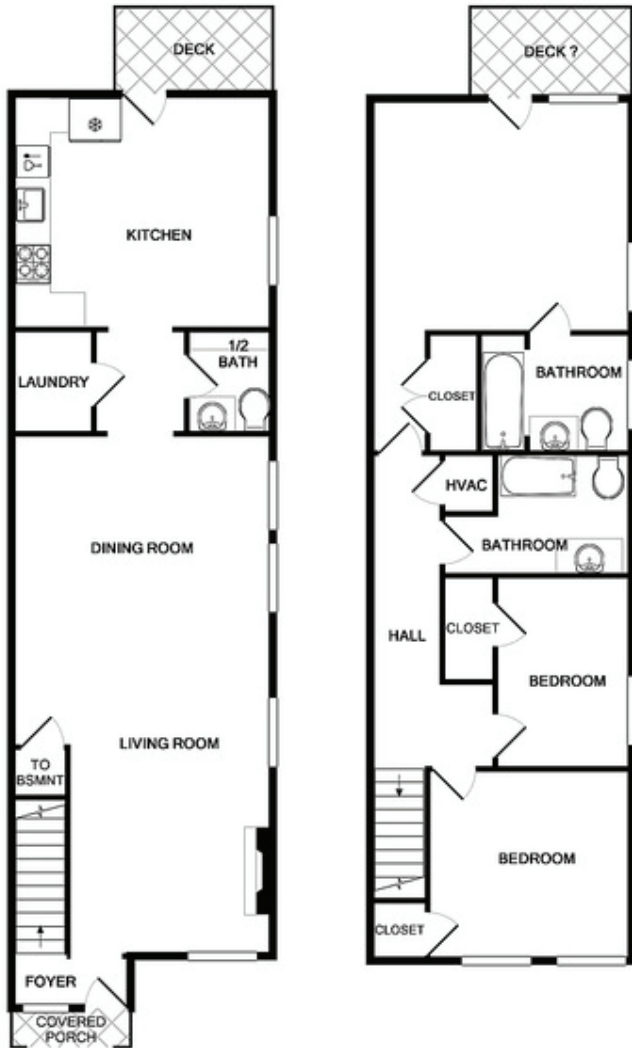


CALL FOR PRICING & A PRIVATE SHOWING

3 BEDROOMS		1,989 APPROX SQ FT		2-CAR GARAGE	
2.5 BATHROOMS		\$2,245 ANNUAL RE TAXES		40'x 125' APPROX LOT SQ FT	



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First Floor

Second Floor

SPECIAL FEATURES OF THIS HOME

- Incredible custom woodwork - rehabbed by a master carpenter, the wood nearly glows with life.
- Rolled roof installed in 2010. White paint covering roof for energy efficiency done in 2012
- No maintenance composite lower deck/porch completed in 2011.
- Full two car garage with new garage door and opener in 2015.
- New Fischer and Paykel Dishdrawers installed in 2010.
- New front windows (including the large downstairs picture window replaced in 2014)
- Back door off of Master bedroom replaced in 2015.
- Front and back fences replaced 2016.
- New Water heater 2009.
- Smart Thermostats installed 2017
- Video Doorbell installed 2018.
- LED Lightbulbs throughout main living floors.
- Nationally televised restaurant on the Corner (Crafted).
- Excellent local coffee shop on the corner as well (Kitchen House).
- Walk to so many places - Restaurants on S. Grand, Tower Grove Park, Fox Park with new splash pad.



UTILITY AVERAGES



ELECTRIC | \$80

GAS | \$70

WATER | \$33

SEWER | \$65

TRASH | \$11

\$259 /MO

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

