



54 Decorah Drive



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PROUDLY BROKERED BY:
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Est. 1956: This tri-level home just keeps giving and giving. Enter into the main level with open living room, dining room and kitchen. Down the hall is a full bath plus master bedroom. At the end of the hall take a short flight to the third level featuring 2 more bedrooms and half bath. Or choose the stairs going down to the large FAMILY ROOM. This multi-level home sits perfectly on the site. From the kitchen you can walk out to a COVERED PATIO and view the expansive backyard, or view from the window above the sink. The large family room on the lower level also walks out to inlaid PAVER PATIO complete with FIRE PIT. The layout and site design are ideal for entertaining and playing. All the public spaces are open and inviting w/bedrooms tucked neatly out of sight. Large/unfinished basement offers additional storage. 2 CAR GARAGE. High Efficiency furnace and wine chiller are just a few more perks!



Call for pricing and a private showing.

3 **3 BEDROOMS**

1,625 **APPROX SQ FOOTAGE**

2-car **GARAGE**

1.5 **1.5 BATHROOMS**

\$2,959 **ANNUAL RE TAXES**

100x200 **APPROX LOT DIMENSIONS**



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Special Features Of This Home



- Half-acre lot with large trees, provides privacy
- Paver patio with built in fire pit
- Spacious kitchen with lots of cabinets
- Granite and quartz countertops
- Great location - almost anything is a 10-minute drive away
- Architectural shingled roof
- Big windows in living area bring in natural light
- Frigidaire Gallery appliances in the kitchen
- New PVC installed for both bathroom stacks in 2016 and 2017
- Catch basin in yard and waterproofing in the basement installed in 2016 and 2017
- 5-minute drive from The J & just 10 minutes to Creve Coeur Park
- Long driveway fits up to six cars for guests
- High-efficiency furnace and whole-house humidifier
- ADT home security system
- Built-in Bluetooth speaker in the main bath

Utility Averages

ELECTRIC \$83	GAS \$75
WATER \$21	SEWER \$37
TRASH \$60	



FLOORPLAN SKETCH DISCLAIMER: This floor plan sketch/illustration is an approximation of existing structures and features and is provided for convenience only with the permission of the seller. This was not drawn by a professional architect and cannot be a substitute for architectural drawings. All measurements are approximate and not guaranteed to be exact or to scale. Buyer should confirm measurements using their own sources prior to purchasing or writing an offer to purchase. Not for use with appraisal!