

# 544 SOUTH CLAY AVENUE

Kirkwood, Mo 63122

Available for pre-sale at: **\$1,390,000**



## BEAUTIFUL HISTORICALLY RENOVATED HOME FOR SALE

Welcome to 544 South Clay Avenue in Kirkwood, Missouri! This beautiful Victorian-style Farmhouse was originally constructed in 1883. A combination of the ornate detailing and dramatic volumes combine both Farmhouse and Victorian Architecture to create a high-style home from this era. Details like steep pitch roofs, two story facades, varied siding textures, and ornamental elements create an elegant and luxurious appeal. No surface will be left untouched as we strip the house back down to it's studs and revive the entire property, treating it like new construction. Our plans will completely modernize and expand this house to accommodate the modern family.

### THE LOCATION

Dive right into the community with restaurants, shops, and entertainment close by! This house is located 1/2 mile from downtown Kirkwood -- only a 10 minute walk from your front door.

### INTERESTED? LET'S CHAT!

**TERRA NOVA REVIVES LLC**

SCHEDULE AN APPOINTMENT: 314-394-9665

WWW.TERRANOVAREVIVES.COM

## THE DETAILS

-  **3,320 square feet**
-  **2-car garage**
-  **4 bedrooms**
-  **4 bathroom**
-  **.25 acre lot**

Recognizable products like Wolf appliances and Anderson windows ensure a high-end luxury feel to the home. Solid hardwood floors, trim to match the period style, quartz counter tops and James Hardie siding complete the package!



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## SUSTAINABLE

We believe the most sustainable home is one that has been revived and not torn down!

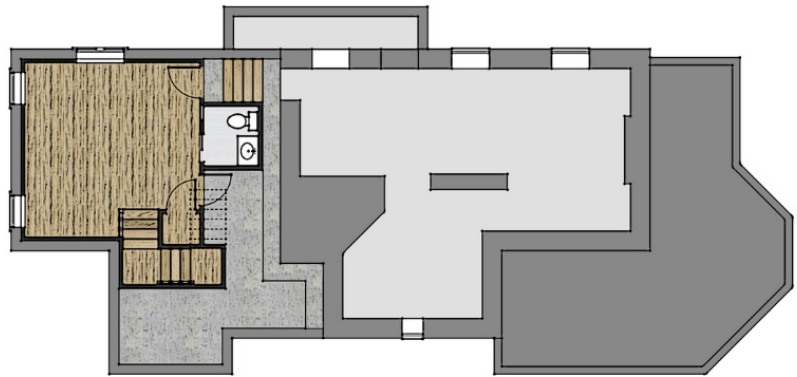
**Indoor Air Quality** - High quality electric appliances help to provide better air quality over gas fired appliances.

**Stormwater Control** - Permeable paver driveway allows for water to filter into the ground and provides a beautiful finish.

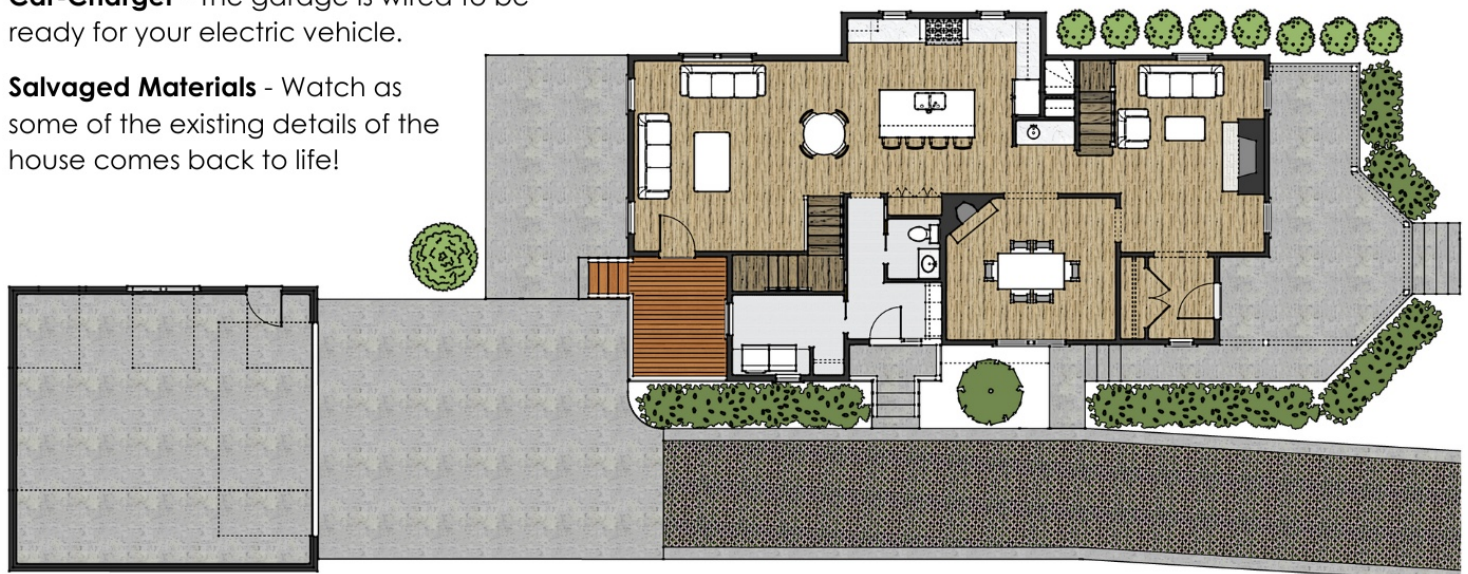
**Upgraded Insulation** - Energy savings isn't just for new construction! This home will have insulation values that exceed requirements.

**Car-Charger** - The garage is wired to be ready for your electric vehicle.

**Salvaged Materials** - Watch as some of the existing details of the house comes back to life!



LOWER LEVEL



FIRST FLOOR





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## FEATURES

- Historical, unique design
- Anderson 200-Series Windows
- James Hardie Siding
- Certainteed Landmark AR Roof
- Hardwood Flooring
- Custom Cabinetry
- Quartz Counterops
- Luxury Appliance Package
- Wolf induction Range
- Dual Zone HVAC
- Reconstructed 2-Car Garage
- Restored Claw-Foot Tub
- Walk-in-Closets
- Bonus Room on 3rd Floor
- Recessed Lighting Package
- Large Private Backyard
- Unbeatable Location!



**SECOND FLOOR**



**THIRD FLOOR**