

List Of Improvements

61 Broadview Drive | Clayton MO 63105

www.61Broadview.com | Represented by Maya Kefalov | 314/660.4040

Front Yard

- Landscaping completely redone: Japanese weeping cherry, redbud trees, peonies, decorative bushes in front and along the brick walkway, lily-of-the-valley, azaleas, and other perennials
- Sump pump rerouted to drain to pop-ups away from house

Back Yard

- Landscaping completely redone: dogwood tree, vegetable garden, edible service berry tree, grape vines, blackberries, and blueberries
- Sprinkler System added in both front and back yards

Basement

- Surround sound speakers in ceiling
- 2014 – laundry room floor replaced

Roof

- 2017 – extensive roof repairs and replacement of all worn off shingles and replacement of all snow guards

Garage

- 2018 – newer roof, interior and exterior paint and floor treatment, rafter repair, security lighting, Tesla charging station

Living Room

- 2017 – replaced hardwood floor, outlets in floor and new can lighting, scones lights, moldings and full repainting

Office

- 2017 – replaced hardwood floor, outlets in floor, can lighting installed, moldings and full repainting

Dining Room

- 2017 – repainting, installing of chair rail
- 2021 – repainting

Entrance Foyer/ Hallway

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- 2017 – can lights added in ceiling
- 2021 – repainting

Powder Room

- 2021 – new vanity, hardware, faucet, lighting, and repainting

Kitchen

- 2014 – complete remodel: taking down walls, layout reconfiguration, custom cabinets, installation of a larger new picture window above sink and redesign of the layout, replaced appliances, painting;
- 2021 – new vented hood and new Italian(FULGOR) gas cooktop, repainting

Guest Room

- 2016 – new Romeo & Juliette balcony added

Guest Bath

- 2016 – new vanity, new hardware and new faucet and lighting, repainted

Master Bedroom Suite

- 2008 – master closet remodel, fully outfitted
- 2021 – master bathroom updating with new faucets and leaded crystal cabinet knobs, and repainting of cabinets
- 2021 – repairing the plaster on the exterior wall and repainting

Third Floor

- High amperage circuit added
- Repairing the plaster and repainting

House Exterior

- 2014 – completely repainted
- 2014 – eaves were repaired or replaced

HVAC

- 2016 – replaced the furnace

Other features

- 2018 – added fence gate between the driveway and yard

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- Windows, plantation shutters and a solid privacy fence just before purchase - 2007