

# List Of Improvements

6946 Pershing Ave | University City MO 63130

[www.6946Pershing.com](http://www.6946Pershing.com) | Represented by Maya Kefalov | 314/660.4040

## Outside

- New landscaping and sod in front and back yards
- New wood privacy fence
- Freshly painted exterior doors and garage

## Inside

- Freshly painted throughout entire house
- New window details surrounding front entry
- New front door with glass wings
- Refinished hardwood on all 3 levels
- New tile floors in bathrooms and flooring in den
- New crown moldings
- Fully renovated kitchen with custom cabinets, quartz countertops, marble tile backsplash, new light fixtures, faucet, sink and new windows
- New stainless steel appliances
- Second-floor hall bath fully renovated with new tile surround and tub
- New plumbing and lighting fixtures
- Reconfigured the second floor layout to accommodate a master suite with a walk in closet, SPA-like bath and laundry
- Master suite with new spacious bathroom including double bowl vanity and a custom tiled shower with a frameless glass surround
- New spacious walk in closet in master bedroom
- Second-floor laundry closet with hookups
- Refinished original claw foot bathtub
- New recessed light fixtures

## Mechanicals

- New electrical service and meter base
- New circuit breaker panel
- New PEX water lines to all fixtures
- New PVC drain lines
- New water heater
- New heating and cooling system on 3<sup>rd</sup> floor
- New A/C unit on 2<sup>nd</sup> floor
- New basement sump pump system

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## Additional home features

- 9' ceilings on first and second floor
- Three-story home with bathrooms on each floor and large size bedrooms
- Reconfigured layout on the second floor to include a master suite with a SPA-like bath and a true walk in closet
- Finest finishing materials in the kitchen with custom cabinets, stylish hardware, marble-like quartz and an exotic white and black marble backsplash
- Cozy family room/breakfast room/den/bonus room adjacent to kitchen
- Hardwood deck off of the family room, perfect for grilling
- Walkup basement that has been professionally waterproof
- Clay tile roof
- Private neighborhood walking Forest Park, Coca, Washington University and everything University City has to offer as shopping and entertainment