

# Quick Move-In Home!

THE ENCLAVE AT  
*Sommers Pointe*



Aim your smartphone barcode scanner here for more information & pictures about this home!



## **The Roosevelt**

**ELEVATION: Traditional**

Homesite 77 Sommers Pointe

412 Country Downs Drive, Lake St. Louis 63367

RANCH, 4 BEDROOMS, 3 BATHS

3 - CAR FRONT ENTRY GARAGE

**LIST PRICE:** \$357,985

**SALE PRICE:** **\$259,900**

**SAVINGS** \$98,085

### **KITCHEN & DINING AREAS**

Breakfast Bar Overhang  
2nd Upgrade Cabinets  
42" Wall Cabinets  
Can Lights in Kitchen  
**Breakfast Room Bay Window**  
Ice Maker Rough-In  
Crown Mould at Kitchen Wall Cabinets  
Hardwood Flooring @ Foyer, Kitchen, Breakfast Room  
Upgraded Countertop Color  
GE SpaceSaver Microwave  
GE Smooth Top Range

### **LIVING AREAS**

**9 - Foot First Floor Ceilings**  
**Vaulted Ceilings at Great Room & Foyer**  
Upgraded Lighting Package  
Upgraded Low Voltage Package  
**Finished Lower Level Rec Room & Bathroom**  
Upgraded Carpet Padding  
Laundry Room Sink  
**Open Stairs to Lower Level w/Spindled Railing**  
Large Wood Burning Fireplace w/ Raised Hearth  
**Hardwood Flooring at Hallway to Master Bedroom**  
Painted Spindles at Staircase  
Ceiling Fan in Family Room  
**Chair Rail with Picture Frame Moulding in Dining Room**  
Upgraded Wall Paint Color

### **MASTER SUITE & BATHROOMS**

**Coffered Ceiling in Master Bedroom**  
Ceiling Fan in Master Bedroom  
All Bedrooms Wired for Ceiling Lights  
Hall Bath Tub Marble Surround  
Large Corner Tub in Master Bathroom  
Elongated Commodes  
Deluxe Master Bath Marble Package  
Adult Height Vanity in Master Bathroom

### **EXTERIOR AMENITIES**

**3 Car Garage**  
12'x20' Patio  
(2) Garage Door Openers with Keypad  
(3) Coach Lights  
Fully Sodded Yard  
5' Wide Private Sidewalks  
**Large Homesite with Irrigation System**  
**Architectural Shingles**  
**OTHER CONSTRUCTION FEATURES**  
Tyvek Housewrap with Flex Wrap and Windows & Doors  
Dutch Lap Vinyl Siding & Enclosed Soffit and Fascia  
Full Garage Width Driveway  
Enlarged 5 1/4" Baseboards & 3 1/2" Casing  
Pre-Wire for TV over Fireplace  
Silverline by Andersen Vinyl Single Hung Tilt-in Windows  
50-Gallon Water Heater  
10-Year Warranty Buyer Protection

**For More Information Call (636) 561-0247**

E-Mail: [sommerspointe@dettmerhomes.com](mailto:sommerspointe@dettmerhomes.com)

Prices and Special Offers are subject to change without notice

