

Quick Move-In Home!



The Livingston II

ELEVATION: FRENCH COLONIAL



Homesite 83 Sommers Pointe
408 Lighthouse Pointe Dr., Lake St. Louis 63367
1,996 sf RANCH, 3 BEDROOMS, 2 BATHS
3 - CAR FRONT ENTRY GARAGE

LIST PRICE: \$274,900
SALE PRICE: **\$249,900**
SAVINGS \$25,000

KITCHEN/BREAKFAST AREA

Breakfast Bar Overhang
Upgraded Aristokraft Cabinetry
42" Wall Cabinets
Stainless Steel Appliances
Smooth Top Range
Ice Maker Rough-In
Angled Corner Wall Cabinet
Hardwood Flooring @ Kitchen & Breakfast Room
SpaceSaver Microwave

LIVING AREAS

Framed Walk-Out Basement
9 - Foot First Floor Ceilings
1st Upgrade Carpet Pad & Carpeting
Upgraded Lighting Package
Upgraded Low Voltage Package
Hardwood Floor at Foyer and Hall to Secondary Bedrooms
Designer Ceiling in Dining Room
Vaulted Ceiling in Great Room
Open Stairs to Lower Level w/ Spindled Railing
42" Wood Burning Fireplace
Custom Paint Color
Ceiling Lights in Secondary Bedrooms
(2) Additional Windows at Framed Walk-Out
(2) Additional Windows in Great Room

DIRECTIONS: Highway 40 to Highway DD/WingHaven Blvd
South on Highway DD, Right on Sommers Road, Left into the community

For More Information Call (636) 561-0247

E-Mail: sommerspointe@dettmerhomes.com

Prices and Special Offers are subject to change without notice

MASTER BEDROOM & BATHROOM

Coffered Ceiling in the Master Bedroom
Adult Height Vanity in Master Bathroom
Ceiling Fan Pre-wire in Master Bedroom
Cultured Marble Master Bath Package
Vinyl Bathroom Flooring
Elongated Commodes in all Bathrooms

EXTERIOR AMENITIES

Large Cul-de-Sac Homesite!
3 Car Garage
12'x12' Patio
Pre-wire for (2) Garage Door Openers
Pre-wire (3) Coach Lights
Fully Sodded Homesite with Irrigation!
5' Wide Private Sidewalks
Low Maintenance Exterior Finishes
Upgraded Landscaping Package

OTHER CONSTRUCTION FEATURES

Tyvek Housewrap with Flex Wrap at Windows & Doors
Dutch Lap Vinyl Siding with Enclosed Soffit and Fascia
I-Joist Engineered Floor Joist System
Enlarged 3 1/4" Baseboards
Upgraded Interior Doors
Silverline by Andersen Vinyl Single Hung Tilt-in Windows
40-Gallon Water Heater
10-Year Warranty Buyer Protection

