



# Christopher Thiemet, REALTOR®

Proudly offering this home listing, and specializing in Saint Louis City, Historic Neighborhoods + Vintage Properties

3975 Hartford St., Saint Louis, MO 63116



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Buy a Lifestyle here: Enjoy Tower Grove Park in your backyard, and Hartford Coffee in your front yard!



Circa 1910, this large 4 bedroom, 2.5 bathroom renovated home features a **built-in lifestyle** that money just cannot buy! Fully-renovated and packed with **all newer systems** (see list to right), this move-in ready, maintenance free home features an **open-concept main level** with large living / dining / kitchen and powder room. On the 2nd level find a **master bedroom suite with private bath**, and two generous bedrooms with an additional full bath, all with **ample closet and storage space**. The 3rd level offers another large bedroom plus a family room/bonus room/den/office with a great view! Large clean walk-out basement and a spacious, level rear yard with **full privacy fencing**, mature trees and landscaping and **great deck** for outdoor entertaining. Finally a **2-car \*brick\* garage** and additional poured parking space makes room for **3-cars off-street parking** for this residence. Here's the bottom line: TOWER GROVE PARK, HARTFORD COFFEE COMPANY, SOUTH GRAND RESTAURANTS AND SHOPPING, THE BUDDING MORGANFORD DISTRICT, EASY INTERSTATE ACCESS... get in line to make this **HOME WITH A LIFESTYLE** your own today, and hurry!

## Features of this home:

- 4 bedrooms / 2.5 baths / approx 2,000 square feet / 3 true stories
- 3-car off-street parking: 2-car brick garage plus 1-car adjacent parking pad
- Beautiful yard; mature landscaping, walnut tree; privacy fenced rear yard; great private deck for entertaining
- Main floor hardwood floors; open floor plan; main level powder room; historic replicated stained trim and moldings
- Fully-remodeled with all newer systems, including: copper plumbing (incl water main from street into house), PVC stacks, 200amp circuit breakers and newer wiring throughout, 50-gallon hot water heater, dual zoned high-efficiency heating + air conditioning systems, newer thermal-pane tilt-in windows, insulation added on all exterior walls, newer roof on garage, and MORE!
- Appliances included for full-price offer

Unlock the doors to this fantastic home for only **\$274,900!**



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