
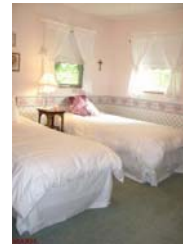


## Client Detail with Addl Pics Report

Listings as of 04/14/07 at 10:24pm

<b>Sold 04/18/06</b>	<b>Listing # 554352</b>	<b>9 Westminster Dr St Louis, MO 63126-3251</b>	<b>Listing Price: \$234,900</b>
	<b>County: St Louis</b>	<b>Cross St: Sappington</b>	<b>Map: R29, 47</b>
	<b>Prop Type</b>	Residential	<b>Prop Subtype(s)</b> Residential
	<b>Area</b>	Lindbergh	<b>Subdv/Cmplx</b> Westminster Estates
	<b>Style</b>	Ranch	
	<b>Beds</b>	3	<b>Approx Square Feet</b> 1434 County Records
	<b>Baths</b>	2.50	<b>Price/Sq Ft</b> 155.86
	<b>Age</b>	49	<b>Lot Sq Ft (approx)</b> 20038 ((County Records))
	<b>Tax ID</b>	27L-44-0101	<b>Lot Acres (approx)</b> 0.460
<b>CDOM</b>	280		



**Directions** From the intersection of Sappington & Gravois, South on Sappington, first left on street (Westminster). House on the left.  
**Marketing Remark** **\*\*MOTIVATED SELLER - BRING ALL OFFERS\*\*** A great home in a great location! What more could you ask for? A large, private back yard? Got it! This Lindbergh area home overlooks a back yard paradise, which you can enjoy from your large patio!

Walking into the spacious and bright living room, you can tell this is a great place to call home. The eat-in kitchen is spacious with finish hardwood floors and a large window overlooking the enormous back yard. After dinner you can cozy up around the fireplace in the family room. The finished, walk-out lower level has a full bath, family area, and a wet bar for entertaining, plus incredible storage space and the refrigerator and bar stools stay! Stop by and take a look, you won't be disappointed.

**Selling Price** 223,500  
**Original Price** 249,900

**Selling Date** 04/18/06  
**SP%LP** 95.15

**Pending Date** 03/09/06

<b>Dual Agency</b>	Yes	<b>Lic. Asst'g Seller</b>	Designated Agent
<b>General Information</b>		<b>Elementary School</b>	Truman
<b>Showing Instructions</b>	By Appointment Only, Must Call, Supra	<b>Sr. High School Year</b>	Lindbergh 4
<b>Jr. High School Taxes Paid</b>	Sperreng 1863	<b>Main Full Baths</b>	1
<b>Rooms &amp; Baths</b>		<b>Low Full Baths</b>	1
<b># of Rooms</b>	7	<b>Construction</b>	Brick Veneer Decrtv, Frame
<b>Main Half Baths</b>	1	<b>Parking Description</b>	Basement/Tuck-Under, Garage Door Opener, Rear/Side Entry
<b>Description</b>		<b># Fireplaces</b>	1
<b>Architecture</b>	Contemporary	<b>Fireplace Location</b>	Family Room
<b># Garage Spaces</b>	2	<b>Lot Description</b>	Cul-De-Sac, Sidewalks
<b>Basement Description</b>	Full, Partially Finished, Poured Concrete, Rec/Family Area, Walk-Out	<b>Living Room Floor Cv</b>	Carpeting
<b>Fireplace Type</b>	Woodburning Fireplce	<b>Den</b>	15x12 Level: M
<b>Lot Dimensions</b>	194X103	<b>Den Wndw Cv</b>	Some
<b>Room Dimensions</b>		<b>Dining Room Floor Cv</b>	Carpeting
<b>Living Room</b>	19x13 Level: M	<b>Kitchen</b>	13x11 Level: M
<b>Living Room Wndw Cv</b>	Some	<b>Kitchen Wndw Cv</b>	Some
<b>Den Floor Cv</b>	Carpeting	<b>Master Bdrm Floor Cv</b>	Carpeting
<b>Dining Room</b>	12x8 Level: M	<b>2nd Bedroom</b>	12x11 Level: M
<b>Dining Room Wndw Cv</b>	Some	<b>2nd Bedroom Wndw Cv</b>	Some
<b>Kitchen Floor Cv</b>	Wood	<b>3rd Bedroom</b>	Carpeting
<b>Master Bedroom</b>	12x12 Level: M	<b>3rd Bedroom Floor Cv</b>	Carpeting
<b>Master Bdrm Wndw Cv</b>	Some	<b>Recreation Room</b>	25x11 Level:
<b>2nd Bedroom</b>	Carpeting	<b>Laundry Rm Floor Cv</b>	Vinyl
<b>3rd Bedroom</b>	10x9 Level: M		
<b>3rd Bedroom Wndw Cv</b>	Some		
<b>Laundry Room</b>	18x7 Level: L		
<b>Laundry Rm Wndw Cv</b>	None		
<b>Additional Information</b>		<b>Dining</b>	Dining/Living Rm Cmb, Separate Dining
<b>Master Bath</b>	Full Bath	<b>Interior Decor</b>	Built-In Bookcases, Some Carpeting, Some Wood Floors, Some Window Treatmnt, Wetbar
<b>Descr.</b>		<b>Appliances</b>	Dishwasher, Disposal, Refrigerator, Range/Oven-Electric
<b>Kitchen</b>	Breakfast Room, Eat-In Kitchen	<b>Conditions</b>	Unknown
<b>Special Areas</b>	Bonus Room, Family Room, Game Room, Library/Den, Living Room, Utility Room	<b>Cooling</b>	Central-Electric
<b>Disclosures</b>	Code Compliance Req'd, Flood Plain No, Limited Seller Discl, Occupancy Perm Req	<b>Heating</b>	Forced Air
<b>Miscellaneous</b>	Covered Porch, Home Protection Plcy, Patio, Smoke Alarm/Detec	<b>Cable Available</b>	Yes
<b>Sewer</b>	Public	<b>Heat Source</b>	Gas
<b>Water Softener</b>	None		
<b>Water</b>	Public		
<b>Water Heat</b>	Electric		
<b>Financial / Misc Information</b>		<b>Possession</b>	At Closing, Immediate, Negotiable
<b>Selling Terms</b>	Cash, Conventional		

All information herein has not been verified and is not guaranteed.  
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