

Property Features

456 WESTRIDGE DR., TROY MO 63379

BEAUTIFUL CUSTOM BUILT LUXURY HOME

● **4 Bedrooms** ● **3.5 Baths** ● **2,370 Sq. Ft. - Main Floor** ● **.62+/- Acres**

Interior Features

- 3/4" Hardwood Insulated in Main Living Areas and Bedrooms
- Hardwood Stairs and Landing to Basement
- Hunter Douglas Shutters Throughout (3 ½ Soft Close Hidden Tilt)
- One Color Flat Wall Paint and White Trim Throughout
- 5 1/4" Base Boards
- Vaulted and 9' Ceilings
- R49 Insulation in Attic Throughout House
- R-13 Wall Insulation
- Great Room: Can Lights, Vaulted Ceiling, Fireplace, Built-In's
- Kitchen: Granite Countertops, Staggered Aristocrat Cabinetry, Flat Top Range, Double Oven, Microwave, Dishwasher, Vent, Tile Backsplash, Composite Under-Mount Sink, ½ HP Disposal, GE and Samsung Stainless Appliances, Can Lights, Walk-In Pantry
- Laundry: LVT, Wet Sink, Cabinetry
- Baths: Granite Vanity Tops, LVT, Adult Height Elongate Toilets, Aristocrat Cabinetry, Moen Shower/Bath Valves and Trims, Can Lighting, Half Bath with Pedestal Sink
- Master Suite: Raised Ceiling, Can Lights, Walk-In Closet with Organizer and Inland, Tile Shower with Fiberglass Base, Clawfoot Tub and Fixture, Dual Sinks, Adult Height Elongate Toilet
- Lower Level: Walk-Out, Finished, Lg. Wet Bar, Family Room, Full Bath, 4th Bedroom (possibly 5th Bedroom)
- Electric Furnace High Efficiency Reverse Heat Pump and A/C Unit with Standard Ductwork
- Internet Hardwired Gateway (Currently 1GBPS - Capable of 2GBPS)
- Lorex Fusion Series 4k 16 Camera Capable (Wired Fusion Wi-Fi) 4TB Wired NVR system with Wired 4k Cameras

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Exterior Features

- Double 5 Dutch Lap Vinyl Siding with Enclosed Soffits
- 30-Year Architectural Shingles with Ridge Vent
- Sod - Front and Sides
- Two 16x8 Steel Insulated Garage Doors Both with Openers
- Lighting and Outlets Per Code
- Simonton Insulated Low-E Vinyl Windows
- Mahogany Front Door
- 30' from Garage Concrete Apron
- 18x12 Concrete Patio on Side of Home
- 20x14 Composite Deck with Railing
- Landscape Under Deck
- Polyaspartic Floors in Both Garages
- Drain to Daylight System & French Drain



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