

My Dream Listing

AGENT SURVEY

By Laura Graesser

Rumor has it that it's a buyer's market out there. Local real estate agents share the fabulous details of their current listings and why this property or that property may be the perfect fit for someone looking for a new home.

GLADYS MANION, INC.

Sitting on 1.42 acres in an exclusive Clayton neighborhood, 11 Carrswold Drive has maintained its historical integrity and commanding presence throughout the years. Built in the late 1920s by Maritz and Young, the Tudor Revival catches one's attention from the moment of entry through its double doors into a grand foyer with terrazzo floors and arches that lead into the living room. "All of the architectural detailing has been preserved and enhanced by the improvements to the house," says realtor **Ann Wroth**.

With more than 10,000 square feet, the home features six bedrooms, six full baths and three half baths. The master suite includes a private staircase to an office and large closet, while the third-floor ballroom has been transformed into a recreational area, and a basketball court can be found in the basement. The landscaped grounds of the \$2.55 million property incorporate a pool, pool house and three-car garage, but one of the best details comes in the form of fresh-baked cookies the owner provides to all prospective buyers, Wroth notes. "She just wants people to feel at home."

PRUDENTIAL ALLIANCE REALTORS

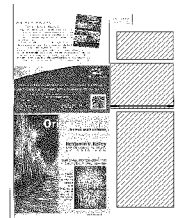
From the art gallery connected to the master suite, to the full Irish pub in the basement, 13020 Masonview Court offers one distinctive element after another, says agent **Jiggs Dunn**. "From the outside in, the house is very unique."

Custom-built on 1.5 acres in Town & Country, the 12-year-old home features a glass-enclosed wine room that sits off the dining room, along with a large cook's kitchen with an Italian tile floor and high-end appliances. In addition to the pub, a basketball court and wine cellar can be found on the lower level. The five bedrooms include a vaulted master suite with private entrances to an elaborately landscaped outdoor living

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space that offers a green house, secret garden, pool and stone patio.

At more than 12,000 square feet, the home, listed for \$3,499,000, is expansive, yet welcoming, says Dunn. "It's not



your typical St. Louis house, but it's very cozy and warm, which is hard to achieve in this size of a home."

LAURA MCCARTHY REAL ESTATE

Built in 1903, the residence at 608 East Monroe Ave. embodies the historical charm of the Kirkwood neighborhood that surrounds it, while providing the modern amenities that buyers look for. "It has the details of an old, historic home, but updated for the 2011 family," says agent **Nicole Wohlford**.

The Victorian-inspired Colonial Revival retains many of its original details, with archways, pocket doors and intricate woodwork. The home has been expanded through the years, with the current owners adding a large master suite with fireplace and three-car garage, along with an updated kitchen and baths. Unique features include a 1,400-bottle wine cellar and indoor pool/recreation room.

Currently listed for \$1.75 million, the seven-bedroom home is within walking distance to downtown Kirkwood. Sitting on 1.5 acres, the property conjures up a mini-estate setting with resurfaced tennis courts, deck and patio with a stone fireplace. "People in Kirkwood joke that it takes up a block," says co-listing agent **Katie McLaughlin**. "It's a magnificent setting."

UPPER END PROPERTIES

Combining an outdoor oasis with a house built for entertaining, 1965 Schoettler Road provides a private retreat for its owners. "When you're looking out the French doors onto the property, you wouldn't even know you're in St. Louis," says realtor **Jen Ross**.

The 15-year-old home sits on more than 3 acres, with landscaped streams, ponds and a deck overlooking a waterfall. Inside, nature transitions into a contemporary setting, with vaulted ceilings and large, open spaces accommodating four bedrooms and four-and-a-half baths. The 7,500-square-foot space includes a large kitchen with granite and Corian countertops and new hardwood floors, and an exercise/dance room on the first floor. Additional balconies off the master suite and Jack-and-Jill bedrooms allow for extra views of the backyard.

Designed and built by the current owners, the \$1.1 million Chesterfield residence is ready to host parties at any time, Ross says. "It's tucked into this wooded alcove, but still so close to everything."

COLDWELL BANKER GUNDAKER

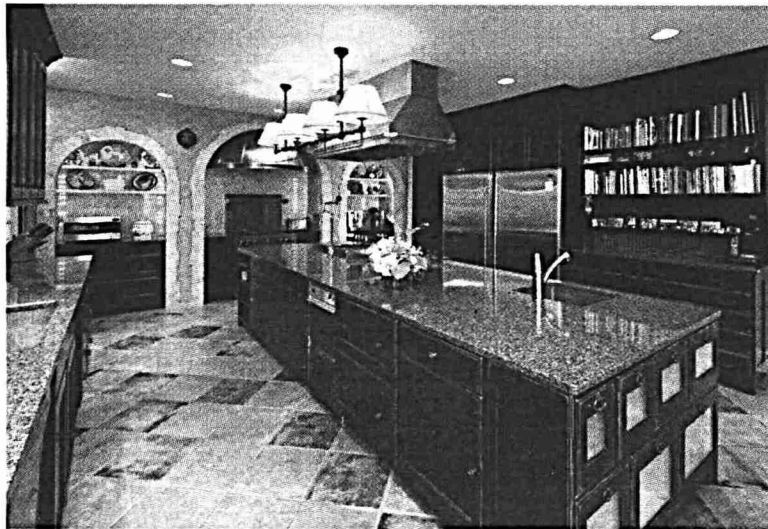
With 3.5 acres on the border of Creve Coeur and Town & Country, one might need some form of transportation to get

around the expansive property at 12775 Ladue Road. A two-horse stable and riding area provides the perfect solution. "It's great because you have all this in the middle of a very central location," says agent **Mary Beth Benes**.

Inside, a large marble foyer leads into the rest of the contemporary residence with four bedrooms, three full baths and two half baths. Built in 1996, the home, on the market for \$1,489,000, also includes a two-story great room with tall windows and a vaulted hearth room with stone fireplace. In addition to the stable, the land features a pool, pool house apartment and tennis courts. "It's a beautiful setting," Benes says. "You go out back and it's hard to believe this is all there." ♣



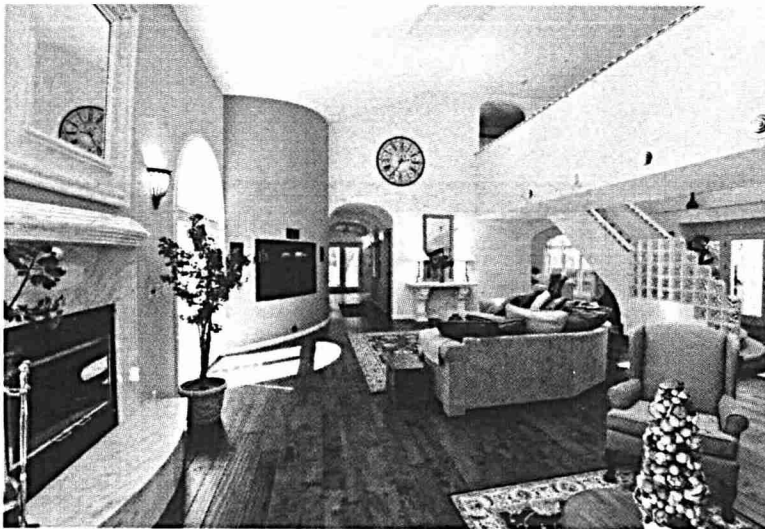
A library sits at the top of the split-staircase inside the foyer of 11 Carrswold Drive.



13020 Masonview Court's kitchen features Italian tile floors and high-end appliances.



Original details provide historic charm inside the entryway of 608 East Monroe Ave.



French doors and vaulted ceilings with skylights bring light into the contemporary living room of 1965 Schoettler Road.



The two-story great room overlooks the pool and expansive property at 12775 Ladue Road.