140 Linden Ave – Clayotn, MO 63105

Located in University City in the heart of Old Town Clayton

Gut renovation in 2016-17
We took everything down to the studs, removed the back of the house and the front entryway, and added on in both directions, including adding to the foundation / lower level

Throughout the house
- Opened up first floor space to an open floor plan: family room / kitchen / dining room area
- Added reinforced steel beams, tying the new structure into the original portion of the house to accommodate open spaces
- All new electrical wiring throughout and new electrical panels (new master panel located in the garage with two new panels located in the original basement)
- All new plumbing throughout
- All new gas lines throughout
- Buried all utility lines from the pole coming into the house so there are no exposed exterior power lines
- All new insulation throughout the house, including older basement
- New dual-zone HVAC systems: basement unit services the basement and first floor; third-floor unit services second and third floors, including all new ductwork
- 5-panel interior doors throughout
- LP SmartSide siding around entire house
- Exterior stone wrap around bottom of house
- New full roof
- New gutters with downspouts connected to an underground gutter drainage system
- All new windows and doors (double-paned, Pella / Anderson)
- Added French doors throughout the house — front facade is composed entirely of French doors on two floors, with a matching single door with a custom Juliet balcony on the 3rd floor
- New wood floors on both the first and second floor
- Added onto the foundation with a lower-level family room area, which includes a new half bath
- Vinyl wood flooring in lower-level family room
- Reinforced walls and floor joists as needed when exposed during renovation
- Added new master suite with large bath and two walk-in closets
- Added a new front entryway space with large closet
- Custom wrought iron railings, both inside and outside the house - front porch and stairs, second floor front balcony, 3rd floor Juliet balcony, and interior back stairs
- Added a second-floor family room - could be turned into another bedroom by putting up a wall and adding a closet
- Added a second-floor laundry room
- Three of the bedrooms now have walk-in closets
- Now at 3 full baths, 2 half baths, all updated or new

- Replaced a one-car detached garage with a new oversized two-car detached garage. Garage was designed to add two car lifts for additional storage.
- Garage door openers and track are wall-mounted to maintain ceiling height and accommodate car lifts
- Recessed lighting throughout the first and second floors
- New back entry with mud room landing
- All new exterior lighting
- Landscape lighting in front
- Fenced yard (but not fully)
- Large 75-gallon water heater
- Smart Glas thermostats

First floor

Kitchen
- Two large islands with Cambria waterfall counters
- Custom Omega wood cabinets, extending to the ceiling
- All new stainless steel appliances
- Bertazzoni gas range with two ovens and range hood
- Side-by-side stainless full-size refrigerator and full-size freezer — Electrolux
- Two stainless steel farmhouse sinks — one regular, one vegetable sink
- Bosch stainless microwave
- Bosch stainless warming drawer
- GE Monogram stainless dishwasher
- Wine fridge
- Brizo articulating arm faucets
- Walk-in pantry with custom shelving and pull-out, soft-close shelves.
- Garbage disposal in main sink
- Instant hot and cold water dispenser by vegetable sink
- Custom-built kitchen lighting using a historic brass boom from a motion picture studio

Family room
- Open family room space with gas fireplace with remote
- Custom metal hearth and matching built-in shelves flanking fireplace
- Aviation ceiling fan with remote
- Two sets of French doors — to outdoor patio and fireplace area
- Recessed lighting

Powder room half bath
- New Restoration Hardware apothecary vanity with marble top

Front entryway
- New front entryway space with large closet with closet system
- Covered finished front porch with deck above, ceiling fans, recessed lighting, and bead-board ceiling
- Custom wrought iron railings
- Outdoor tile
- Hanging swing
- Custom exterior drapes and rods to add privacy to outdoor space when desired

Living room
- Added two sets of French doors — to the covered front porch
- Gas fireplace with remote
- Built-in shelves flanking fireplace
- Recessed lighting
- Outdoor deck / patio space
- Back porch with gas grill and pergola
- Wraps around to a side porch with a built-in outdoor fireplace
- Outdoor ceiling fans
- Outdoor tile

Back entry
- Added new back entry with mud room landing
- Custom wrought iron railings on interior stairs
- Back entry area is open both to the kitchen and new lower level family room

Second floor

Added
- Large master suite with en-suite bath and two walk-in closets
- Laundry room
- Family room
- Two decks

Master bedroom suite
- Added a large master suite with tray ceiling, alcove for bed
- Recessed lighting + pendant lighting
- Gas fireplace with remote
- Propeller ceiling fan with remote
- His and hers walk-in master closets
- Built-ins in closets with soft-close trays and drawers - one with chandeliers
- French doors opening to a cozy deck
- En-suite full bath with separate oversized shower and clawfoot tub
- Hansgrohe Raindance Select S shower heads + Raindance Select hand showers

- Shower set up for two people - with two sets of shower heads - an overhead and a handheld on each side
- Double sinks
- Separate toilet room with door
- Heated floors
- Upscale barn door

Laundry room
- New second-floor laundry room with LG WashTower
- Built-in cabinets and drawers

Family room
- Propeller ceiling fan
- Recessed lighting
- Laundry room located off of the family room

2nd bedroom
- Added French doors opening to a deck
- Added walk-in closet
- Added propeller ceiling fan
- Recessed lighting

2nd bathroom
- Double sinks
- Walk-in shower
- Jacuzzi tub
- Recessed lighting
- Added storage

3rd bedroom / office
- Added French doors opening to a deck
- Glass barn door
- Recessed lighting
- Note: there is a non-working fireplace in the bedroom / office

Third floor

4th bedroom
- Added walk-in closet
- Added door with Juliet balcony, opening to front of house
- Built-in shelves along one wall

Bathroom
- Added walk-in shower
- Added storage

Lower level + original basement

Add-on lower level family room
- Family room area
- New half bath with closet storage
- Two sump pumps to service both old and new sections of basement
- Bonus reading nook under the stairs
- Egress windows

Original basement
- French drain system
- Original basement fitted with a waterproof window well and exterior sump pump
- In total, the entire basement area is serviced by three sump pumps - two interior and one exterior
- Added new deep foundation insulation
- Workout area with padded flooring
- There is a bonus “secret room” — a small space accessible by a wide ladder staircase — great for a child or grandchild

Garage
- Oversized two-car garage
- Garage was designed to add two car lifts for additional storage. Garage door openers and track are wall-mounted to maintain ceiling height and accommodate car lifts
- Storage and workbench along one wall
- Overhead storage
- Two man doors on side of garage for additional access

To note
- Most doors and windows have screens to go with them; they are not installed, but are in the garage
- New ornamental diamond windows were designed to match those original to the house
- Surplus hardwood flooring, tile, and grout from the renovation remain in the basement should any future repairs or replacements be needed
- There is also surplus outdoor tile in the garage

Fun fact
We put so much into the house in terms of replacing everything — all new wiring, plumbing, gas lines, walls, floors, siding, insulation, roof, etc. — that our insurance company, USAA, reclassified the house for insurance purposes as having been built in 2017 instead of its original 1905 build date