

**15182 Clayton Road, Chesterfield, MO 63017**

**Updates!**

House was updated approximately in 2012–2013

When I purchased the house, the basement wall has some leak, I had a professionally fixed with an epoxy injection and installed a sump pump system, has not leaked since.

New roof, architectural shingles and 2016

Gutters with Dura- FLO covers and downspout installed 2016

Belown in installation in main attic November 2022  
Also new insulation in the small part of the attic

Beautiful Inground saltwater Pool with fountain

New pool pump installed 2016

New natural gas heater installed for the pool June 2019

Pump was removed and cleaned and lubricated June 2022

Filter was completely rebuilt, May 2022

Polaris pool cleaner purchased August 2020

New concrete front porch 2021

Freshly painted interior and exterior 2021

New HVAC and water heater updated in 2021

3 new new Wi-Fi openers installed December 20, 2021

3 new Wi-Fi openers in detached garage installed in 2024

New fan molder for wine cooler system installed April 2022

New sewer lateral cleanup was installed and cleanout was replaced with new one June 10, 2023

All lower level cast-iron pipes were replaced and drain outside the lower level stairs a new sleeve was installed to the clean out 2024

Hydro flushed sewer line 2024

Updated sump pump system, new drain pipe the length of the main room in the lower level, clean gravel, and a dimple membrane installed on top and slightly up the wall to help channel and allow the water to flow into the perforated drain pipes then into the sump pump 2024

Radon migration system installed 2024

3 New pool lights installed 2024

Hired Schilling plastering co, Experts in pebble Tech resurfacing for pool, due to frost freeze over the years and a few other areas that needed additional pebble tech was completed in 2024

Put in a new drainage system in front of the detached garage 2024

Hired a foundation engineer with 40 years of experience to review the foundation and it passed with no problems

Had both Ballwin home inspection and West Metro fire inspection both passed with no problems July 2023

### **Feature sheet**

School district: Parkway

Elementary school: Claymont

Junior high: West middle

Senior high school: Parkway West

Approximately 250 feet from Clayton Road

Over 6200 ft.<sup>2</sup> of total living space

Hardwood floors throughout

Oversized 3-Car detached garage

Fisher & Pykel Dishwasher

5- Burner Jennair gas cooktop

Marble countertops

Custom stainless steel hood

Gas fireplace

Custom chandeliers and Unique lighting throughout majority of lighting from Italy  
All picture lighting fixtures from Germany

Built in Family room wall unit

Handcrafted polished stainless steel backsplash

Master suite has custom built, walk-in closets

Custom built wall unit

All the custom wall units and closets we built by NEWSPACE they have been in the business for over 40 years.

Luxury very Zen bath with steam shower, heated floors, heated towel bar, dual vanities from Germany and there is an ability to add a tub if so desired.

Upstairs there is a cedar closet

Upstairs bathroom, custom design, and in the closet, there is a custom unit on rollers with drawers

Custom designed closet throughout

Full bath in finish lower level with family room, workout room, office area tremendous storage and Awesome huge laundry room

Sonos some system speakers in master bathroom, bedroom, family room, and also in lower level speakers installed.

540 Bottle Wine cellar

220 V are available outside for a hot tub on the patio