

OF NEW VINTAGE

LOFT LIVING—IN BALLWIN? GET CITY STYLE IN A SUBURBAN SETTING

COMMUNITY
THE MANORS OF
HILL TRAIL,
BALLWIN

PRICE RANGE
\$650,000–\$850,000

DEVELOPERS
METROPOLITAN
DESIGN & BUILDING,
METRODB.COM,
HILLTRAIL.COM,
314-781-7778

Oh, Mom. Your kids are out of college now; you've sold the minivan. Your wine racks are full, and you can (finally) pull that art glass out of storage. Just as that diamond sparkling on your finger once signified a departure from all things juvenile—or so you thought—the glass sparkling on the mantel now signifies your freedom from the tyranny of youth. Look at it shine!

Unfortunately, with the kids all grown up, and their stuff gone with them, the entire house reverberates when you walk. Where once you endured the stomping of teenage feet, you now find yourself wincing at the echoing scrape of kitchen chairs. You still need space for entertaining—but not *that* much space.

It's time for a new nest. And as it turns out, there's a new place to live—The Manors of Hill Trail.

The developers, Metropolitan Design & Building, have become known in recent years for their work on downtown loft spaces. Their renovation of 312 N. Eighth Street was the first major redevelopment project completed in St. Louis' Old Post Office District, and their Crown Lofts renovation at Laclede and Boyle received

high praise in *St. Louis Commerce Magazine* as "a jewel in the Central West End's crown."

Under the direction of principals Jay Simon and Jeff Clark, Metropolitan has now focused its attention away from the city's lofty heights, to a 3-acre wooded valley off an existing Ballwin subdivision. After acquiring the property in 2005, Messrs. Simon and Clark set out to realize a new vision for West County: a mixed residential community of 12 townhomes and two houses, replete with all the high-end amenities.

Residents will enjoy heated bathroom floors, spa tubs, granite countertops, high ceilings and two-story floor-to-ceiling windows, plus a few details older residents will appreciate: main-floor laundry hookups, elevators and walk-in showers. A built-in lawn irrigation system and professional landscaping keep maintenance to a minimum, while a trail through the surrounding woods helps residents stay toned and fit.

And get this: Each unit is completely customizable and comes in either a contemporary or Arts and Crafts style. Just ask, and ye shall receive—these gods of rehab are generous.

—MARGARET BAUER

PHOTOGRAPHY BY RICHARD SPRENGELER



household HOUSE SOLD

HOUSEHOLD: Barnes-Jewish Hospital chief *Dr. Andrew Ziskind*

HOUSE: 24 Countryside, Frontenac: 4-bedroom, 5-bath, 6,900-square-foot

BOUGHT: May 2005 for \$2.135 million

SOLD: September 2007 for \$2.2 million

HOUSEHOLD: *Dr. Ronald Chod*, chief medical officer at MDTablet

HOUSE: 18 Brentmoor Park, Clayton: 6-bedroom, 5½-bath

BOUGHT: March 1999 for \$1.475 million (from Anheuser-Busch president and CEO August A. Busch IV)

SOLD: September 2007 for \$2.185 million

HOUSEHOLD: Ex-St. Louis Blues forward *Basil McRae*

HOUSE: 1329 Bentley Place, Chesterfield: 4-bedroom, 3-bath

BOUGHT: June 1996 for \$470,392

SOLD: August 2007 for \$758,000

HOUSEHOLD: Terry Crouppen, plaintiff's attorney of 421-HELP

HOUSE: 2303 N. Geyer, Frontenac: 4,700-square-foot

BOUGHT: July 2007 for \$1.575 million

What's Going Up?*

1. Sunset Hills \$349K up 48 percent
2. Creve Coeur \$368K up 29 percent
3. Clayton \$600K up 20 percent
4. Town & Country \$692K up 8 percent
5. Ladue \$718K up 6 percent
6. Clarkson Valley \$618K up 3 percent
7. Chesterfield \$343K up 1 percent
8. Wildwood \$360K no change

What's Headed Down?*

9. Des Peres \$356K down 5 percent
 10. Frontenac \$605K down 25 percent
- (*Median sale price in 2007 vs. 2006)

Source: *Blockshopper.com*



20TH ANNIVERSARY SALE
SAVE 30% ON UPHOLSTERY, 35% ON LEATHER

Your Style. Your Personality.

Expressions
FURNITURE

7817 Clayton Road, between Brentwood and Hanley
314-567-6200, Monday thru Friday 10-6, Saturday 10-5, Sunday 12-5