

NO BLUFFING

A NEW TOWN-HOUSE DEVELOPMENT FEATURES AN UNPARALLELED RIVER VIEW

PRICES

\$449,000 TO \$609,000

ADDRESS

5200 S. BROADWAY
ST. LOUIS

REALTOR

DAWN GRIFFIN
CIRCA PROPERTIES
314-413-7086
MISSISSIPPIBLUFFS.COM

It's easy to imagine that all the good land has been bought up and parceled out. Yet St. Louis continually surprises us with its hidden bounty. Case in point: the new Mississippi Bluffs development.

Located on a quiet stretch of South Broadway near Bellerive and Carondelet parks, the gated town-house community is unlike anything else in St. Louis. Each of its planned 34 blufftop units, spanning four buildings (one of which was built by press time), will feature an epic, unimpeded view from its two deep back decks and terrace of the mighty, rolling Mississippi River.

Town houses here range in size from the 1,870-square-foot "A" unit to the ample 2,396-square-foot "C" unit. All feature impressive amenities, including Brazilian ipe-wood decking, a maintenance-free fiber-cement and red-brick exterior, red-oak or ash hardwood floors, a vented gas fireplace, built-in support (in the "B" and "C" units) for a private elevator, a two-car garage and wiring for security, cable and high-speed Internet. The high-efficiency furnace, thick insulation and casement windows mean minimal utility bills year-round,

and the completed Building 1 has secured a 10-year tax abatement that lowers each unit's yearly property tax to about \$180. (Details are pending on the other buildings, but similar credits will likely apply.)

Architect Tom Cohen and developer Mike Curran work with each new resident to customize the unit's entire 2½-floor, 2½-bath, two- to three-bedroom layout. Additionally, consultations with a Karr Bick kitchen designer, a granite supplier and a project coordinator let residents design their ideal set of cabinets, countertops, appliances and fixtures, with the option of adding historic accent pieces, including stained glass and copper banisters.

Just out the front door is a 6.2-acre private park, which will include a pool, cabanas, a fire pit and walking paths, in addition to the property's existent picnic area atop a Civil War shot tower. With restaurants on South Grand and the Hill, shopping downtown, Forest Park and MoBot minutes away, Mississippi Bluffs offers residents modern comfort within view of North America's most powerful and majestic waterway.

—MARGARET BAUER



PHOTOGRAPHY BY GEOFF STORY, TOKY BRANDING + DESIGN

ESTATE SALE

NOTABLE RECENT HOME SALES IN ST. LOUIS

HOUSEHOLD: Former director, Mildred Lane Kemper Art Museum *Mark Weil* and his wife, *Phoebe*

HOUSE: 7 University Lane, Clayton: 3-bedroom, 4.5-bath, 5,119 square feet

SOLD: December 2008 for \$1.663 million to Washington University

HOUSEHOLD: Senior VP-general counsel, Laclede Gas *Mark Darrell* and his wife, *Vivian*

HOUSE: 22 Briarcliff, Ladue: 4-bedroom, 3.5-bath, 4,870 square feet

BOUGHT: November 2008 for \$1.075 million from *Tony Karakas*

HOUSEHOLD: Armstrong Teasdale partner *Nicholas Clifford* and his wife, *Maria*

HOUSE: 38 Fair Oaks, Ladue: 4-bedroom, 6.5-bath, 4,009 square feet

BOUGHT: November 2008 for \$1.525 million from *Paul Diemer*

HOUSEHOLD: Former VP of Carl's Jr. and Hardee's restaurants *Noah Griggs*

HOUSE: 7457 Cromwell, Clayton: 4-bedroom, 2.5-bath, 3,053 square feet

BOUGHT: February 2001 for \$600,000

SOLD: November 2008 for \$815,000 to *Andrew Meyer*

HOUSEHOLD: CEO, Busch Entertainment *Keith Kasen* and his wife, *Claudia*

HOUSE: 2527 Greenbriar Ridge, Des Peres: 4-bedroom, 3.5-bath, 4,858 square feet

BOUGHT: August 2003 for \$1.19 million

SOLD: October 2008 for \$1 million to *Michael Bieg*

HOUSEHOLD: Cardiologist *Saad Bitar*

HOUSE: 14032 Clayton, Town & Country: 5-bedroom, 4.5-bath, 5,886 square feet

BOUGHT: September 2008 for \$1.255 million from *David and Sharon O'Keefe*

Source: BlockShopper.com

Natural dyes, Hand-spun yarns...



Room design by Tom Manche

Tomorrow's Antiques.



Halbert Rug Gallery

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