

Additional Information for 420 Echo Hill Dr, Ballwin

- New Roof (2023)
- New Vinyl Siding (2023)
- New Windows (2023) - Tilt-in, argon gas filled
- Vented aluminum soffits
- Single unit gas furnace & air conditioner - condenser fan recently replaced
- Added insulation in attic and some walls for energy efficiency
- Battery-powered, self-propelled mower included
- Solid wood 6-panel doors for bedrooms and closets
- Ceramic tile in kitchen and baths; laminate wood in all other rooms
- Washer and dryer included in dedicated laundry space
- Built-in microwave, stove, dishwasher; fridge with ice maker & water dispenser
- Vented exhaust fan over kitchen stove
- Lazy Susan and ample kitchen cabinetry
- Eat-in kitchen with Carrera marble rolling island cart (included)
- Under-stairs space for decor, toys, or storage
- Coat closet with wire organizers and shelf
- Closets with built-in shelves (hardware included)
- Ample attic storage
- Two sheds - one under deck (lockable) and one with electricity in carport
- Office built-ins included: desk, shelves, glass cabinet, office chair (some exclusions)

- Variable-speed fan in stairwell for air circulation
 - Area rugs in kitchen and foyer may stay (pending contract)
 - Flat, easy-to-mow yard backing to Ballwin-maintained common ground
 - Privacy fence on west side & Dusk to Dawn lighting on front porch
 - Rolling Hills Subdivision with wide parkway and sidewalks both sides
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- Subdivision pool nearby (not directly across, previously rentable for parties)
 - Close to Manchester Rd, Big Bend, Hwy 44, grocery, Lowe's, restaurants
 - Award-winning Parkway School District
 - Nearby Ballwin Snow Cone stand with music, seating, family-friendly vibe