



101 WATERFALL COURT, GLEN CARBON, IL PROPERTY INFORMATION

Architectural Excellence

- Custom-designed by a renowned local architect
- Dramatic two-story foyer featuring a stunning indoor waterfall
- Soaring volume ceilings throughout the main level
- Distinctive architectural ceiling treatments including barrel vault, circular, and turret designs
- Elegant columns, arches, laser-cut tile accents, and custom millwork
- Built to exceptional standards with timeless craftsmanship

Main Living Areas

- Expansive great room with dramatic floor-to-ceiling windows
- Incredible natural light throughout
- Multiple gas fireplaces with blower systems
- African Cherry hardwood flooring throughout the main level
- African Mahogany hardwood flooring in the primary suite, walkout lower level, wet bar area, and family/game room
- Whole-home surround sound speaker system
- Beautiful architectural details throughout

Gourmet Kitchen

- Granite countertops
- Large center island
- KitchenAid gas cooktop
- Double convection ovens
- Stainless Refrigerator and Microwave
- KitchenAid dishwasher (recently replaced)
- New sink and plumbing fixtures
- Pantry
- Additional storage closet off the kitchen



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Dining Room

- Vaulted Ceiling
- Extensive Millwork
- Imported Prague chandelier is excluded from the sale but may be negotiated separately

Main-Level Primary Suite

- Luxurious main-floor owner's retreat
- African Mahogany hardwood flooring
- Dramatic barrel-vault ceiling
- Fireplace
- Spacious custom walk-through closet with window
- Updated granite countertops
- New lighting
- Spa-inspired ensuite bath with:
 - Granite vanities
 - Glass walk-in shower
 - Custom closet system

Upper-Level Guest Suite

- Spacious private bedroom
- Private ensuite bathroom
- Balcony overlooking the great room
- Dedicated upper-level HVAC system

Walkout Lower Level

- Large family room with custom birch built-ins
- Recreation room
- Deluxe wet bar/Kitchenette with dishwasher
- Gas fireplace with blower
- Private ensuite guest bedroom with walk-in closet
- Fourth bedroom currently utilized as an exercise room
- Extensive unfinished storage surrounding the lower-level kitchen area
- Separate mechanical/HVAC storage room

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Bathrooms

- Granite countertops throughout
- Main-level powder room completely remodeled with:
 - New vanity and fixtures
- Lower-level full bath updated with:
 - New flooring and vanity
 - Anti-fog mirror
 - New recessed lighting and exhaust fan

Outdoor Living

- Expansive upper and lower composite decks
- Incredible views overlooking the neighboring waterfall, fountains, and koi pond
- Professionally landscaped grounds
- Irrigation system
- Pond improvements scheduled to begin late Summer 2026

Technology & Security

- Whole-home speaker system throughout:
- Vivint Security System featuring:
 - Exterior cameras
 - Motion detectors
 - Window sensors
 - Glass-break sensors

Storage & Garage

- Side-entry three-car garage
- Coat closet near the main entry
- Multiple unfinished storage areas
- Additional mechanical/storage room
- Generous storage surrounding the lower-level kitchen area

Additional Highlights

- Approximately 20 minutes from Downtown St. Louis
- Exceptional entertaining spaces both indoors and outdoors
- Resort-style setting overlooking pond
- One-of-a-kind design that seamlessly blends timeless architecture with modern updates

