

MLS# 12005797

|       |                               |     |     |       |           |           |
|-------|-------------------------------|-----|-----|-------|-----------|-----------|
| Steve | 2375 West Valley Dr – Hermann |     |     |       | Gasconade | \$315,000 |
| Agent | Location (Nearest Town)       | Sec | Twp | Range | County    | Price     |

## Judy Warden Real Estate, Inc.

234 East Second St., Hermann, MO 65041

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**Specializing in Rural Properties**



|                                      |              |   |                    |                                |                  |
|--------------------------------------|--------------|---|--------------------|--------------------------------|------------------|
| <b>Lot Size</b>                      | 8.75 +/- Ac  | <b>House</b>                                  | 2 Story            | <b>Fireplace</b>               | 1 Main/1 LL      |
| <b>Fences</b>                        | NA           | <b>Age</b>                                    | Approx. 2002       | <b>Stove</b>                   | Included         |
| <b>Road Frontage</b>                 | Hwy 100      | <b>Construction</b>                           | Vinyl              | <b>Dishwasher</b>              | Included         |
| <b>Storage Bldg.</b>                 | NA           | <b>Sq. Ft. Living</b>                         | Approx. 2696       | <b>Refrigerator</b>            | NA               |
| <b>Garage</b>                        | 2 Car Attach | <b>Type Heat</b>                              | 2 Elec. F.A., Wood | <b>Drapes/Curtains</b>         | Some             |
| <b>Signs</b>                         | Yes          | <b>Roof</b>                                   | Comp/Shingle       | <b>Floor Covering</b>          | Wood/Carpet/Tile |
| <b>School District</b>               | Hermann      | <b>Baths</b>                                  | 1 1/2 Main/2 Up    | <b>Basement</b>                | Full-Walkout     |
| <b>Taxes (2011)</b>                  | 2432.29      | <b>Living Room</b>                            | X                  | <b>Porches</b>                 | Front            |
| <b>Possession</b>                    | Closing      | <b>Dining Room</b>                            | X                  | <b>Deck</b>                    | Back Covered     |
| <b>Electric</b>                      | Ameren UE    | <b>Kitchen</b>                                | X Breakfast Bar    | <b>Patio</b>                   | Back             |
| <b>Gas</b>                           | NA           | <b>Family Room</b>                            | NA                 | <b>Septic System</b>           | Yes              |
|                                      |              | <b>Bedroom</b>                                | 4 Up               | <b>Water</b>                   | Well             |
|                                      |              | <b>Utility Room</b>                           | Main               | <b>Air Condition</b>           | 2 Units          |
| <b>MINUTES FROM HISTORIC HERMANN</b> |              | <b>BEAUTIFUL HOME IN PEACE VALLEY HEIGHTS</b> |                    | <b>UPGRADED APPLIANCES</b>     |                  |
| <b>QUIET COUNTRY LIVING</b>          |              | <b>DUAL FURNACE AND A/C</b>                   |                    | <b>FULLY COVERED BACK DECK</b> |                  |
| <b>OPEN FLOOR PLAN</b>               |              |   |                    | <b>LARGE BEDROOMS</b>          |                  |

Information herein is not warranted and subject to change without notice. We assume no liability for errors.

