

Steve	2301 Berkemeyer Rd-Hermann				Gasconade	\$217,500
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>	2.64 Ac m/l	<b>House</b>	Ranch	<b>Fireplace</b>	X-Wood burning
<b>Fences</b>	Some	<b>Age</b>	Approx. 1991	<b>Stove</b>	Nego
<b>Road Frontage</b>	Hwy H/Berkemeyer	<b>Construction</b>	Brick	<b>Dishwasher</b>	Yes
<b>Storage Bldg.</b>	Yes	<b>Sq. Ft. Living</b>	Approx. 2145'	<b>Refrigerator</b>	Nego.
<b>Garage</b>	2 Car Attach	<b>Type Heat Propne F/A</b>	FreeStnd/Wd Stv	<b>Drapes/Curtains</b>	Some
<b>Signs</b>	Yes	<b>Roof</b>	Comp Shingle	<b>Floor Covering</b>	Carpet/Vinyl/Tile
<b>School District</b>	Hermann	<b>Baths</b>	2 Main/1/2 LL	<b>Basement</b>	Full, 2 Access
<b>Taxes (2009)</b>	\$1660.10	<b>Living Room</b>	X	<b>Porches</b>	Screened in/Covered Front
<b>Possession</b>	Closing	<b>Dining Room</b>	Combo	<b>Deck</b>	NA
<b>Electric</b>	3-Rivers	<b>Kitchen</b>		<b>Patio</b>	Yes
<b>Gas</b>	Propane/MFA	<b>Family Room</b>	X	<b>Septic System</b>	Yes
<b>400+ SQUARE FOOT 4-SEASONS ROOM</b>		<b>Bedroom</b>	3 Main	<b>Water</b>	Drilled Well
		<b>Utility Room</b>	Main	<b>Air Condition</b>	C/A
		<b>ALL BRICK RANCH HOME</b>		<b>STAND ALONE FIREPLACE AND HOT TUB FOR THOSE COLD WINTER NIGHTS</b>	
<b>VAULTED CEILINGS</b>		<b>SCENIC DISTANT VIEWS</b>		<b>LARGE GARDEN AREA &amp; 30X50 DETACHED GARAGE/SHOP AND A SCREENED IN PORCH</b>	
<b>CENTER ISLAND IN KITCHEN</b>					

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



**BRAND NEW ROOF (JUNE 2010)**