

MLS# 10013006

\$434,000

Steve	3431 Aunt Mary's Rd – Berger				Franklin	\$525,000
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



Lot Size	26 Ac. m/l	House	1.5+ Story	Fireplace	1 Main/1 Lower
Fences	NA	Age	Approx. 2002	Stove	Built In-Double Oven
Road Frontage	Aunt Mary's Rd	Construction	Vinyl Siding	Dishwasher	Included
Storage Bldg.	Yes	Sq. Ft. Living	Approx. 5000'	Refrigerator	Included
Garage	2 Car Attach	Type Heat	Propane/Elec/Wood	Drapes/Curtains	Some
Signs	Yes	Roof	Comp/Shingle	Floor Covering	Wood/Carpet
School District	Hermann	Baths	4 1/2	Basement	Full Walkout/Partially Finish
Taxes (2009)	\$2858.00	Living Room	Combo	Porches	Front Covered
Possession	Closing	Dining Room		Deck	Back
Electric	3 Rivers	Kitchen	X-Breakfast Bar	Patio	Side
Propane	MFA	Family Room	Lower Level	Septic System	Yes
		Bedroom	1 Main/1 Lower/3 Up	Water	Drilled Well
		Utility Room	Main	Air Condition	C/A 2 Units
30x40 GARAGE/SHOP		LARGE FAMILY/REC ROOM ON LOWER LEVEL		CUSTOM MADE PINE KITCHEN CABINETS	
LOTS OF HARD WOOD FLOORS		SCENIC DISTANT VIEWS		PLENTY OF ROOM FOR THE WHOLE FAMILY	

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

