

<b>Candi</b>	<b>230 West 15<sup>th</sup> St – Hermann</b>				<b>Gasconade</b>	<b>\$99,900</b>
Agent	Location (Nearest Town)	Sec	Twp	Range	County	Price

## Judy Warden Real Estate, Inc.

234 East Second St., Hermann, MO 65041

Phone: 573-486-3127 Fax: 573-486-3521 Email: [judywardenre@ktis.net](mailto:judywardenre@ktis.net) Web: [www.judywarden.com](http://www.judywarden.com)

**Specializing in Rural Properties**



<b>Lot Size</b>	135x130	<b>House</b>	Ranch	<b>Fireplace</b>	Wood Burning
<b>Fences</b>	NA	<b>Age</b>	Approx. 1962	<b>Stove</b>	NA
<b>Road Frontage</b>	West 15 <sup>th</sup> St.	<b>Construction</b>	Cedar/Brick	<b>Dishwasher</b>	Included
<b>Storage Bldg.</b>	NA	<b>Sq. Ft. Living</b>	Approx. 1486'	<b>Refrigerator</b>	NA
<b>Garage</b>	2 Car Attach	<b>Type Heat</b>	Electric F.A.	<b>Drapes/Curtains</b>	NA
<b>Signs</b>	Yes	<b>Roof</b>	Comp/Shingle	<b>Floor Covering</b>	Wood/Tile/Carpet
<b>School District</b>	Hermann	<b>Baths</b>	2	<b>Basement</b>	Slab
<b>Taxes (2009)</b>	\$927.89	<b>Living Room</b>	X	<b>Porches</b>	Front
<b>Possession</b>	Closing	<b>Dining Room</b>	NA	<b>Deck</b>	NA
<b>Electric</b>	City	<b>Kitchen</b>	X Eat-In	<b>Patio</b>	Back Covered
<b>Gas</b>	NA	<b>Family Room</b>	NA	<b>Septic System</b>	City
		<b>Bedroom</b>	3	<b>Water</b>	City
		<b>Utility Room</b>	X	<b>Air Condition</b>	C/A
<b>NEW ARCHITECTURAL SHINGLED ROOF AND EXTERIOR PAINT</b>		<b>NEWER PURGO WOOD IN LIVING ROOM AND CERAMIC TILE IN KITCHEN, FOYER AND LARGE LAUNDRY/MUD ROOM</b>		<b>LARGE FRONT AND BACK YARD WITH PLENTY OF ROOM FOR FAMILY GATHERINGS</b>	
<b>CLOSE TO PARK, SWIMMING POOL AND TENNIS COURT</b>				<b>BRICK FIREPLACE</b>	

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



**INVESTMENT PROPERTY OR FULL TIME LIVING**