



Style:	1+ Story	Transaction	Sale
Bedrooms:	5	Type:	
Total Baths (F H):	4 (3 1)	Area:	3 - West of Hwy 54 and S of Missouri
SqFt - Appx Total Finish:	4,595		River
Above Grade SqFt:	3,095	Elem School:	Blair Oaks
SqFt Source:	Other	Middle School:	Blair Oaks
Approx Year Built:	2003	High School:	Blair Oaks
Total Garage:	4	In City Limits:	No
# of Main Garage:	2	Approx Acres:	0.94
# of Basement Garage:	2	Lot Size Source:	County Records
Garage/Parking Features:		APN:	
		Leaseholds:	No

Bedrooms	Lower	Main	Upper	Gas Company:	Propane	Taxes:	\$3,861.29
Full Baths	1	1	3	Water Company:	Cole Co District 4	Tax Year:	2022
Half Baths	1	1	1	Water Source:	Public	Above Grade SqFt:	3,095
Finished SqFt	0	1	0	Electric Company:	Ameren UE	Fireplace:	Yes
Unfinished SqFt	1,500	1,950	1,145	Sewer System:	Public Sewer	Fireplace Features:	Gas; # of Gas: 1
				Patio:	Yes		

Room Name	Level	Dimensions	Room Features	Remarks
Laundry	Main	9.5 x 8.67		
Living Room	Main	19.67 x 18.75		
Dining Room	Main	15 x 12.08	Wood Floors	
Kitchen	Main	24.5 x 13.75	Wood Floors	
Primary Bedroom	Main	15.67 x 15.33	Carpet Floors	
Bedroom 2	Upper	15.17 x 14	Carpet Floors	
Bedroom 3	Upper	12.92 x 11.25	Carpet Floors	
Bedroom 4	Upper	23 x 12.1	Carpet Floors	
Bedroom 5	Lower	18.42 x 12.67	Carpet Floors	
Family Room	Lower	37.42 x 21.42	Carpet Floors	
Laundry	Lower	8.92 x 6.42		

Basement Access: Walk Out

Exterior: Brick

Cooling: Central

Basement Details: Full

Heating: FAPG

Appliances: Central Vacuum; Dishwasher; Disposal; Hood; Microwave; Propane Tank - Owned; Refrigerator; Stove; Water Softener - Owned

Misc Features: Bar; Bar with Sink; Lawn Sprinkler System; Pantry; Primary Bath; Security System; Walk-In Closet(s); Wood Floors

Restrictions: Yes

Possession: Close of Escrow

Selling Terms: Cash; Conventional; FHA; Rural Development; VA Loan

Directions: Hwy 50E to right at Taos exit. Left on Bradford Crt.

Marketing Remarks: The towering front porch is visually stunning and is sure to impress guests. Soaring ceilings and wood floors create a timeless style for this 5 bedroom, 4 bath, 4 garage home with nearly 4,600 sq. ft! This is a brilliant floor plan with main level primary suite & laundry, 3 additional bedrooms upstairs that share a jack and jill bath and a 5th bedroom with full bath down. Dinner can be a formal affair in the dining room or enjoy quiet conversations in the eat in kitchen with fantastic pantry. The lower level is the ideal mother-in-law quarters with massive family room, 2nd laundry, handsome wet bar, spacious bedroom, full bath and a separate drive with 2 additional garages. The covered patio and the .94 acre yard are perfect for summer fun. Located in Blair Oaks school district.

Keller Williams Realty

Information is deemed to be reliable, but is not guaranteed. Prepared by Nicole Patterson, GRI on Thursday, May 04, 2023 9:13 PM. Video and/or audio surveillance with recording capability may be in use on these premises. Conversations should not be considered private. © 2023 MLS and FBS.