

Single Family Active
MLS# 10065892

4441 RAINBOW CIRCLE, Jefferson City, MO 65109

County: Cole

\$265,000
Agent Detail Report



Style:	Split-Foyer	Transaction	Sale
Bedrooms:	3	Type:	
Total Baths (F H):	4 (2 2)	Area:	3 - West of Hwy 54 and S of Missouri River
SqFt - Appx Total	2,900	Elem School:	Pioneer Trail
Finish:		Middle School:	Thomas Jefferson
Above Grade SqFt:	1,844	High School:	Capital City High School
SqFt Source:	County Records	Approx Acres:	0.54
Approx Year Built:	1977	Lot Size Source:	County Records
Total Garage:	2	APN:	
# of Basement	2	Leaseholds:	No
Garage:			
Garage/Parking			
Features:			

	Lower	Main	Upper
Bedrooms	0	3	0
Full Baths	0	2	0
Half Baths	1	1	0
Finished SqFt	1,056	1,844	0
Unfinished SqFt			

Gas Company:	Ameren UE	Taxes:	\$1,488.47
Water Source:	Public	Tax Year:	2022
Electric Company:	Ameren UE	Above Grade SqFt:	1,844
Sewer System:	Public Sewer	Fireplace Features:	Gas
Patio:	yes		
Deck:	yes		

Room Name	Level	Dimensions	Room Features	Remarks
Laundry	Main			
Living Room	Main	19.26 x 14.44		
Kitchen	Main	25.95 x 12		
Family Room	Main	18.82 x 13.98		
Primary Bedroom	Main	14.57 x 13.19		
Bedroom 2	Main	10.76 x 10.1		
Bedroom 3	Main	10.98 x 10.92		
Family Room	Lower	26.74 x 19.24		
Sunroom	Lower	19.29 x 17.65		

Basement Access: Walk Out **Exterior:** Brick **Cooling:** Central
Basement Details: Full **Heating:** FANG
Appliances: Hood; Microwave; Refrigerator; Stove
Misc Features: Bar with Sink; Primary Bath; Storage Shed
Owner Name: Jerome M and Rita A Holtmeyer **Occupant:** Owner **Purchaser Exclusions:** No
Restrictions: No **Possession:** Close of Escrow **Variable Rate Commission:** No
Sub Agency: 0% **Listing Agreement:** Exclusive Right To Sell **Transaction Broker:** 2%
Listing Conditions: Standard **Buyer Agency:** 3%
Commission is based on: Sales Price Less Concessions
Selling Terms: Cash; Conventional; FHA; Government; VA Loan
Showing Instructions: Occupied; Sentrilock
Directions: Country Club to Rainbow Dr. to Rainbow Circle
Marketing Remarks: This extra spacious home with 2,900 sq. ft. is sure to impress! A beautiful staircase welcomes you inside to the lovely living room. A welcoming eat in kitchen with stainless steel appliances and pantry opens to the MAIN level family room with gorgeous built ins and gas fireplace. The primary bedroom has its own private beautifully updated bath with double sink and walk in shower. Step down to the lower level family room complete with wet bar, 2nd fireplace and plenty of room for movie watching. The huge sunroom with hot tub blurs the lines from outside to inside with views of the trees and yard. Spend the rest of the summer lounging on the fantastic deck with above ground pool or working on your hobbies in the 20x12 shed. All this and nestled on a .54 acre corner lot.
Broker/Agent Only Remarks: Seller will leave hot tub and above ground pool but will not warrant. Buyer and Buyers agent to verify all data
Original List Price: \$265,000 **List Date:** 07/24/2023 **Expiration Date:** 01/24/2024 **DOM/CDOM:** 2/2

Name	Office	Primary	Office	E-mail
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