



Style:1+ Story

Bedrooms:3

Total Baths (F H):4 (2 2)

SqFt - Appx Total Finish:2,662

Above Grade SqFt:2,093

SqFt Source:County Records

Approx Year Built:1970

Total Garage:2

of Main Garage:2

Transaction Type:Sale

Area:3 - West of Hwy 54 and S of Missouri River

Elem School:South

Middle School:Thomas Jefferson

High School:Capital City High School

Approx Acres:0.43

Lot Size Source:County Records

APN:

Leaseholds:No

Bedrooms	Lower 0	Main 1	Upper 2	Gas Company: Ameren UE	Above Grade SqFt: 2,093
Full Baths	0	1	1	Water Source: Public	Fireplace Features: Gas
Half Baths	1	1	0	Electric Company: Ameren UE	
Finished SqFt	569	1,493	600	Sewer System: Public Sewer	
Unfinished SqFt					

Room Name	Level	Dimensions	Room Features	Remarks
Laundry	Main			
Living Room	Main	12 x 14		
Dining Room	Main	13 x 13		
Kitchen	Main	14 x 11		
Family Room	Main	25 x 13		
Family Room	Lower	18.66 x 23.41		
Primary Bedroom	Main	15 x 13		
Bedroom 2	Upper	14 x 13		
Bedroom 3	Upper	14 x 12		

Basement Access: Walk-Out Access

Basement Details: Full

Appliances: Disposal; Hood; Microwave; Stove

Misc Features: Lawn Sprinkler System; Primary Bath; Security System; Storage Shed; Walk-In Closet(s); Wood Floors

Restrictions: No

Exterior: Brick

Property Conditions: Updated/Remodeled

Cooling: Central Air

Heating: FANG

Possession: Close of Escrow

Directions: Edgewood to left on Dogwood.

Marketing Remarks: Timeless in design and rich in character, this all-brick 1.5-story beauty offers inviting spaces inside and out. The formal living room with built-ins and fireplace flows to a formal dining room highlighted by elegant lighting. The main-level family room is the heart of the home, featuring a wood-burning fireplace and sweeping views of the outdoors that opens seamlessly to the kitchen. A cook's dream, the kitchen boasts a 5-burner gas range, classic white cabinetry, and eye-catching backsplash. The main-level primary suite impresses with an updated bath, double vanity, walk-in shower, and dual closets that include a massive walk-in. Upstairs offers two additional bedrooms and a full bath for convenience. The lower level hosts a sprawling family room and two oversized storage areas. Outdoors, enjoy a bricked patio, storage shed, and a backyard retreat where deer visit nightly. The home is perfectly located close to shopping and dining.