



Style:	Raised Ranch	Transaction Type:	Sale
Bedrooms:	3	Area:	3 - West of Hwy 54 and S of Missouri River
Total Baths (F H):	3 (2 1)	Elem School:	Lawson
SqFt - Appx Total Finish:	1,713	Middle School:	Thomas Jefferson
Above Grade SqFt:	1,296	High School:	Capital City High School
SqFt Source:	County Records	In City Limits:	Yes
Approx Year Built:	1999	Approx Acres:	0.22
Total Garage:	2	Lot Size Source:	County Records
# of Basement Garage:	2	APN:	
Garage/Parking Features:		Leaseholds:	No

	Lower	Main	Upper
Bedrooms	0	3	0
Full Baths	0	2	0
Half Baths	1	0	0
Finished SqFt	417	1,296	0
Unfinished SqFt			

Gas Company:	None	Taxes:	\$1,448
Water Source:	Public	Tax Year:	2022
Electric Company:	Ameren UE	Above Grade SqFt:	1,296
Sewer System:	Public Sewer	Finished SqFt Other:	0
Patio:	No	Fireplace:	No
Deck:	Yes		

Room Name	Level	Dimensions	Room Features	Remarks
Laundry	Main	5.83 x 5.5		
Living Room	Main	13.83 x 24	Blinds Only, Vinyl Floors	
Kitchen	Main	13.42 x 9.17	Vinyl Floors	
Primary Bedroom	Main	15.92 x 11.5	Blinds Only, Carpet Floors	
Bedroom 2	Main	13.33 x 10.92	Blinds Only, Carpet Floors	
Bedroom 3	Main	11.25 x 10.08	Carpet Floors, Blinds Only	
Family Room	Lower	24 x 15.25	Carpet Floors	

Basement Access: Walk Out

Basement Details: Full

Appliances: Dishwasher; Disposal; Hood; Microwave; Refrigerator; Stove

Misc Features: Fenced Yard; Primary Bath; Split Bedroom Plan; Walk-In Closet(s)

Restrictions: Yes

Possession: Close of Escrow

Selling Terms: Cash; Conventional; FHA; Government; VA Loan

Directions: Fairgrounds Rd to London Way. Follow to Liverpool.

Marketing Remarks: Beauty and comfort blends perfectly in this COMPLETELY updated home. The bright, open living room to dining room is ideal for entertaining. A sleek brand new kitchen with crisp white cabinets, stainless steel appliances and deep farmhouse sink will inspire any cook. The primary bedroom with soaring ceiling, walk in closet and on suite bath conveniently adjoins the laundry room. Perfectly sized bedrooms share a beautiful hall bath in a split bedroom design. Step down to the lower level supersized family room with half bath. The spacious deck overlooks a fantastic, fenced yard that is ready for BBQ's and play. This impressive home will not last long! Deadline for all offers is 9:00 AM April 20th.

Keller Williams Realty

Information is deemed to be reliable, but is not guaranteed. Prepared by Nicole Patterson, GRI on Thursday, April 20, 2023 10:10 AM. 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.