

Single Family Active  
MLS# 10067498

**3604 S ROCK BEACON ROAD, Jefferson City, MO 65109**

**\$225,000**  
Public Report

County: Cole



<b>Style:</b>	Ranch	<b>Transaction</b>	Sale
<b>Bedrooms:</b>	4	<b>Type:</b>	
<b>Total Baths (F H):</b>	3 (2 1)	<b>Area:</b>	3 - West of Hwy 54 and S of Missouri
<b>SqFt - Appx Total</b>	1,996		River
<b>Finish:</b>		<b>Elem School:</b>	Belair
<b>Above Grade SqFt:</b>	1,196	<b>Middle School:</b>	Thomas Jefferson
<b>SqFt Source:</b>	County	<b>High School:</b>	Capital City High School
	Records	<b>Approx Acres:</b>	0.26
<b>Approx Year Built:</b>	1975	<b>Lot Size Source:</b>	County Records
<b>Total Garage:</b>	2	<b>APN:</b>	
<b># of Basement</b>	2	<b>Leaseholds:</b>	No
<b>Garage:</b>			
<b>Garage/Parking</b>			
<b>Features:</b>			

	Lower	Main	Upper
<b>Bedrooms</b>	1	3	0
<b>Full Baths</b>	0	2	0
<b>Half Baths</b>	1	0	0
<b>Finished SqFt</b>	800	1,196	0
<b>Unfinished SqFt</b>			

**Gas Company:** None  
**Water Source:** Public  
**Electric Company:** Ameren UE  
**Sewer System:** Public Sewer

**Taxes:** \$1,132.98  
**Tax Year:** 2023  
**Above Grade SqFt:** 1,196  
**Finished SqFt Other:** 0  
**Fireplace:** No

Room Name	Level	Dimensions	Room Features	Remarks
Laundry	Lower			
Living Room	Main	19.92 x 11.58		
Kitchen	Main	19.9 x 9.58		
Primary Bedroom	Main	16 x 9.75		
Bedroom 2	Main	11.58 x 10.75		
Bedroom 3	Main	11.59 x 10.75		
Bedroom 4	Lower	13.58 x 9.33		
Family Room	Lower	22 x 11.5		

**Basement Access:** Walk Out

**Exterior:** Brick; Vinyl

**Cooling:** Central

**Basement Details:** Full

**Heating:** FAE

**Appliances:** Disposal; Hood; Microwave; Refrigerator; Stove; Water Softener - Rented

**Misc Features:** Primary Bath; Wood Floors

**Restrictions:** No

**Possession:** Close of Escrow

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

**Directions:** Scott Station to right on Rock Beacon. Right on S. Rock Beacon.

**Marketing Remarks:** The same owners have loved and meticulously maintained this beautiful ranch for 46 years and are now ready to pass the keys. Gorgeous wood floors greet you at the door and a lovely living room with large windows creates a timeless style. The updated kitchen is a show stopper with crisp white cabinets and handsome granite countertops. The primary bedroom offers a private bath and 2 more generous bedrooms share a hall bath. Step down to the lower level with a cozy family room, 4th bedroom, 1/2 bath and 2 car garage. The new maintenance free screened in deck is a fantastic extension of living space. Spend this summer on the supersized patio that is ready for cornhole tournament or basketball game. This fantastic home is positioned perfectly to shopping, schools & restaurants.

Keller Williams Realty

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