

Single Family Active
MLS# 10072512

1309 HERITAGE, Jefferson City, MO 65101

County: Cole

\$299,900
Public Report



Property Sub-Type:	Single Family Residence	Transaction Type:	Sale
Style:	Split Level	Area:	2 - East of Hwy 54 and S of Missouri River
Bedrooms:	5	Elem School:	Moreau Heights
Total Baths (F H):	3 (3 0)	Middle School:	Lewis & Clark
SqFt - Appx Total	2,929	High School:	Jefferson City High School
Finish:		Approx Acres:	0.41
Above Grade	1,724	Lot Size Source:	County Records
SqFt:		APN:	
SqFt Source:	Appraiser	Leaseholds:	No
Approx Year Built:	1976		
Total Garage:	2		
# of Basement Garage:	2		

	Lower	Main	Upper
Bedrooms	2	3	0
Full Baths	1	2	0
Half Baths	0	0	0
Finished SqFt	1,205	1,724	0
Unfinished SqFt			

Gas Company:	Ameren UE	Above Grade SqFt:	1,724
Water Source:	Public	Fireplace:	Yes
Electric Company:	Ameren UE	Fireplace Features:	Wood Burning
Sewer System:	Public Sewer		
Patio:	yes		
Deck:	yes		

Room Name	Level	Dimensions	Room Features	Remarks
Laundry	Main	9.17 x 7.5		
Living Room	Main	20.33 x 15.75		
Dining Room	Main	14.67 x 9.67		
Kitchen	Main	14.25 x 10		
Hearth Room	Main	22.25 x 13.88		
Primary Bedroom	Main	14.25 x 12.08		
Bedroom 2	Main	11.92 x 10.08		
Bedroom 3	Main	11.42 x 10.42		
Family Room	Lower	22.25 x 17.33		
Bedroom 4	Lower	11.92 x 8.75		
Bedroom 5	Lower	11.58 x 9.58		

Basement Access: Walk-Out Access **Exterior:** Brick; Vinyl Siding **Cooling:** Central Air
Basement Details: Full **Heating:** Natural Gas
Appliances: Dishwasher; Disposal; Range; Range Hood; Refrigerator; Water Softener Owned
Misc Features: Primary Bath
Restrictions: No **Possession:** Close of Escrow

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

Directions: Leslie Blvd to Heritage Hill.

Marketing Remarks: Tucked at the end of a quiet cul-de-sac and surrounded by towering trees, this spacious 5 bedroom, 3 full bath home offers nearly 3,000 sq. ft. of comfortable living in a peaceful, private setting. The street is currently being repaved, bringing an upcoming refresh to the neighborhood. Fresh paint throughout welcomes you into a light-filled living room, formal dining room, and a cozy hearth room with fireplace that feels like the heart of the home. The kitchen features beautiful new countertops and flooring. The roomy primary suite includes its own full bath. The walkout lower level is designed for entertaining with a massive family room, unique sunken fireplace, wet bar, two additional bedrooms, and a full bath. Relax and unwind on the deck or patio overlooking the very serene, wooded backdrop. The 2-car garage includes extra workspace for projects or hobbies. This amazing home offers room to spread out, space to entertain and privacy to enjoy.

Keller Williams Realty

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