

<b>Steve</b>	<b>226 West 3<sup>rd</sup> – Hermann</b>				<b>Gasconade</b>	<b>\$92,750</b>
Agent	Location (Nearest Town)	Sec	Twp	Range	County	Price

## Judy Warden Real Estate, Inc

234 East Second St., Hermann, MO 65041

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**Specializing in Rural Properties**



<b>Lot Size</b>	60x120	<b>House</b>	1.5 Story	<b>Fireplace</b>	NA
<b>Fences</b>	NA	<b>Age</b>	Approx. 1922	<b>Stove</b>	NA
<b>Road Frontage</b>	West 3 <sup>rd</sup> St	<b>Construction</b>	Brick	<b>Dishwasher</b>	NA
<b>Storage Bldg.</b>	Yes	<b>Sq. Ft. Living</b>	Approx. 1280'	<b>Refrigerator</b>	NA
<b>Garage</b>	1 Attach LowerLvl	<b>Type Heat</b>	Elec. F.A.	<b>Drapes/Curtains</b>	Some
<b>Signs</b>	Yes	<b>Roof</b>	Comp/Shingles	<b>Floor Covering</b>	
<b>School District</b>	Hermann	<b>Baths</b>	1 Main/1/2 Up	<b>Basement</b>	Full, Walkout
<b>Taxes (2015)</b>	687.74	<b>Living Room</b>	X	<b>Porches</b>	Front Covered/Back Enclosed
<b>Possession</b>	Closing	<b>Dining Room</b>	X	<b>Deck</b>	NA
<b>Electric</b>	City	<b>Kitchen</b>	X	<b>Patio</b>	NA
<b>Gas</b>	NA	<b>Family Room</b>	NA	<b>Septic System</b>	City
		<b>Bedroom</b>	1 Main/2 Up	<b>Water</b>	City
		<b>Utility Room</b>	Low Level	<b>Air Condition</b>	C/A

**NEW ROOF IN 2012**

**ALL BRICK BUNGALOW**

**MANY NEW UPDATES INCLUDE: FURNACE AND A/C, ELECTRIC PANEL, AND 1/2 BATH UPSTAIRS**

**HOME HAS BEEN MAINTAINED BEAUTIFULLY**

**PLENTY OF ROOM IN LOWER LEVEL FOR THE HANDYMAN WITH ACCESS FROM THE DRIVEWAY**

**NICELY LANDSCAPED**

**Information herein is not warranted and subject to change without notice. We assume no liability for errors.**

