

FOR SALE

22439 Tall Oaks Road, Warrenton, MO 63383



GORGEOUS RANCH HOME ~ 5-BEDROOM ~ 3-BATH OVERLOOKING LAKE ON 8.36 ACRES PRICE: \$419,900

- ◆ BEAUTIFUL WOODED ACREAGE
- ◆ LARGE STOCKED LAKE
- ◆ NICE EAT-IN KITCHEN
- ◆ SEPARATE DINING
- ◆ WOOD BURNING FIRE-PLACE
- ◆ WOOD TONGUE & GROOVE CEILINGS
- ◆ COVERED PORCH
- ◆ FULLY FINISHED WALK-OUT BASEMENT
- ◆ 3 CAR GARAGE
- ◆ GREAT LOCATION
- ◆ WARRENTON R-III SCHOOL DISTRICT

* TAXES \$2,983 FOR 2017

Beautiful ranch home in a peaceful country setting on mostly wooded acreage with lots of wildlife and stocked lake. This 5-bedroom, 3-bath home has plenty of space with 3,800 +/- sq. ft. of finished living area. The living and dining room features gorgeous vaulted wood tongue & groove ceilings, full masonry brick fireplace, bay window and French doors leading to the covered deck overlooking the lake. Spacious eat-in kitchen with solid surface countertops, oak pot rack, portable island and decorative alcoves. Nice master suite with bay window, French doors to deck and lake views. Main floor laundry, another bedroom, bath and 3 car garage round out the first level. The finished walkout lower level offers 3 additional bedrooms, full bath, bar, family and recreation areas with large utility room. Outside is a Morton building/workshop with wrap around deck and carport with separate driveway entrance and just a short walk through the wooded path. This home offers many extras and plenty of ground in a great location close to town. Warrenton R-III School District.

Directions: I-70 west to the Warrenton exit, #193. Turn left on Hwy 47 for 3/4 mile to Kroger intersection. Turn right on Hwy MM for 1/2 mile to left on Hwy U and go 3.8 miles to Tall Oaks Rd. Turn right on Tall Oaks and proceed 1 mile (past Tall Oaks Trail) to the property on the right. **Watch for the Westbound Real Estate sign.**

For more information please contact:
Phil Reid at 314-486-8642

WESTBOUND REAL ESTATE
800-656-7595
WESTBOUNDONLINE.COM

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