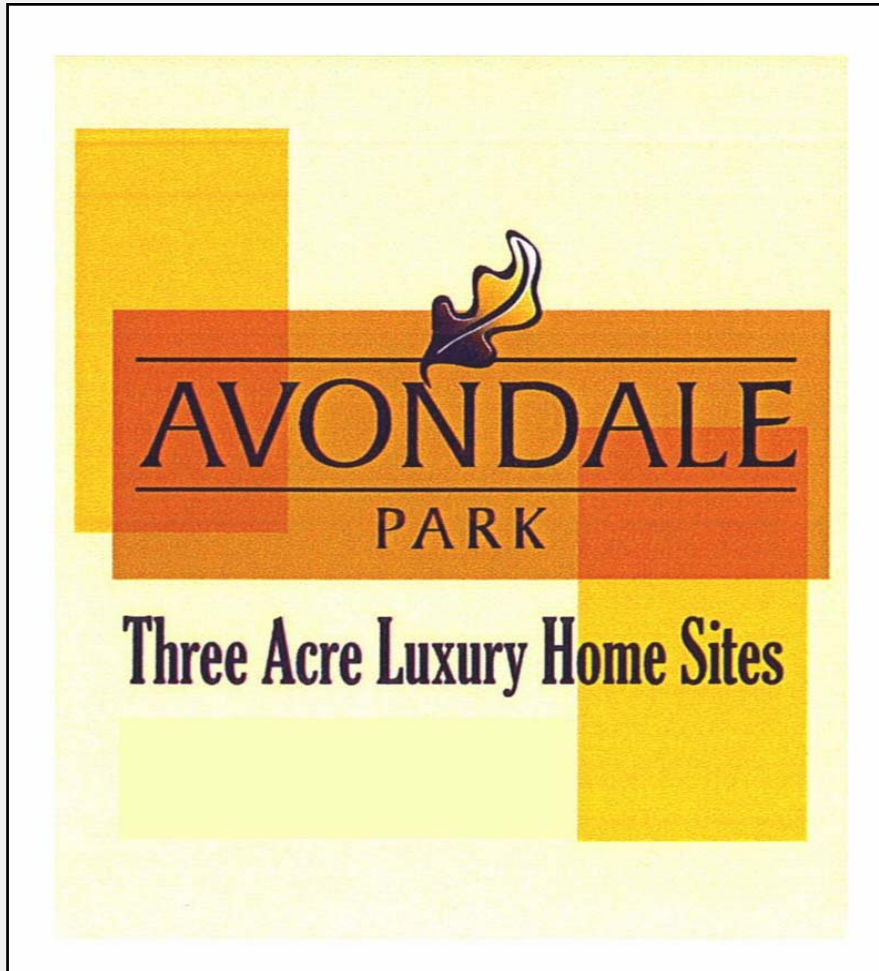


\$129,900 Per Lot



Contact

*Cathy Shaw-Connely
(636) 346-4960
squawky1@aol.com*

*Tom Shaw Sr.
(314) 540-6854
tomshaw2004@centurytel.com*

*Tom Shaw Jr.
(314) 283-5064
tomshawjr@yahoo.com*

3+/- acre level and slightly sloping lots. Avondale gives you the feel of living in the country with the convenience of living close to civilization. Avondale adjoins Broemmelsiek Park, 495+/- acre park with lakes, picnic shelters, horse riding trails and more. Busch Wildlife is just to the east and Weldon Springs Wildlife area adjoins Busch Wildlife and is over 6700+/- acres. Lots have county water and privately maintained asphalt roads. There is common ground with a 3+/- acre lake and picnic shelter. Restrictions are: 3000 sq. ft. minimum size house with 2300 sq. ft. on first floor, side entry garage - call agents for details. DSL expected by the end of the year.

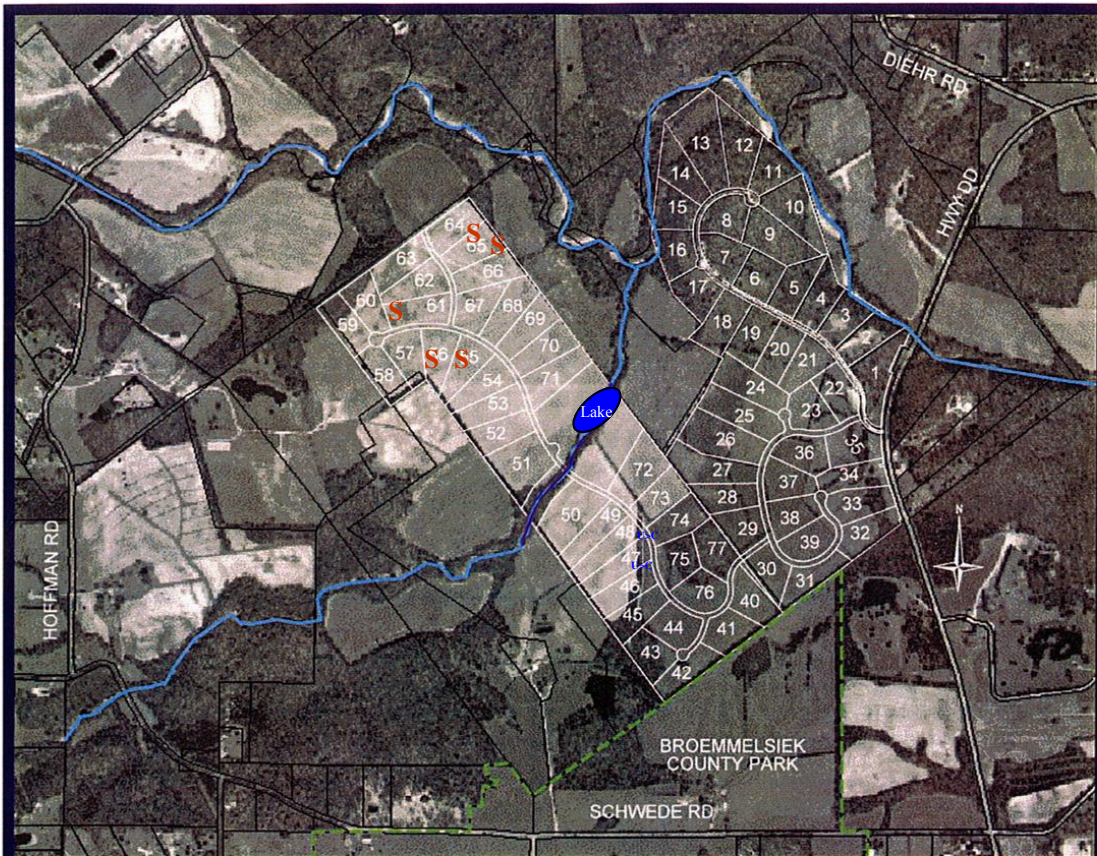
DIRECTIONS:

Hwy 40 to Winghaven exit, go south on Hwy DD for approx. 3 miles to right on Avondale Hills Drive.



17813 eDISON ♦ Suite 200 ♦ Chesterfield, Missouri 63005

Office: (636) 532-1922 ♦ Fax: (636) 532-0222 ♦ info@shawrealtors.com ♦ www.shawrealtors.com



**AVONDALE
PARK**

SOLD
TOM SHAW REALTORS
SINCE 1922
 200 Long Road, Suite 160 Chesterfield, MO 63005
 Office: (636) 532-1922 Fax: (636) 532-0222
 Toll Free: (888) TOM-SHAW

Assessments:

Assessments for road maintenance, snow removal and common ground / lake maintenance are set by the subdivision. They are expected to be \$700 – \$800 per year.

Restrictions:

Avondale has restrictions to protect the value of lot owners property. These restrictions include:

- 3000 sq. ft. minimum house size; 2300 on the first floor.
- Any detached building must have the same look as your house.
- You must have a side entry garage.
- You are limited to the number and type of household pets.

S = SOLD

The information contained herein has been supplied to us by the owner of this property or by a third party. Tom Shaw Realtors does not guarantee its accuracy and recommends buyers or tenant to verify all information herein and to obtain a full boundary survey before buying said home or property. **PRICES AND SPECIFICATIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE**

Three Acre Luxury Home Sites

Why Avondale?

Avondale gives you the feel of living in the country with the convenience of living close to civilization.

Parks:

Avondale adjoins Broemmelsiek Park, a 495 acre park with several lakes, picnic shelters, horse riding trails and more.

Busch Wildlife is just to the east of Avondale Park . It is over 6900 Acres and has more than 30 lakes

Weldon Springs Wildlife area adjoins Busch Wildlife and is over 6700 Acres.

Horses:

There are several horse stables within a few miles of Avondale.

With so much land dedicated to parks and wildlife areas, the area south of Highway DD and Dardenne Creek where Avondale is located, is well suited for country living; even though it is close to civilization and places of work.

Price Includes:

- County Water
- Buried Electric
- DSL expected by the end of the year
- Asphalt Roads (Privately maintained)

Amenities:

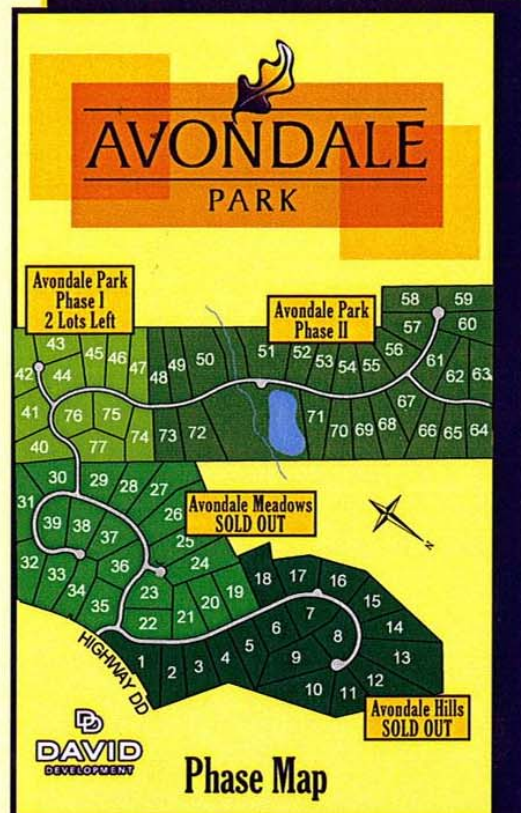
Common Ground with 3 Acre Lake and Picnic shelter.

Developer



Engineer

VOLZ



Via Roads, Avondale Is Only:

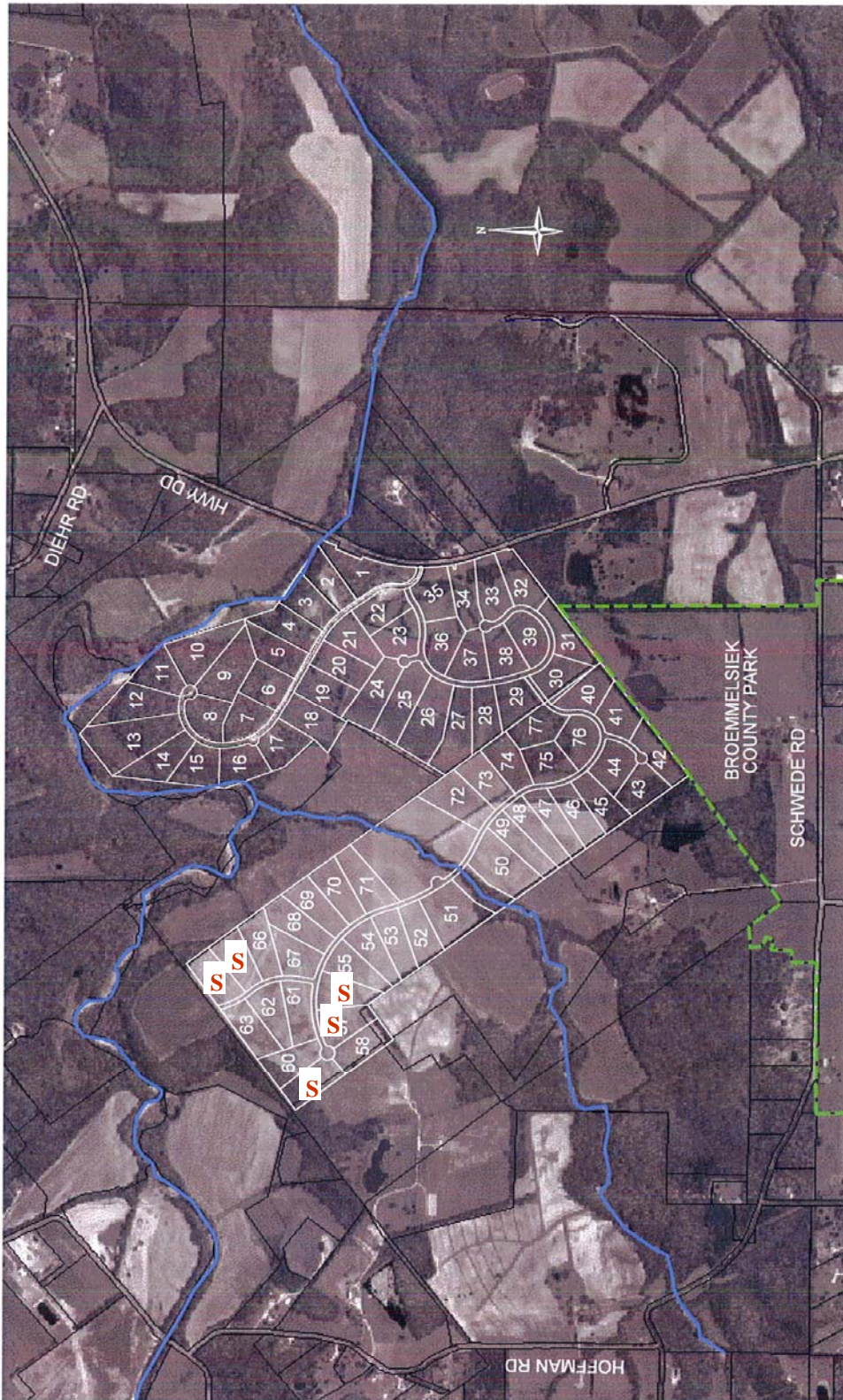
- 3.2 miles direct to Highway 40
- 5.1 miles direct to the Page Avenue Extension
- 7.5 Miles direct to Highway 70
- 3.2 miles to a new Super Walmart
- 3 miles to a new Lowes
- 3.7 miles from Target, Shop 'n Save, JC Penney and Wehrenberg Theatre
- 3.2 miles from a Great Escape Theater
- 4.9 miles from Schnucks
- 10.5 miles to Chesterfield

636-532-1922

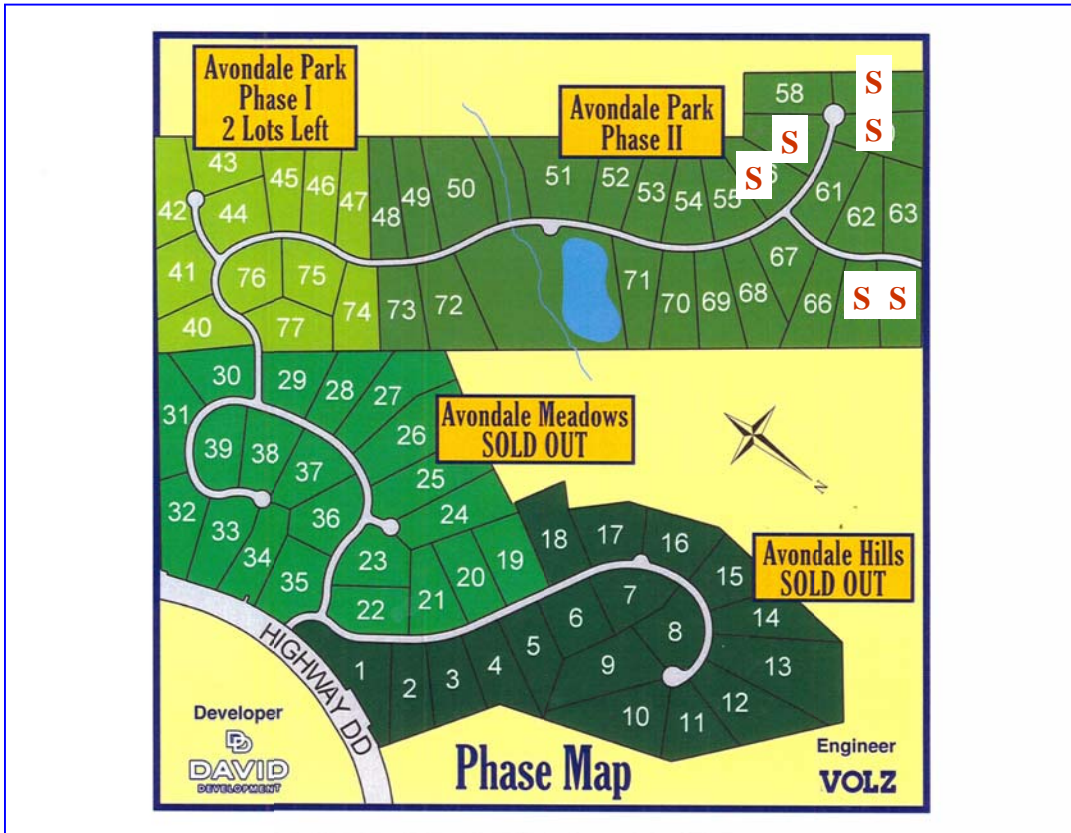
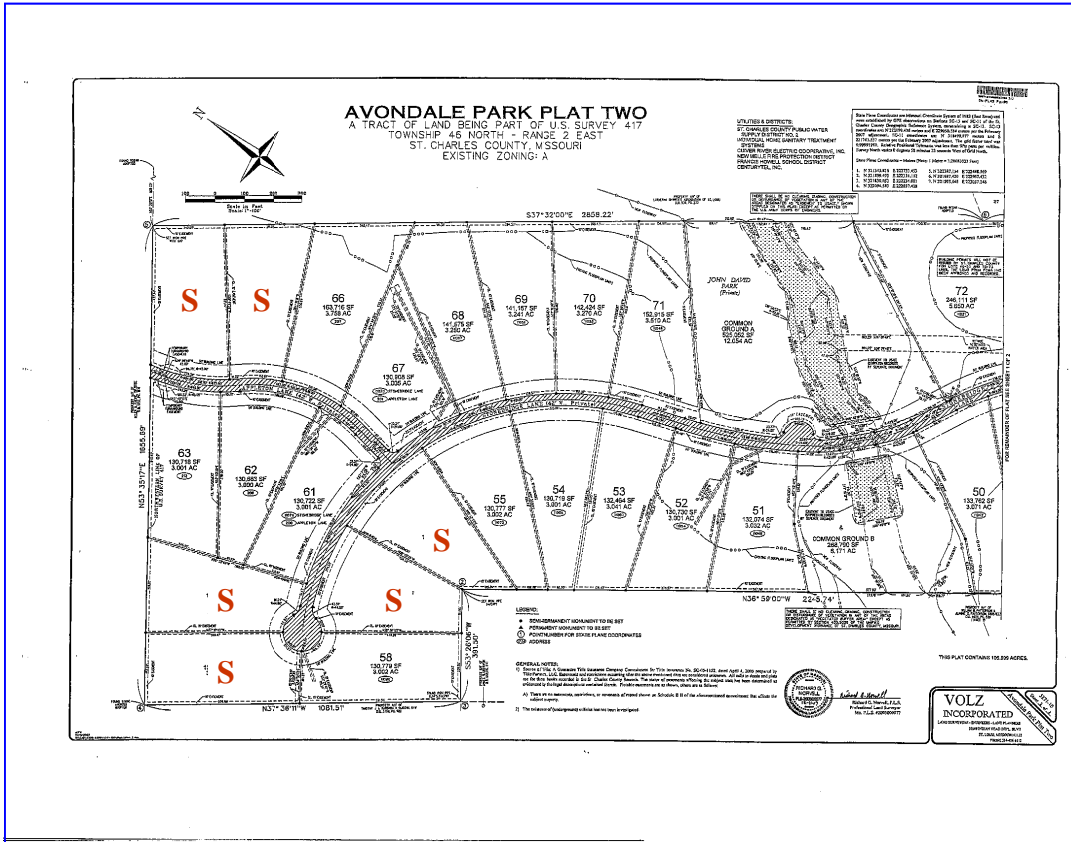
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LOT NUMBER DESCRIPTION

45	3 +/- acres, partially wooded
48	PENDING
49	SOLD
50	PENDING
51	PENDING
52	PENDING
53	PENDING
54	PENDING
55	PENDING
58	3 +/- acres, slight slope, cul-de-sac
59	3 +/- acres, slight slope, cul-de-sac
61	PENDING
62	PENDING
63	PENDING
64	SOLD
65	SOLD
66	PENDING
67	PENDING
68	PENDING
69	PENDING
70	PENDING
71	PENDING
72	5.6 +/- acres, next to creek
73	PENDING



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