

2101 Babler Ridge Lane. Wildwood, Mo. 63038

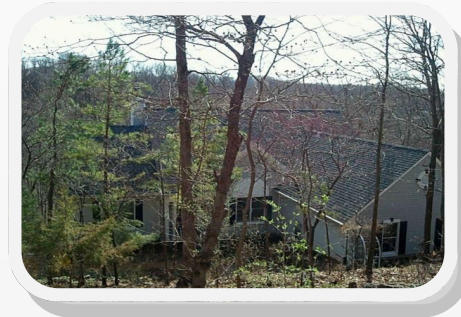
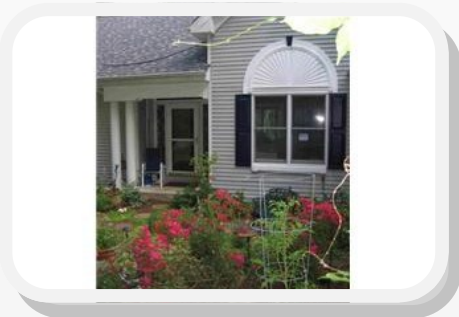
SALE PRICE: \$450,000

Contact

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Atrium ranch on 3 wooded acres in private, much sought after Babler Meadows subdivision. Enter through beautiful private garden into this 4-bed, 3 full bath, 3 car garage custom built home for family / entertaining. Vaulted great room, floor to ceiling stone wood burning fireplace. Dream kitchen with custom merillat cabinetry, all new stainless steel appliances, walk-in pantry, hardwood floors walks out to 10X20 screen porch overlooking acres of woods. Master bedroom suite includes crown molding, his and hers walk-in closets, 4X8 walk-in marble shower with glass block, double sinks and jetted tub. Finished lower level, custom oak wet bar, pool room, 2nd wood burning fireplace, 4th bed / 3rd full bath with walk-in closet. House is freshly painted inside and out. New roof '09, new 97% energy efficient furnace / AC (12/2010) All wood Anderson windows. Other room 19x13 is shown in the pictures with the pool table on the lower level.

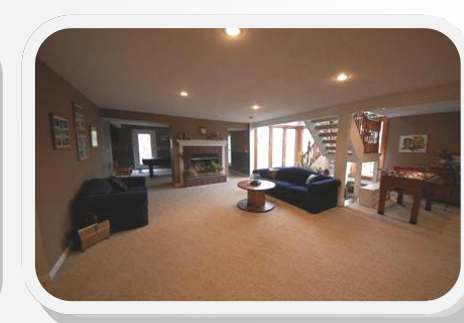
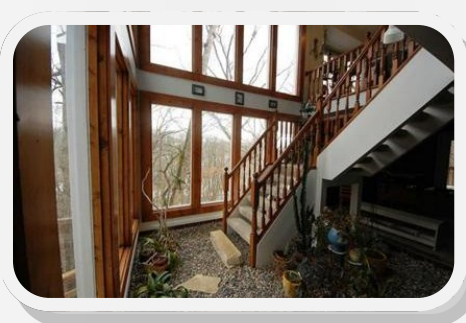
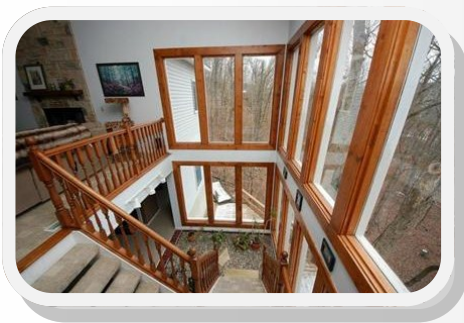
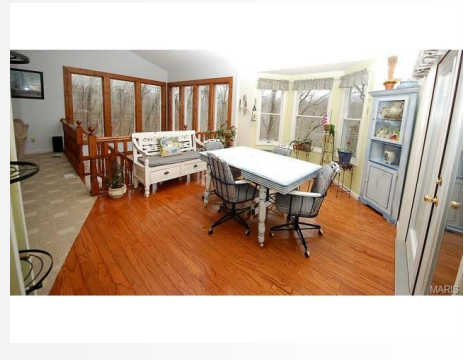
<i>STYLE</i>	<i>ROOMS</i>	<i>BEDROOMS</i>	<i>BATHS</i>	<i>GARAGE</i>	<i>LOT SIZE</i>	<i>SCHOOL DISTRICT</i>
<i>Ranch Atrium</i>	<i>10</i>	<i>4</i>	<i>3 Full</i>	<i>3</i>	<i>3.00+/- ACRES</i>	<i>ROCKWOOD</i>

DIRECTIONS: Hwy 100 west to Wild Horse Creek Road to right on Wild Horse Creek Road to left on Hardt Road to Right on Babler Meadows to Right at T to Right on to left on Babler Ridge Lane to end of Cul-de-sac to home on left.



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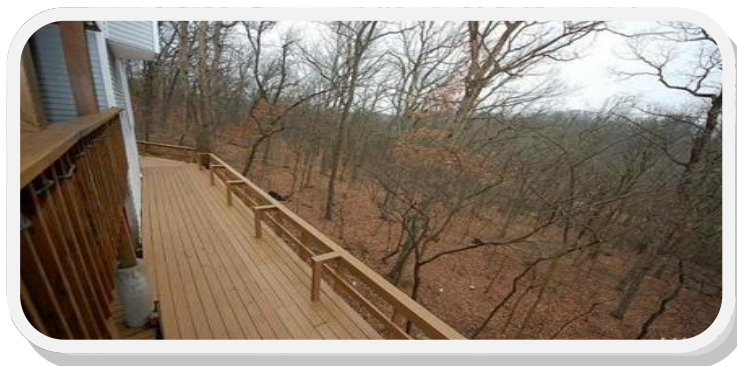
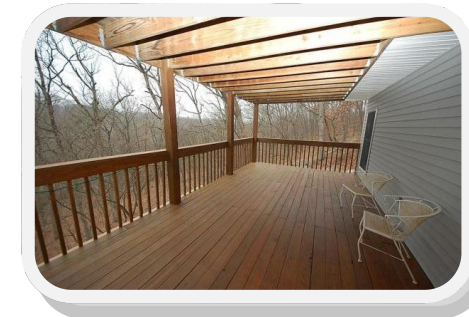
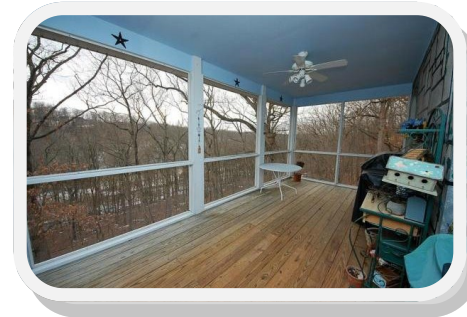
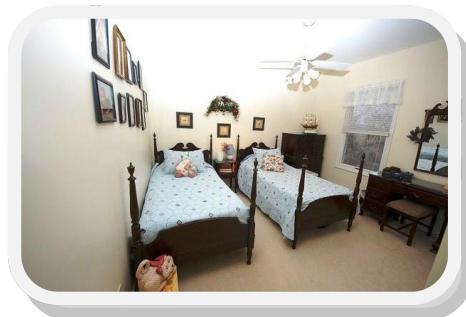
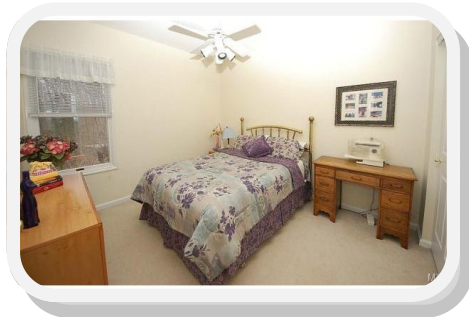
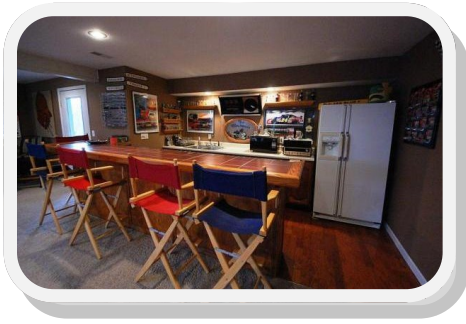


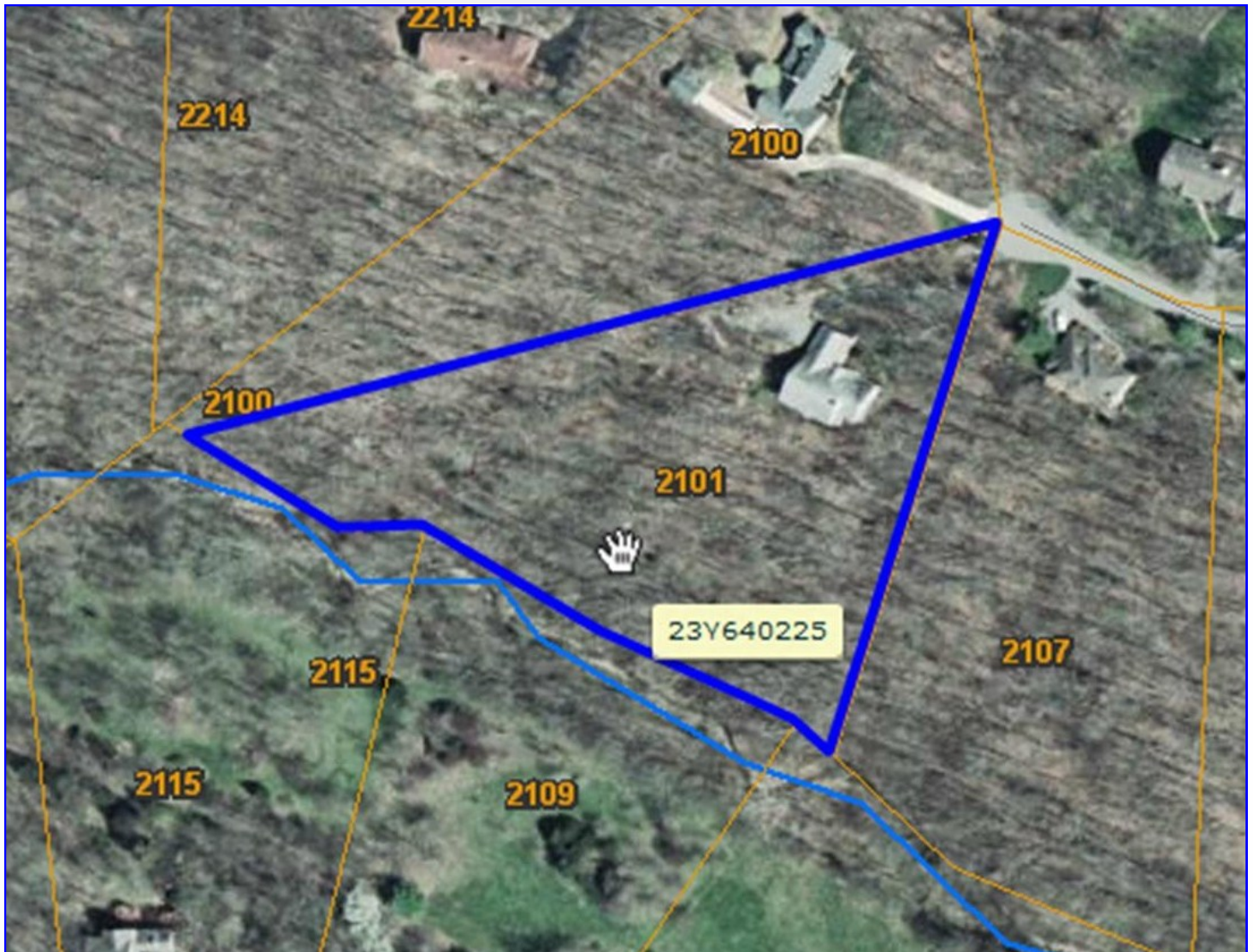
<i>GREAT ROOM</i>	<i>LIVING ROOM</i>	<i>FAMILY ROOM</i>	<i>DINING ROOM</i>	<i>DEN</i>	<i>KITCHEN</i>	<i>BREAKFAST ROOM</i>
<i>23' X 17'</i>	<i>N/A</i>	<i>N/A</i>	<i>14' X 14'</i>	<i>N/A</i>	<i>16' x 13'</i>	<i>14' x 12'</i>

<i>MASTER BEDROOM</i>	<i>GUEST BEDROOM</i>	<i>GUEST BEDROOM</i>	<i>GUEST BEDROOM</i>	<i>POOL TABLE ROOM</i>	<i>RECREATION ROOM</i>	<i>LAUNDRY ROOM</i>
<i>15' x 15'</i>	<i>13' x 11'</i>	<i>12' x 10'</i>	<i>15' x 13'</i>	<i>19 x 13</i>	<i>30' x 26'</i>	<i>5' X 8'</i>

<i>CONSTRUCTION</i>	<i>AGE</i>	<i>HEATING</i>	<i>COOLING</i>	<i>FIREPLACES</i>	<i>LOT DESCRIPTION</i>	<i>AMENITIES</i>	<i>TAXES</i>	<i>ASSOCIATIONS FEES</i>
<i>VINYL</i>	<i>20</i>	<i>PROPANE: ELECTRIC HEAT PUMP</i>	<i>ELECTRIC: CENTRAL HEAT PUMP</i>	<i>2 WOOD BURNING</i>	<i>WOODED</i>	<i>UNDER- GROUND UTILITIES</i>	<i>\$4,077.00 2011</i>	<i>\$610.00 YEARLY</i>

<i>COUNTY</i>	<i>UTILITIES</i>	<i>SCHOOLS</i>
<i>ST. LOUIS</i>	<i>ELECTRIC, GAS, PHONE, PUBLIC WATER & SEptic</i>	<i>HIGH SCHOOL: MIDDLE SCHOOL ELEMENTARY: LAFAYETTE ROCKWOOD VALLEY POND</i>





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