



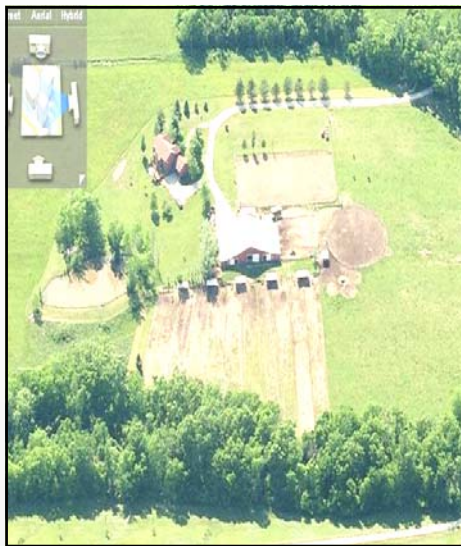
4125 Benne Rd. Defiance, Mo. 63341

LIST PRICE: \$2,200,000

Contact

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FABULOUS HORSE PROPERTY ADJOINING THE POLO CLUB. Lots of privacy and beautiful vistas from the two decks overlooking most of the 30+ acres. Home has 4 BR plus possible 5th in LL, which is finished with FR, NEW SAUNA, BR and full bath. MAIN LEVEL has BR, full bath, open vaulted LIVING RM with masonry FP, adjoining office/sitting room w/wetbar, KITCHEN has all new appliances (downdraft in island, oven/microwave wall oven, DW & new fridge stays), new corian countertops. Wood blinds thruout. Beautiful 21x14 deck off kitchen/dining room overlooks stocked pond, barn & grounds. UPPER LEVEL has MBR with 13x8 deck, huge Master Bath with oversized whirlpool tub, separate shower, double sink. UPPER LEVEL also has 2 other good size BRs & full bath. Large barn includes 50x60 indoor arena, 9 stalls (10x10) tack room, feed room and 2 large lean-to areas off each side for storage or more stalls. NEW GEOTHERMAL HEATING SYSTEM IN 2010.

THE LAND AND LOCATION ARE TO DIE FOR !
If you're a serious horse person, this one is a must-see

STYLE	ROOMS	BEDROOMS	BATHS	GARAGE	LOT SIZE	SCHOOL DISTRICT
1 1/2 Story	10	4	4 FULL	2	31.00± Acres	Francis Howell

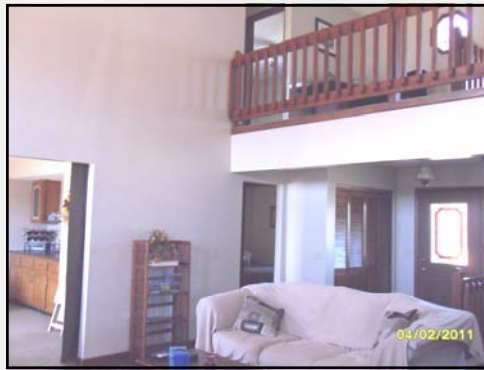
DIRECTIONS:

Hwy 40/64 to Hwy DD past Schwede Rd to left on Benne Road, go past Blue Heron Polo Club to sign on left. Property owns 50' strip for long driveway, but home/barn/property sit far off the road, very private. Can also access Benne Rd from Hwy D



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MAIN LEVEL
GREAT ROOM
KITCHEN
DINING ROOM
STUDY, FULL BATH
21 X 14 DECK

<i>FAMILY ROOM</i>	<i>LIVING ROOM</i>	<i>GREAT ROOM</i>	<i>DINING ROOM</i>	<i>HEARTH ROOM</i>	<i>KITCHEN</i>	<i>BREAKFAST ROOM</i>
24' X 18'	20' X 16'	N/A	14' X 14'	N/A	15' X 14'	N/A

<i>MASTER BEDROOM</i>	<i>GUEST BEDROOM</i>	<i>GUEST BEDROOM</i>	<i>GUEST BEDROOM</i>	<i>GUEST BEDROOM</i>	<i>RECREATION ROOM</i>	<i>LAUNDRY ROOM</i>
16' X 14'	14 X 12'	13' X 11'	16' X 14'	14' X 10'	N/A	13' X 7'

<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>
Decorative Brick & Vinyl	26	ELETRIC: FORCED AIR GEOTHERMAL	ELECTRIC: GEOTHERMAL CEILING FAN	2 WOOD BURNING FULL MASONRY CIRCULATING	LEVEL SUITABLE FOR HORSE POND / LAKE	JET TUB SAUNA POLE BARN	\$3,165.00	NONE

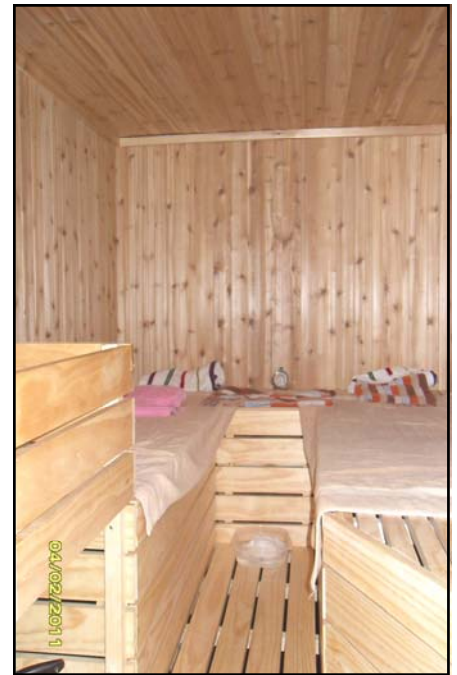
<i>COUNTY</i>	<i>UTILITIES</i>	<i>SCHOOLS</i>
ST. CHARLES	ELECTRIC, PHONE, WELL & AERATOR	HIGH SCHOOL: FRANCIS HOWELL MIDDLE SCHOOL: FRANCIS HOWELL ELEMENTARY: DANIEL BOONE



UPPER LEVEL
3BR, 2 BATH &
SMALL LOFT
OVERLOOKING
GREAT ROOM



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LOWER LEVEL

**LARGE FAMILY ROOM
WITH FIREPLACE
NEW SAUNA !
POSSIBLE 5TH BEDROOM
FULL BATH**

**HOME ALSO HAS NEW
GEO-THERMAL HEAT
SYSTEM**



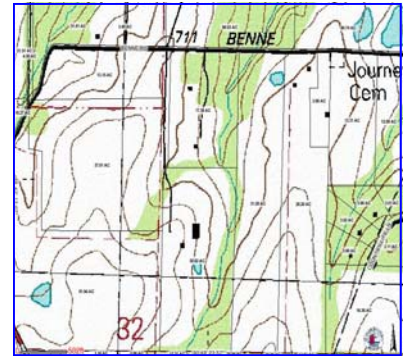
BARN HAS 9 STALLS (10X10) , 2 TACK ROOMS, SEPARATE FEED ROOM, 50X60 INDOOR ARENA AND TWO LARGE LEAN-TO'S ON EACH SIDE FOR STORAGE OR MORE STALLS. FORMERLY HAD PADDOCKS OFF MOST OF THE STALLS, BUT ALL FENCING HAS BEEN REMOVED.



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**LAND IS LEVEL
TO GENTLE
FROM END TO
END, WITH A
SMALL
STOCKED
POND BEHIND
THE HOUSE.
NO FENCING
REMAINS, BUT
THERE WAS
FORMERLY AN
OUTDOOR
RING AND
PADDOCKS
OFF BARN**



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