

# 208 Cedar Hill Dr. Labadie, Mo 63055



**SALE PRICE: \$599,900**

*Contact*

*Cathy Shaw*

*(636) 346-4960*

*squawky1@aol.com*

*Karen Burns*

*314-920-3131*

*karenburns11@aol.com*



20+/- ac EQUESTRIAN ESTATE WITH ALL THE BELLS & WHISTLES. Custom 2800 sq ft 1-1/2 story home 3 bedrm, 2 full & 2 half baths, wrap around porch, main floor MASTER SUITE w/luxury bath jet tub & separate shower, sitting/sun room & private screened porch. Separate dining room, main floor laundry, 2 story great room w/stone fireplace, huge rear deck. Walk-out LL w/rough-in for fireplace & full bath, private room & fencing for dogs. 3 car oversized garage framed for apt/man loft above. Fabulous 6 stall barn w/individual paddocks for each oversized stall (approx 18x20 each) with Nelson auto waterers & mats, large tack room/office, fly spray system, security cameras monitor all stalls & grounds. Gorgeous main entrance w/electric gate. Intercom system including barn & house, lighted 80x120 INDOOR ARENA w/3 entrance doors, tile/granite wash rack, room for viewing area. 100x200 OUTDOOR ARENA, 3 pastures could easily be 2 additional, run-in shed. Private stocked pond w/dock, just 45 min from downtown St. Louis in beautiful Labadie.

STYLE	ROOMS	BEDROOMS	BATHS	GARAGE	LOT SIZE	SCHOOL DISTRICT
1½ STORY	8	3	2 Full 2 HALF	3	20± ACRES	WASHINGTON

**DIRECTIONS:**

*Hwy 100 west to right on Hwy T to right on Maple Hill Estates to left on Cedar Hill \*or\* 100 West to right on MM (at Gray Summit) to left on T to right on Maple Hill Estates to left on Cedar Hill. Just west of Labadie, about 1/2 mile. Close to 44 @ Gray Summit*



200 Long Road ♦ Suite 160 ♦ Chesterfield, Missouri 63005

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



<i>FAMILY ROOM</i>	<i>GREAT ROOM</i>	<i>HEARTH ROOM</i>	<i>DINING ROOM</i>	<i>DEN</i>	<i>KITCHEN</i>	<i>BREAKFAST ROOM</i>
<i>N / A</i>	<i>24' X 17'</i>	<i>N / A</i>	<i>14' X 13'</i>	<i>N / A</i>	<i>12' X 10'</i>	<i>12' X 10'</i>

<i>MASTER BEDROOM</i>	<i>SITTING BEDROOM</i>	<i>GUEST BEDROOM</i>	<i>GUEST BEDROOM</i>	<i>GUEST BEDROOM</i>	<i>LOFT</i>	<i>RECREATION ROOM</i>	<i>LAUNDRY ROOM</i>
<i>16' X 12'</i>	<i>20' X 10'</i>	<i>12' X 10'</i>	<i>15' X 13'</i>	<i>N / A</i>	<i>N / A</i>	<i>N / A</i>	<i>14' X 8'</i>

<i>CONSTRUCTION</i>	<i>AGE</i>	<i>HEATING</i>	<i>COOLING</i>	<i>FIRE-PLACES</i>	<i>LOT DESCRIPTION</i>	<i>AMENITIES</i>	<i>TAXES</i>	<i>ASSOCIATIONS FEES</i>
<i>VINYL SIDING</i>	<i>12</i>	<i>ELECTRIC: FORCED AIR</i>	<i>ELECTRIC: CENTRAL CEILING FANS</i>	<i>1 WOOD BURNING</i>	<i>SUITABLE FOR HORSES LEVEL GENTLY ROLLING</i>	<i>JET TUB WORK/HOBBY SHOP</i>	<i>\$3,249.00</i> <i>2008</i>	<i>NONE</i>

<i>COUNTY</i>	<i>UTILITIES</i>	<i>SCHOOLS</i>
<i>FRANKLIN</i>	<i>ELECTRIC, PHONE, WELL, SEPTIC, AERATOR</i>	<i>HIGH SCHOOL: WASHINGTON</i> <i>MIDDLE SCHOOL: WASHINGTON</i> <i>ELEMENTARY: LABADIE</i>

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**



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**

## 208 Cedar Hill Dr., Labadie, MO

### House/Barn Extras (page 1 of 2)

#### House

- Built by Higgenbotham carpenter for own residence
- Green Key features include caulking on all construction seams, blown in insulation, all windows are low E/Argon gas, double hung windows all have tilt in feature for easy cleaning
- Rough in pipe for possible fireplace in basement
- Rough in for bathroom in basement
- Entire front of property fenced includes security gate with remotes and keypad. Electricity run to gate for lighting. Gate has backup battery that functions even if power failure.
- Oversized 3 car garage with 6 windows to provide natural light, framed to accommodate 2<sup>nd</sup> floor.
- Price Pfister faucets with lifetime finish warranties throughout
- Manabloc plumbing system allows for individual shut offs to all sinks, toilets, showers. Includes individual hot/cold lines, eliminates loss of temperature/water flow when multiple items are running.
- All bedrooms have walk-in closets
- High quality ceiling fans and can lights throughout, including 3 exterior fans on wrap around porch and attic fan.
- Private screened in porch off master bedroom made with mahogany screens
- Large fenced backyard with "dog room" framed in basement to allow dogs to come in out of bad weather – cool in summer, warm in winter.
- Master bedroom suite with sun room, screened porch, extra large bathroom with jet tub and separate shower/separate room for commode.
- Beautiful landscaping includes, peach tree, apple tree, cherry tree, crabapples, redbuds and dogwoods.
- Rear cedar deck runs full length of house.
- **Private, stocked pond includes croppy, bluegill, catfish and bass.**

## 208 Cedar Hill Dr., Labadie, MO

### House/Barn Extras (page 1 of 2)

#### House

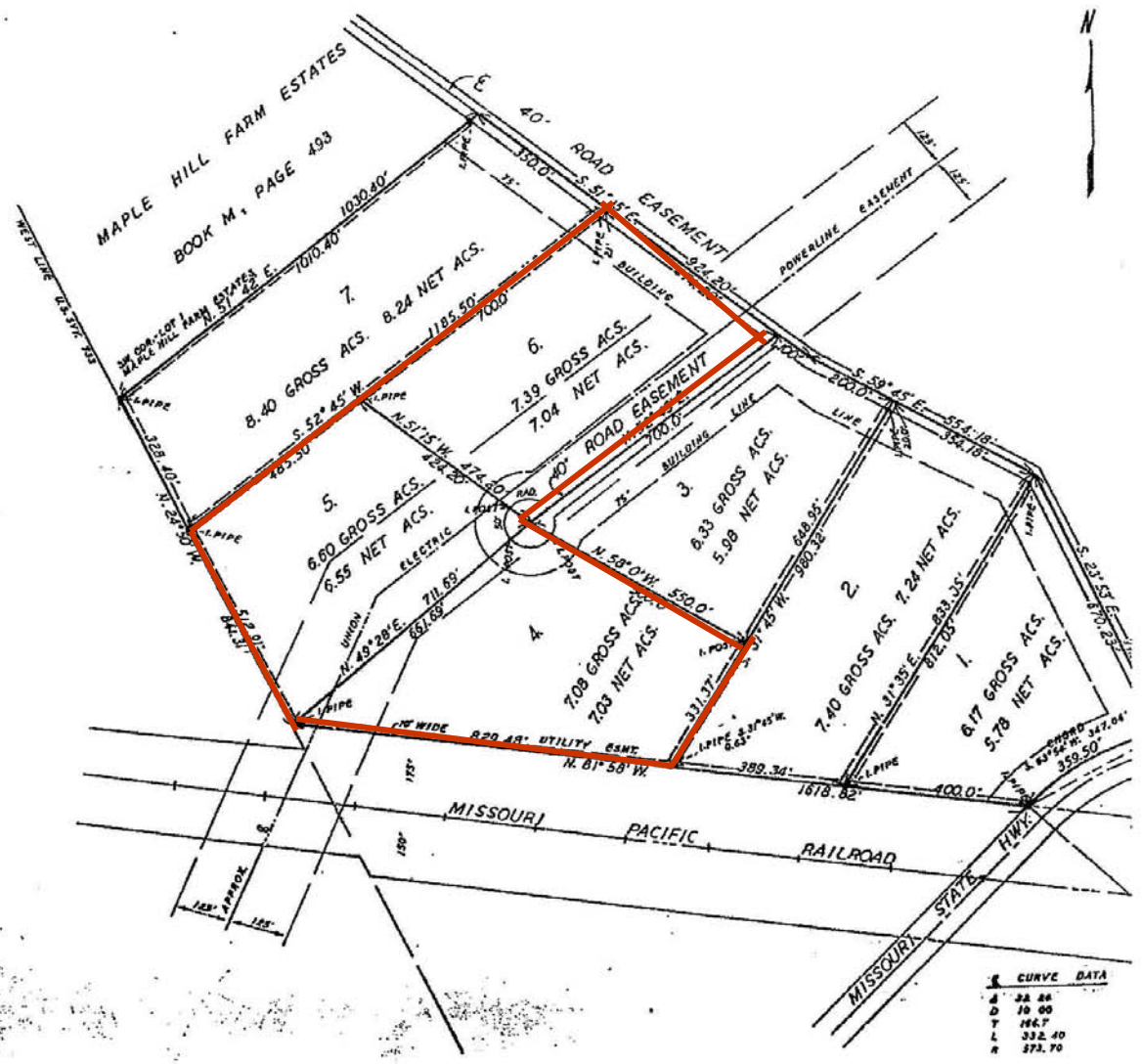
- Built by Higgenbotham carpenter for own residence
- Green Key features include caulking on all construction seams, blown in insulation, all windows are low E/Argon gas, double hung windows all have tilt in feature for easy cleaning
- Rough in pipe for possible fireplace in basement
- Rough in for bathroom in basement
- Entire front of property fenced includes security gate with remotes and keypad. Electricity run to gate for lighting. Gate has backup battery that functions even if power failure.
- Oversized 3 car garage with 6 windows to provide natural light, framed to accommodate 2<sup>nd</sup> floor.
- Price Pfister faucets with lifetime finish warranties throughout
- Manabloc plumbing system allows for individual shut offs to all sinks, toilets, showers. Includes individual hot/cold lines, eliminates loss of temperature/water flow when multiple items are running.
- All bedrooms have walk-in closets
- High quality ceiling fans and can lights throughout, including 3 exterior fans on wrap around porch and attic fan.
- Private screened in porch off master bedroom made with mahogany screens
- Large fenced backyard with "dog room" framed in basement to allow dogs to come in out of bad weather – cool in summer, warm in winter.
- Master bedroom suite with sun room, screened porch, extra large bathroom with jet tub and separate shower/separate room for commode.
- Beautiful landscaping includes, peach tree, apple tree, cherry tree, crabapples, redbuds and dogwoods.
- Rear cedar deck runs full length of house.
- **Private, stocked pond includes croppy, bluegill, catfish and bass.**

# MAPLE HILL FARM ESTATES PLAT 2.

IN PT. U.S. SURVEY 733    TOWNSHIP 44 NORTH

RANGE 1 EAST

1978 SEP 12 09:11:30  
 COUNTY OF FRANKLIN  
 MISSOURI  
 DEPT. OF REVENUE  
 RECORDS & CLERK'S OFFICE



**CURVE DATA**

A	24.86
D	10.90
T	184.7
L	332.40
R	373.70



