

1312 Forest way Wentzville, Mo. 63385

FOR SALE: \$240,000.00

Contact

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Former display home! This atrium style ranch has many wonderful features. Including the following: Leaded glass front door, newly painted, over 3000 sq ft living area, open floor plan, foyer and hall have wood floors, a vaulted great room with gas fireplace, archways to dining room, hall, kitchen and great room. Both kitchen and breakfast room have ceramic floors. Kitchen with center island, desk, corian counter tops, custom cabinets, stainless steel appliances and plant shelves. Built-in bookshelves, central vacuum cleaner, gorgeous lights, paneled doors. Bedrooms have lights and walk-in closet. Ceiling fans. Master bath has a picture window, jet tub, and separate shower. Beautiful wall of windows in the lower level with walk-out. Lower level offers family room wet bar, 4th bedroom, office, and 2nd gas fireplace. Insulated finished walls in the 3 car garage. Home has a deck. Subdivision has a pool. Within 1 mile access to Hwy 61 This house is a Must See.

<i>STYLE</i>	<i>ROOMS</i>	<i>BEDROOMS</i>	<i>BATHS</i>	<i>GARAGE</i>	<i>LOT SIZE</i>	<i>SCHOOL DISTRICT</i>
ATRIUM RANCH	10	4	2 Full 1 HALF	3	.20± Acres	WENTZVILLE HOLT

DIRECTIONS:

Hwy 40/64 west to Winghaven exit. Turn left and go over bridge - follow approx. 2-3 miles and at the bottom of the hill turn right into entrance to Avondale Hills. First house on the left.



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<i>GREAT ROOM</i>	<i>FAMILY ROOM</i>	<i>HEARTH ROOM</i>	<i>DINING ROOM</i>	<i>DEN</i>	<i>KITCHEN</i>	<i>BREAKFAST ROOM</i>
<i>19' X 16'</i>	<i>24' X 23'</i>	<i>N/A</i>	<i>14' X 11'</i>	<i>14' X 12'</i>	<i>14' X 11'</i>	<i>15' X 14'</i>

<i>MASTER BEDROOM</i>	<i>SITTING ROOM</i>	<i>GUEST BEDROOM</i>	<i>GUEST BEDROOM</i>	<i>GUEST BEDROOM</i>	<i>RECREATION ROOM</i>	<i>LAUNDRY ROOM</i>
<i>16' X 13'</i>	<i>N/A</i>	<i>13' X 11'</i>	<i>13' X 11'</i>	<i>13' X 11'</i>	<i>N/A</i>	<i>14' x 6'</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>BRICK/STONE VENEER FRONT VINYL</i>	<i>7</i>	<i>GAS: FORCED AIR</i>	<i>ELECTRIC: CENTRAL, CEILING</i>	<i>2 GAS</i>	<i>LEVEL UNDERGROUND UTILITIES</i>	<i>CLUB HOUSE CLUB POOL</i>	<i>\$3,038.00 2010</i>	<i>\$325.00 YEARLY</i>

<i>COUNTY</i>	<i>UTILITIES</i>	<i>SCHOOLS</i>
<i>ST.CHARLES</i>	<i>ELECTRIC, GAS, PHONE, PUBLIC WATER & SEWER</i>	<i>HIGH SCHOOL: HOLT MIDDLE SCHOOL: WENZVILLE MIDDLE ELEMENTARY: PEINE RIDGE</i>



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