

# 2323 Hwy F Defiance, Mo. 63341

**SALE PRICE: \$320,000**



### Contact

**Cathy Shaw-Connelly**

**(636) 346-4960**

**squawky1@aol.com**

**Tom Shaw Jr**

**(314) 283-5064**

**Tomshawjr@yahoo.com**



Just what you have been waiting for the perfect horse property in the perfect location...Close to the Daniel Boone Home and close to all the advantages of living out in the Daniel Boone corridor...This property offers privacy and total usability for horses.... Some updating needed but house offers many improvements including a huge kitchen/dining area. Oversized master suite w/lots of windows includes a whirlpool tub in master suite. Main floor laundry with cabinets. Large living room w/fireplace. Huge entertainment area downstairs with family room, game area, sleeping area and bathroom perfect for the over night guests or teens..... 3 bed in L.L. has a closet but not a window

<i>STYLE</i>	<i>ROOMS</i>	<i>BEDROOMS</i>	<i>BATHS</i>	<i>Garage</i>	<i>LOT SIZE</i>	<i>SCHOOL DISTRICT</i>
<b>RANCH</b>	<b>10</b>	<b>2</b>	<b>3Full</b>	<b>2</b>	<b>10.04± ACRES</b>	<b>FRANCIS HOWELL</b>

### DIRECTIONS:

Take Hwy 40 to south on Hwy 94 to right on Hwy F approximately 1.7 miles from the Daniel Boone home on right. or go Hwy D thru New Melle to left on Hwy F approx. 5.4 miles to home on left.



17813 Edison Ave ♦ Suite 200 ♦ Chesterfield, Missouri 63005

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

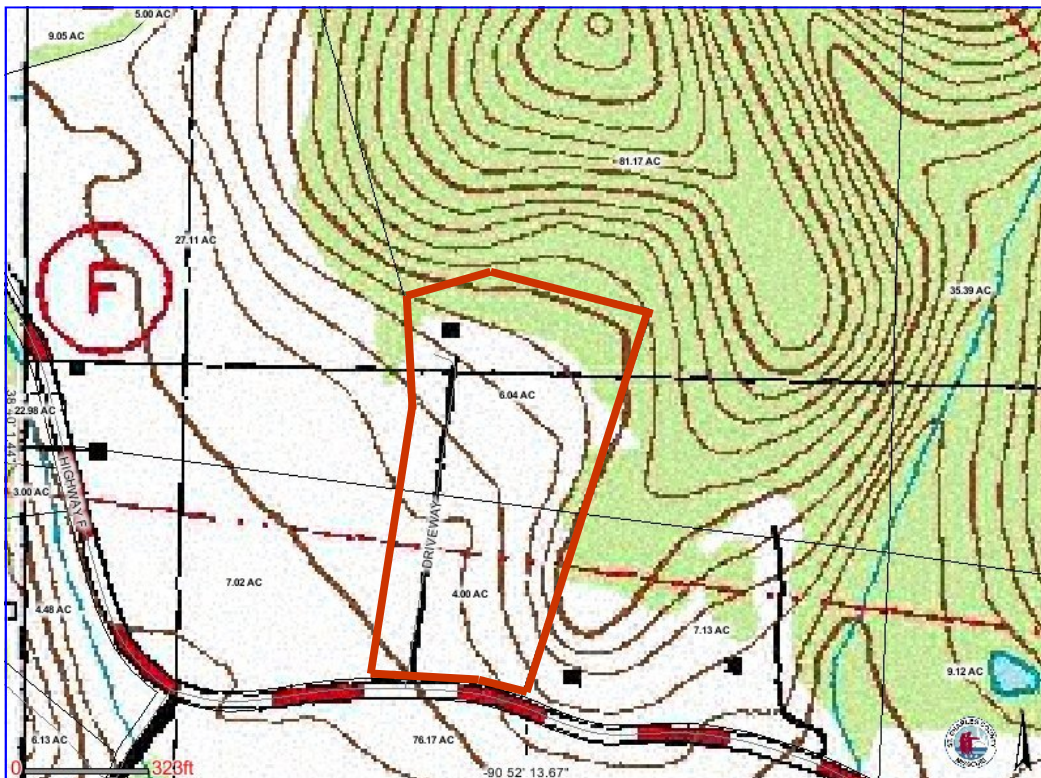


<i>GREAT ROOM</i>	<i>LIVING ROOM</i>	<i>HEARTH ROOM</i>	<i>DINING ROOM</i>	<i>DEN</i>	<i>KITCHEN</i>	<i>BREAKFAST ROOM</i>
<i>N/A</i>	<i>17' X 17'</i>	<i>N/A</i>	<i>17' X 13'</i>	<i>N/A</i>	<i>13 X 12</i>	<i>10' X 8'</i>

<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>
<i>26' X 14'</i>	<i>13' X 12'</i>	<i>14' X 14'</i>	<i>N/A</i>	<i>N/A</i>	<i>29' X 15'</i>	<i>8' 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>CEDAR WOOD</i>	<i>24</i>	<i>ELECTRIC: FORCED AIR</i>	<i>ELECTRIC: CENTRAL</i>	<i>1 WOOD BURNING</i>	<i>SUITABLE FOR HORSES LEVEL WOODED</i>		<i>\$3,444</i> <i>2010</i>	<i>NONE</i>

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