

**17655 Orrville Rd
Wildwood, Mo. 63005**

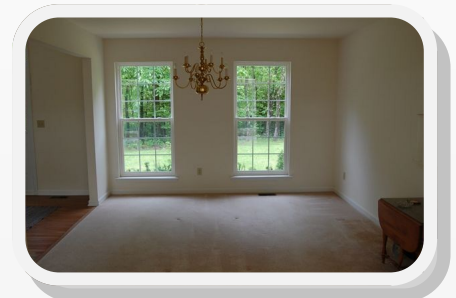
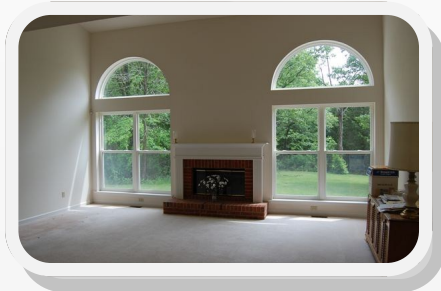
SALE PRICE: \$339,900

Contact

Cathy Shaw-Connely

(636) 346-4960

squawky1@aol.com



Beautiful one of a kind 1.5 story home on 3+ park-like acres in the heart of Wildwood, AAA rated Rockwood Schools, close to shopping, Chesterfield Valley and all conveniences. Home is clean as a whistle and features six panel doors, eat-in kitchen, hearth room, great room with fireplace, fenced on three sides, newer furnace and a/c, public water, his and hers closets in master bath, tons of storage. Great home on great location!

<i>STYLE</i>	<i>ROOMS</i>	<i>BEDROOMS</i>	<i>BATHS</i>	<i>GARAGE</i>	<i>LOT SIZE</i>	<i>SCHOOL DISTRICT</i>
1½ STORY	8	4	2 Full 1 Half	2	3.11± Acres	Rockwood

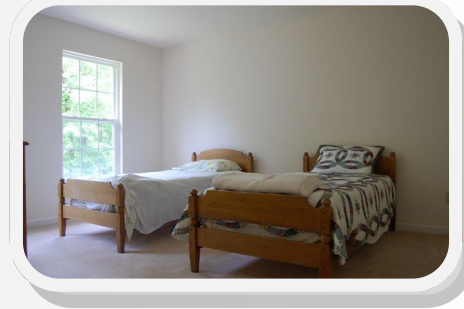
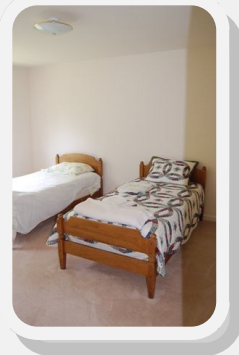
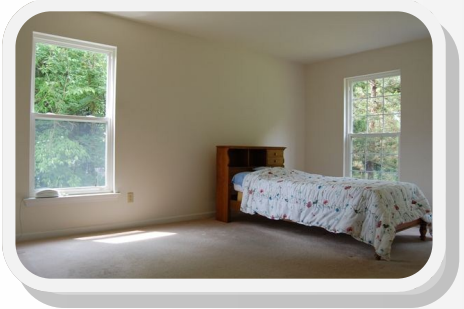
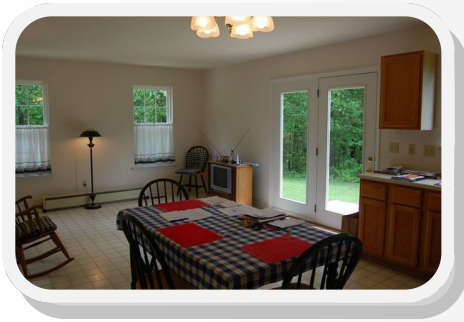
DIRECTIONS:

Hwy 40 west to Long Road to right on Wild Horse Creek Road to left on Eatherton to left on Orrville Road to home on the left.



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<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>19' X 14'</i>	<i>N/A</i>	<i>GREAT</i>	<i>13' X 12'</i>	<i>N/A</i>	<i>13' X 12'</i>	<i>N/A</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>16' X 12'</i>	<i>15' X 12'</i>	<i>14' X 12'</i>	<i>12' X 12'</i>	<i>N/A</i>	<i>N/A</i>	<i>N/A</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 VENEER DECRTV FRAME</i>	<i>18</i>	<i>GAS: FORCED AIR</i>	<i>ELECTRIC: CENTRAL</i>	<i>1 WOOD BURNING</i>	<i>WOODED LEVEL SUITABLE FOR HORSES</i>	<i>UNDER GROUND UTILITIES</i>	<i>\$4,537.00 2010</i>	<i>NONE</i>

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

17665 Orrville Road
Good Features

1. Attractive story and one half home on acreage/curb appeal.
2. Public water. Large water main across front of property. Fire hydrant at front of property.
3. Natural gas main across front of property.
4. Electric line underground from road to house.
5. Gravity flow to septic tank and gravity flow through drain system. Septic tank below level of basement.
6. Excellent school district and special school district bus service.
7. Country appeal with extensive shopping area in Chesterfield Valley.
8. Good road maintained by county.
9. No subdivision assessments.
10. Good neighborhood – all Wildwood City services available.
11. House/property sits on hill/knoll area high spot. Drainage from house is downhill in all four directions.
12. Original use was farm acreage and cattle pasture.



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