

2510 Spring Valley Rd. Pacific, Mo 63069

SALE PRICE: \$879,900



Contact

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Wow! One of a kind 1 1/2 story home with updates galore! Home is situated on 14.72 acres. 5 bed, 6 bath with 4 car oversized garage with storage area. Kitchen has top of the line walnut cabinets, Kitchen Aid -stainless steel double oven with warming drawer, 5 burner cooktop with pop-up vent. Center Island with Cambria Quartz countertops, stainless steel dishwasher & trash compactor. Main floor has 6 inch Oak baseboards and 4 3/4 wide wood floors. The home boasts 10 ft ceilings. Home has 2 full masonry fireplaces. Main floor master bedroom & bath includes an air jetted tub. The 2nd & 3rd bedrooms upstairs each have their own bathroom with air jet tubs. Recreation/ computer room also can be converted into additional bedroom. Wow, wait until you see the beautiful custom wet bar in lower level along with 5th bedroom with full bath. Lower level recreation room has full masonry fireplace.

<i>STYLE</i>	<i>ROOMS</i>	<i>BEDROOMS</i>	<i>BATHS</i>	<i>GARAGE</i>	<i>LOT SIZE</i>	<i>SCHOOL DISTRICT</i>
<i>1½ STORY</i>	<i>11</i>	<i>5</i>	<i>6 Full</i>	<i>4</i>	<i>14.72± ACRES</i>	<i>PACIFIC</i>

DIRECTIONS:

Hwy 100 west of Hwy 109 in to Franklin County about a one mile past Hwy 00 to left on Spring Valley Rd. to first driveway on left.



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<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>19' X 11'</i>	<i>N/A</i>	<i>N/A</i>	<i>16' X 13'</i>	<i>23' X 13'</i>	<i>18' X 16'</i>	<i>17' X 13'</i>

<i>MASTER BEDROOM</i>	<i>SITTING 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 15'</i>	<i>N/A</i>	<i>16' X 15'</i>	<i>19' X 16'</i>	<i>16' X 14'</i>	<i>16' X 14'</i>	<i>36' X 16'</i>	<i>10' X 9'</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>FRAME</i>	<i>7</i>	<i>PROPANE: FORCED AIR ZONED</i>	<i>ELECTRIC: CENTRAL ZONED</i>	<i>2 WOOD BURNING</i>	<i>SUITABLE FOR HORSES LEVEL GENTLY ROLLING SLOPING</i>	<i>OUTSIDE STORAGE LOT</i>	<i>\$.431.00 2009</i>	<i>NONE</i>

<i>COUNTY</i>	<i>UTILITIES</i>	<i>SCHOOLS</i>
<i>FRANKLIN</i>	<i>ELECTRIC, PROPANE, PHONE WELL & SEPTIC</i>	<i>HIGH SCHOOL: PACIFIC MIDDLE SCHOOL: PACIFIC ELEMENTARY: COLEMAN</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**



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SW 1/4 NW 1/4

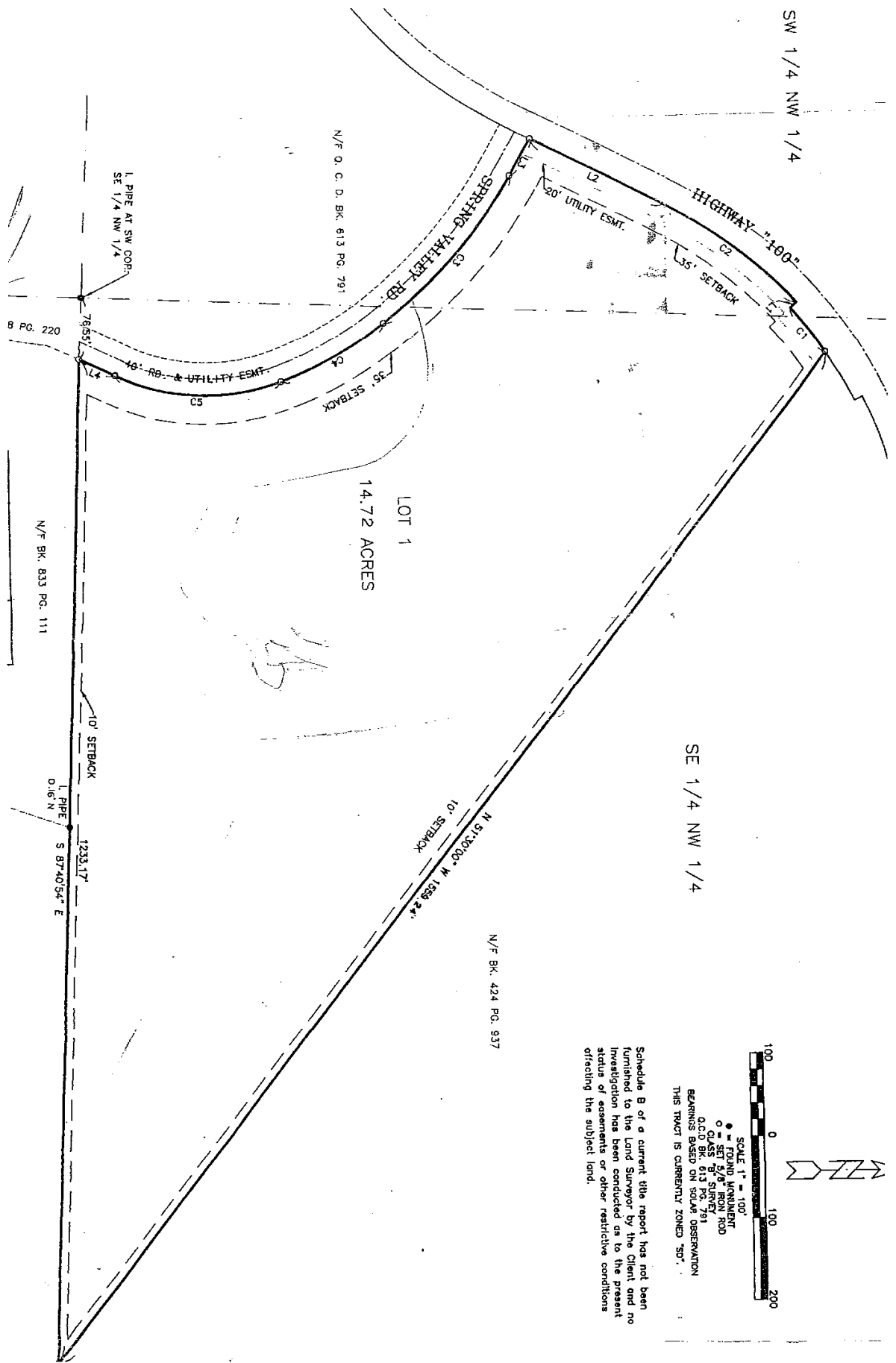
HIGHWAY "10"

SE 1/4 NW 1/4



SCALE 1" = 100'
 ● SPIND MOUNT
 ○ SET 2 1/2" IRON ROD
 ○ CLASS "B" SURVEY
 A.C.D. BK. 613 PG. 791
 BEARINGS BASED ON SOLAR OBSERVATION
 THIS TRACT IS CURRENTLY ZONED "S"

Schedule B of a current title report has not been furnished to the Land Surveyor by the Client and no investigation has been conducted as to the present status of easements or other restrictive conditions affecting the subject land.



LOT 1
14.72 ACRES

N/F BK. 424 PG. 837

N 87°30'00" W 159.24'
10' SETBACK

N/F BK. 833 PG. 111

1233.17'
1. PIPE S 87°40'54" E
0.16' N

8 PG. 220

1. PIPE AT SW COR.
SE 1/4 NW 1/4

N/F O. C. D. BK. 613 PG. 791

10' ROAD & UTILITY ESMT.

20' UTILITY ESMT.

35' SETBACK

35' SETBACK

78.55'

27'

10' SETBACK

