

*Last Lot 3± Acre Lots
Tuscany Ridge Dr.
Wildwood, Mo. 63038*

SALE PRICE: EACH LOT IS \$99,000



Contact

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WOW!!! LOOK ANOTHER \$10,000.00 PRICE REDUCTION PER LOT. 1 remaining lots. Beautiful lots in the heart of Wildwood. The lots are level with open and wooded areas. You can have Edelmann Custom Homes build your home or you can use you own builder. If buyer buys lot and uses own builder, builder must put up escrow for the lot with the City of Wildwood for trees, grading and clearing required by the City of Wildwood.

DIRECTIONS:

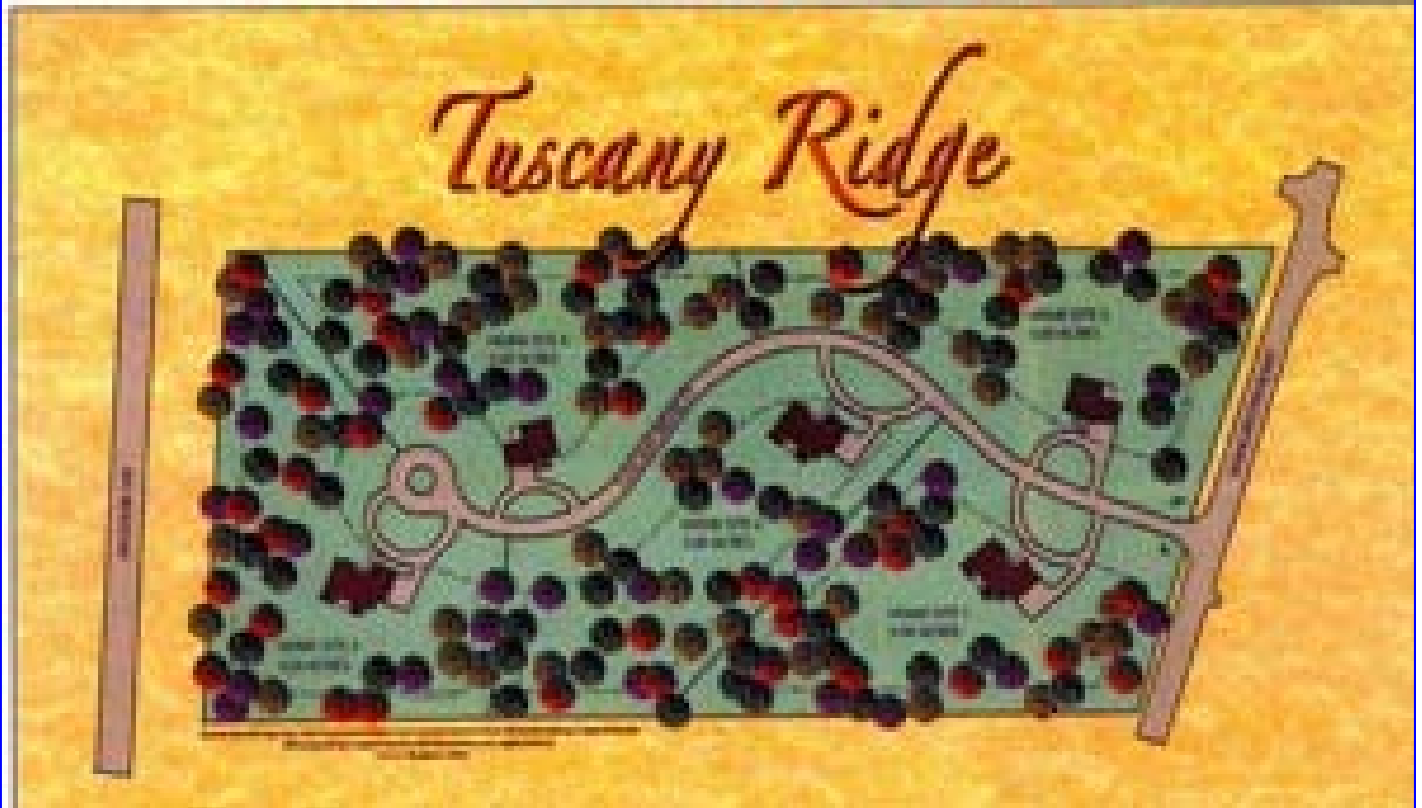
*Manchester to Pond Rd. left, to Highway
109 right, to just pass Wildwood Middle
School on the right.*



200 Long Road ♦ Suite 160 ♦ Chesterfield, Missouri 63005

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

3-Acre Homesites



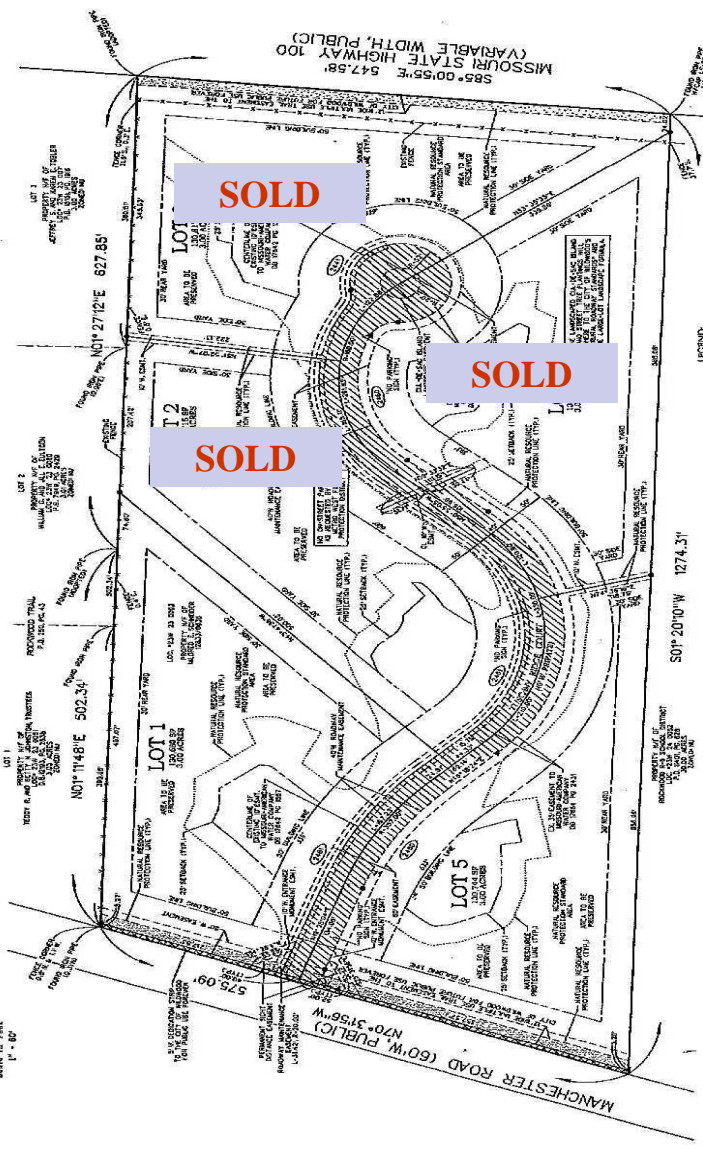
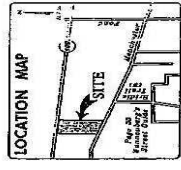
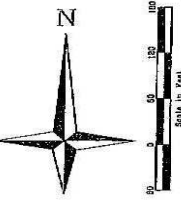
Area Information / Property Description

County	St. Louis
Subdivision	Tuscany Ridge
School District	Rockwood
High School	Eureka
Middle School	Wildwood
Elementary School	Pond
Lot Size	3.00± Acres
Lot Description	Level Lot, Gently Rolling, Sloping, Wooded
Street Access	Private
Taxes	
Associations Fees & Restrictions	None
Utilities	Water: Public & Natural Gas Nearby Electric: Yes Phone: Yes Sewer: Septic

418

TUSCANY RIDGE

A TRACT OF LAND BEING LOT "A" OF "ROCKWOOD/WILDWOOD MIDDLE SCHOOL PROPERTY", A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 347 PAGE 327, OF THE ST. LOUIS COUNTY RECORDS, SITUATED IN THE EAST 1/4 OF SECTION 3, TOWNSHIP 44 NORTH, RANGE 3 EAST, CITY OF WILDWOOD, ST. LOUIS COUNTY, MISSOURI. ZONING: "NU" NON-URBAN RESIDENCE DISTRICT



LEGEND:
 ■ SET REMAINING MONUMENT (P)
 ● REMAINS

PROPERTY INFORMATION:
 SEE LOTTERY NO. 7875
 "NU" NON-URBAN RESIDENCE DISTRICT
 DED BOOK 309 PAGE 232 SOURCE OF RECORD
 ZIP CODE 63103

THIS SITE IS IN THE FOLLOWING DISTRICTS:
 CITY COUNCIL WARD 1
 ST. LOUIS COUNTY POLICE - WILDWOOD RESINCT
 METRO WEST FIRE PROTECTION DISTRICT
 ST. LOUIS COUNTY WATER COMPANY
 BONDHARVE CREEK WATERSHED

THIS SITE IS IN THE FOLLOWING UTILITY SERVICE AREAS:
 MISSOURI AMERICAN WATER COMPANY
 MISSOURI ELECTRIC COMPANY
 LOCKER COS COMPANY
 AT&T CORPORATION
 AMGEN, LLC

GENERAL NOTES:

1. The information contained herein is based on the plat and other records of public records.
2. Property referenced from Fidelity National Title Insurance Company, Commitment No. 3406, dated September 14, 2015. The above referenced commitment is hereby incorporated by reference into this plat.
3. The information to which Block 428 has been referred by Deed Book 17784, Page 2926, is hereby incorporated by reference into this plat.
4. The information to which Block 428 has been referred by Deed Book 17784, Page 2926, is hereby incorporated by reference into this plat.
5. The information to which Block 428 has been referred by Deed Book 17784, Page 2926, is hereby incorporated by reference into this plat.
6. The information to which Block 428 has been referred by Deed Book 17784, Page 2926, is hereby incorporated by reference into this plat.
7. The information to which Block 428 has been referred by Deed Book 17784, Page 2926, is hereby incorporated by reference into this plat.
8. Subject property is referenced under the name of the Missouri State Survey District No. 1, as recorded in Book 4888 Page 577 and amended in Book 589 Page 201.

All areas to be preserved in "AREA TO BE PRESERVED" shall be left in good natural condition, including any trees, shrubs, or other vegetation, and shall not be removed, cut, or otherwise damaged, except as may be necessary for the construction of the proposed improvements. The City of Wildwood is not responsible for the removal of any trees, shrubs, or other vegetation, or for the cost of replacement or preservation of any such vegetation. The "NATURAL RESOURCE PROTECTION STRIP AREA" shall be maintained in its natural condition and shall not be used for any other purpose. The City of Wildwood is not responsible for the removal of any trees, shrubs, or other vegetation, or for the cost of replacement or preservation of any such vegetation. The City of Wildwood is not responsible for the removal of any trees, shrubs, or other vegetation, or for the cost of replacement or preservation of any such vegetation.

This is to certify that during the month of July 17, 2017, I, Tom Shaw, a duly qualified and licensed Surveyor in the State of Missouri, have personally examined the above described plat and the same is a true and correct representation of the actual conditions on the ground. The above information was prepared by me or under my direct supervision and I am a duly licensed Surveyor in the State of Missouri.

PROFESSIONAL EXAMINATION:
 A true and correct copy of this plat, as shown to me, was prepared by me or under my direct supervision and I am a duly licensed Surveyor in the State of Missouri. I have examined the same and find it to be a true and correct representation of the actual conditions on the ground. The above information was prepared by me or under my direct supervision and I am a duly licensed Surveyor in the State of Missouri.

PROFESSIONAL EXAMINATION:
 A true and correct copy of this plat, as shown to me, was prepared by me or under my direct supervision and I am a duly licensed Surveyor in the State of Missouri. I have examined the same and find it to be a true and correct representation of the actual conditions on the ground. The above information was prepared by me or under my direct supervision and I am a duly licensed Surveyor in the State of Missouri.

VOLZ INCORPORATED
 SURVEYING & ENGINEERING
 1000 N. BROADWAY, SUITE 100
 ST. LOUIS, MISSOURI 63102
 (314) 433-1111
 www.volzs.com

RECORD PLAT
 TOWNSHIP 44 NORTH
 RANGE 3 EAST

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**