



612 W Sturdivant St, Advance, MO 63730 -- \$450,000

Listing Courtesy of: Area Wide Real Estate Group



3 Beds	3 Baths	1940 Built	1805 Sq Ft
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Trammell and Son Realty

18 E. Vine Street
Dexter, MO 63841
573-624-5538 • Fax: 573-624-4241
info@trammellandson.com
http://www.trammellandson.com

Beds: 3
Baths: 3
ESqFt(Above): 1805
ESqFt(Below): 1444
Year Built: 1940
Style: 1.5 Story
Exterior: Brick and steel
Rural: No
Acreage: No

Rooms AG: 8
Lot: 147.00x216.00
Acres: 0.729
Cooling: Central
Car Storage: Attached Garage
of Cars: 2
Utilities: Public
Water: City
Waste Management: Sewer
Porch: Covered Porch
Patio: Uncovered Cobblestone patio

School: Advance
County: Stoddard
Zoning: Residential
County Taxes: 1597
City Taxes: No
Flood Zone: Undetermined
Foundation: Basement
Pool: Yes
Fireplace: Yes
Outbuildings: Pool house and guest house
Basement: Yes

Appliances: Refrigerator, Water Heater, Range/Oven, Dishwasher, Garbage Disposal, Compactor, Garage Door Openers

Bathroom Details: The primary bathroom is on the main level with a whirlpool tub and separate laundry hookup. Two main level bathrooms, and one upper level bathroom.

Basement Details: Full, unfinished basement 1444 sq. ft. There is a full bathroom that is in the process of being completed. Recently painted from floor to joists.

"Seeing is believing" to start the spring season. Do not miss out on this custom-built gem located on a large lot with many amenities and mature trees. This 1940s brick and steel-sided 1.5-story home was built on an unfinished basement foundation. The main level consists of rounded corners, 9' ceilings, a four-season family room, a living room with custom built-ins, a fireplace insert with a circulating blower, a marble hearth, and an oak mantle. The kitchen features stainless steel appliances, tile countertops and flooring, and custom cabinetry. The primary bathroom includes a whirlpool tub/shower combo and a laundry hook-up. All of the exterior doors have deadbolts for added security. The exterior has a detached 1940s guest house, a cobblestone patio, an in-ground heated saltwater pool, an aluminum and brick fence, and a pool house. The home has been remodeled and updated over the years.

Proof of funds or pre-approval from the lender is required before showing.



