



Kenneth Schneider
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 573-694-3362 Call or Text



Status is one of 'Active', 'Contingent w/Kickout', 'Contingent No Kickout', 'Contingent Short Sale', 'Option' Listing Office MUI is 4594021 LO Main Office Number is 884605004

\$209,000

2708 Timber Ridge Rd, Mount Sterling 65062

Listing # **17088325**

Cross St **US Highway 50**

Tran **Sale**



BEAUTIFUL LAKE TIMBER RIDGE IN GASCONADE COUNTY! Lake Front Cottage With 10.56 Acres+-. Floating Dock. Detached Deluxe Insulated Garage. Enough Woods To Roam Or Hunt! SCENIC VIEWS! Ideal for Full-Time Living or Very Nice Weekend Property. Wood Burning Fireplace. Set up nicely for entertaining family and friends. YOU'LL LOVE IT!!

Directions **Appointment only! Owner Requires Listing Agent to be present on Showings.**

Area Owensville R-2	Beds 3	CDOM 32	Property Type	Acreage & Farms
Muni/Twp: Unincorporated	Baths 3 (3 0)		Status	Contingent NK
Sq Ft Above:	Age 3		Status Com	
Lot Size (approx acres) 10.560 ac	Garage Info: 2/34x40		Style	
County Gasconade	Tax ID 10-5.0-16-000-000-014.000		Subdivision	Lake Timber Ridge
Contingent Information	Subject to Financing, Subject to Inspec.			
Dual Agency	No			
Lic. Asst'g Seller	Seller's Agent			
Showing Instructions	Must Call			
Lot Number	Tract 8			
Elementary School	Owensville Elem.			
Jr. High School	Owensville Middle			
Sr. High School	Owensville High			
School District	Gasconade Co. R-II			
Taxes Paid	\$1,494			
Year	2016			
# of Rooms	9			
Main Full Baths	2			
Lower Full Baths	1			
Architecture	Traditional			
Construction	Vinyl Siding			
No. Garage Spaces	2			
Parking Description	Detached, Garage Door Opener, Rear/Side Entry, Workshp/Storage Area			
Basement Description	Bathroom in LL, Full, Partially Finished, Poured Concrete, Sleeping Area, Walk-Out			
No. Fireplaces	1			
Fireplace Type	Woodburning Fireplce			
Fireplace Location	Great Room			
Lot Description	Backs to Trees/Woods, Water View, Waterfront Lot, Wooded			
Disclosures	Sellers Discl Not Av			
Conditions	Unknown			
Cooling	Ceiling Fan, Central-Electric			
Sewer	Septic			
Heating	Forced Air			
Water	Lake Water, Well			
Heat Source	Electric, Wood			
Water Heat	Electric			
1st Assumable	No			
Selling Terms	Cash, Conventional, RRM/ARM			
Possession	At Closing, Immediate			

Presented By: Kenneth Schneider Phone: 573-486-5121

All information herein has not been verified and is not guaranteed.

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Wood burning fireplace

Main Floor 2nd bedroom

Master Bedroom



Master Bath



Main Floor 2nd Bath



Master Bedroom

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View from the Deck



Master Bedroom



2nd Bedroom Main Floor



Lower Level Bedroom



Lower Level Bath



Lower Level Fun Area



Lower Level fun area



View At the Dam



View from the Dam



Main floor laundry





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