



**TROPHY**  
RESIDENTIAL  
PROPERTIES

PRICE REDUCED



ADDRESS: 1160 SYCAMORE LANE, ST. CLAIR, MO 63077

PRICE: \$175,000

**BEDROOMS:** 3

**BATHROOMS:** 1

**LIVING AREA:** 1,300

**YEAR BUILT:** 1988

**SCHOOLS DIST:** ST. Clair R-XIII

**TAXES/TAX YR:** \$1,250/2022

**PROPERTY HIGHLIGHTS:**

- 3 bed, 1 bath home
- 1,300 Square Foot
- Freshly painted
- New kitchen flooring
- Fenced back yard
- Updated Roof

**PROPERTY DESCRIPTION:**

Welcome to this quaint 3 bed 1 bath home in the heart of St. Clair! Still get the small town feel with most of the amenities needed close by. Roof replaced in 2019, new kitchen floors (2023), and fresh paint throughout (2023). Additional interior sq ft was added that can be used as a craft room/storage/man cave! Nice, fenced back yard with mature tree for shade and shed for storage. Come check this out while it is still available!



**PRESENTED BY:**

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Broker does not guarantee the accuracy of sq. ft., lot size, or other information, buyer is advised to independently verify the accuracy of information through personal inspection and with appropriate professionals.