

# WELCOME TO 1248 BLACK FOREST DRIVE WEST

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**ADDRESS:** 1248 Black Forest Drive West, Hermann, MO 65041

**PRICE:** \$579,900

**BEDROOMS:** 3

**BATHROOMS:** 2/1

**SQUARE FOOTAGE:** 2,863 sq. ft

**YEAR BUILT:** 1997

**ACRES:** 12±

**HOA FEES:** \$300/yr

**SCHOOLS DIST:** Gasconade Co R-I

**TAXES:** \$3,600

**TAX YEAR:** 2023

**PROPERTY HIGHLIGHTS:**

- 3 bed/2.5 baths
- 12± acres
- Lake access
- Lap pool
- Close to town

**PROPERTY DESCRIPTION:**

This secluded brick home in Hermann, MO, nestled on 12 acres, offers lake access and a serene countryside setting. Family room and den, both with fireplaces, provide cozy spaces for relaxation. Included on the main level you also have a large master bedroom suite, 2 additional bedrooms and laundry. If you love to host gatherings, this property offers plenty of space and beautiful scenery no matter the season! The full walk-out basement adds versatility, while the property's expansive grounds invite outdoor activities and peaceful retreats amidst nature's beauty. The properties heated lap pool overlooking the western sky will be a spot you will forever treasure!

**PRESENTED BY:**

**Dana Poe**

**Residential Specialist**

M: (573) 645-5047

P: (855) 573-5263 x776

E: dpoe@trophy.com

Trophy Properties and Auction  
640 Cepi Drive, Suite 100  
Chesterfield, MO 63005  
www.trophy.com



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