

# WELCOME TO 302 WASHINGTON STREET

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**PRICE IMPROVED**



**ADDRESS:** 302 Washington Street Hermann, MO 65041

**PRICE:** \$237,000

**BEDROOMS:** 4

**BATHROOMS:** 2

**LIVING AREA:** 1,923 sq. ft.

**YEAR BUILT:** 1910

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

**TAXES:** \$1,146

**TAX YEAR:** 2023

**HOA FEES:** N/A

## PROPERTY HIGHLIGHTS:

- Historic home
- Residential area
- Build in 1910 by Mo-Pac Railroad Depot Agent
- 4 bed/2 baths
- "Safehouse" for hobos

## PROPERTY DESCRIPTION:

If only walls could talk! This large 4 bedroom home is full of fantastic history dating back to 1910 when it was carefully constructed by Mr. George Kramer, a Pacific Railroad Depot Agent. Still owned by the Kramer family today, sellers are ready to pass it on to another, to create many more years of wonderful memories! The home sits in a quiet, residential area of Hermann just steps away from a panoramic Missouri River view. If your dream is to renovate, this home is the perfect template for you! Extremely stout foundation and walls, enormous windows and shimmering wood floors throughout most of the rooms. Interior walls have been upgraded with drywall finish, providing a huge jumpstart on the renovation process. Historic charm wraps the outside of home as well with the century old trees & plants such as the colossal pine that was once a family Christmas tree! Much more history composed in letter written by seller is available!

## PRESENTED BY:

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