

TROPHY

— RESIDENTIAL —

PROPERTIES



ADDRESS: 309 WEST 6TH STREET, HERMANN, MO 65041

PRICE: \$168,000

BEDROOMS: 2

BATHROOMS: 2

LIVING AREA: 1,298

YEAR BUILT: 1909

SCHOOLS DIST: Gasconade Co. R01

TAXES/TAX YR: \$866/2022

HOA FEES: N/A

PROPERTY HIGHLIGHTS:

- Historic Hermann
- 2 Bed/ 2 Bath
- Possible Short Term Rental
- Carriage House w/ Apartment
- 1/4 Acre Lot w/Alley Access

PROPERTY DESCRIPTION:

Welcome to this historic 2 bed, 2 bath cottage in the heart of Hermann! There are endless possibilities to showcase the original details including hardwood floors and millwork. There is a welcoming living room with wood stove and built in bookshelves, a private dining or study, both with great natural light. The quaint kitchen can be kept as is or plenty of room to renovate to match your preference. The main floor also has laundry and a full bath. Upstairs is the nicely sized master with ample closet space, an additional bedroom and another full bathroom. The private backyard provides the perfect canvas for creating your own outdoor oasis with tons of perennials and bulbs already in the garden beds. Additionally, a carriage house with large apartment including full bath and economy kitchen presents an opportunity for extra space for guests or a private studio. The home is in R2 zoning which allows for guest homes with conditional use approval. Don't miss this rare opportunity.



PRESENTED BY:

PAUL DILLER

Land & Residential Specialist

M: (636) 262-6352

P: (855) 573-5263 x 742

E: pdiller@trophyproperties.com

Trophy Residential Properties

A Division of Trophy Properties and Auction

15480 Clayton Road, Ste. 101

Ballwin, MO 63011

(855) 573-5263

www.trophyproperties.com

TROPHY

— RESIDENTIAL —
PROPERTIES



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.