# TROPHY
## PROPERTIES AND AUCTION
### LAND | RECREATIONAL | RESIDENTIAL

# WELCOME TO
# 335 W. 16TH STREET

Trophy Properties and Auction  •  (855) 573-5263 •  leads@trophypa.com •  www.trophypa.com



**ADDRESS:** 335 W. 16th Street, Hermann, MO  65041          **PRICE:**  $182,000

**BEDROOMS:** 2

**BATHROOMS:** 2

**LIVING AREA:** 1,240 SF

**YEAR BUILT:** 1969

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

**TAXES:** $1,404

**TAX YEAR:** 2024

**HOA FEES:**  N/A

### PROPERTY HIGHLIGHTS:

- 1,240 sq ft Brick Home
- 2-Bedroom, 2-Bathroom
- Attached Garage
- Large Level Lot

- Sun Porch
- Ample Parking
- Great Starter Home

### PROPERTY DESCRIPTION:

Discover this charming brick ranch situated on a spacious, level lot in the picturesque town of Hermann, MO. This delightful 2-bedroom, 2-bath home is designed for comfortable living on the main floor and features a convenient laundry room. One of the standout features is the inviting sun porch, which offers a serene space for relaxation throughout the year. The home also boasts the convenience of an attached garage, a covered carport, and a complete concrete driveway, ensuring ample parking and easy access. The full basement offers generous storage options and features a secondary access point, providing the opportunity to add stairs for outside entry and exit. Additionally, a dedicated workshop area adjacent to the garage and carport is perfect for hobbies or DIY projects. The lawn is enhanced by mature shade trees, creating a peaceful and inviting setting. This solid home combines space, functionality, and the charming essence of small-town living, just waiting for someone to come in and make it their own.  Showings will start Saturday, July 26th!

### PRESENTED BY:

**DANA POE**

**Residential Specialist**

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