

# WELCOME TO 752 EPPLE FRICKE DRIVE

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**PRICE IMPROVED**



**ADDRESS:** 752 Epple Fricke Drive, Hermann, MO 65041

**PRICE:** \$299,900

**BEDROOMS:** 3

**BATHROOMS:** 3/1

**LIVING AREA:** 2,236 sq. ft.

**YEAR BUILT:** 2005

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

**TAXES:** \$2,658

**TAX YEAR:** 2023

**HOA FEES:** N/A

**PROPERTY HIGHLIGHTS:**

- Lake access
- Located in historic Hermann, MO
- 3 Bed, 3.5 bath home
- Finished basement
- Backup wood burning stove

**PROPERTY DESCRIPTION:**

Charming 3-Bedroom Home with Lake Access in Hermann! This inviting 3-bedroom residence offers a perfect blend of comfort and beauty, with exclusive access to a serene 12-acre lake. The main level features a spacious living area that connects to a delightful deck. Here, you can enjoy breathtaking views of the tranquil lake and amazing fall colors coming soon! The finished basement is a standout feature of this home, complete with a convenient kitchenette and ample space for various uses including office, game room or guest suite. Additional highlights include a wood-burning stove, providing an efficient backup heating option. The main living areas are thoughtfully designed for comfort and ease, making this home an ideal weekend retreat or year-round enjoyment!



**PRESENTED BY:**

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