

WELCOME TO 161 BLUFFVIEW DRIVE

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



ADDRESS: 161 Bluffview Drive; Troy, MO 63379

PRICE: \$399,000

BEDROOMS: 3

BATHROOMS: 2

LIVING AREA: 1,750 SF

YEAR BUILT: 2017

SCHOOLS DIST: Troy R-3

TAXES: \$2,966

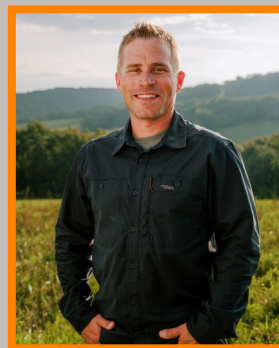
TAX YEAR: 2024

HOA FEES: \$50 Annually

PROPERTY HIGHLIGHTS:

- Custom built home w/open layout
- 1,750 square feet w/3 Bed & 2 Bath
- Vaulted ceilings
- Kitchen w/island & Cambria countertops
- Dining/Kitchen Combo
- Two kitchen pantries
- Main level laundry
- Two propane fireplaces
- Engineered hardwood floors
- Partially finished lower level
- Lower level: sleeping area, 1 full bath, & living room
- Lower level surround system conveys w/home
- Large backyard concrete patio w/firepit
- Troy R-3 School District

PROPERTY DESCRIPTION: Welcome to this Bluffview Estates home, offering approximately 3,000 square feet of total living space with an open layout. The main level is 1,750 square feet, featuring 3 bedrooms and 2 bathrooms, vaulted ceilings, an open floor plan, a kitchen with an eat-in island, and additional space for a dining table. It also features a gas fireplace, engineered hardwood in the main living area, and an oversized outdoor concrete patio with a fire pit. Kitchen appliances stay. The main level flows perfectly for everyday living or entertaining, making this a very functional house. A three-car garage connects to a laundry room before entering the kitchen. The master bath boasts a full shower and bathtub. Downstairs, the partially finished basement features a living room with a second fireplace, a sleeping area, one full bath, and a sizable storage area. The lower level also includes a surround sound system. The lovely backyard features raised garden beds, space for pets, and outdoor entertainment areas. Excellent location for commuting to Highway 61 for work or all the nearby amenities and Troy R-3 School District.



PRESENTED BY:

JOE OGDEN

Land Specialist

M: (636) 358-3567

P: (855) 573-5263 x707

E: jogden@trophy.com

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

WELCOME TO 161 BLUFFVIEW DRIVE

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

