

WELCOME TO 8563 HIGHWAY 100

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ADDRESS: 8563 Highway 100, New Haven, MO 63068

PRICE: \$45,900

BEDROOMS: 3

BATHROOMS: 1

LIVING AREA: 720

YEAR BUILT: 1950

MLS#: 19083863

SCHOOLS DIST: Washington

TAXES: \$581

TAX YEAR: 2018

HOA FEES: N/A

PROPERTY HIGHLIGHTS:

- Washington School District
- Efficient Living
- 2 Bed/1 Bath Fixer-Upper
- 12 x 30 Workshop
- Huge Parking Pad
- Walk-Out Lower Level

PROPERTY DESCRIPTION:

Great starter home or investment property for those w/ an eye for "what can be". This 2 bd/1 ba w/ a walk-out lower level comes w/ half an acre & a 12x 30 workshop w/ a huge parking pad! House needs some updates, but the bones are good. The open floor plan helps conserve space, while giving you room for everything you need. Some of the most expensive investments have already been made including a new furnace, hot water heater, & 200 amp service (2011) as well as new deep well jet pump (2009). The house is efficient enough that 2 window a/c units are usually all that's needed in the heat of summer. The lower level walk out is an added perk, giving you options for additional living space. From the lower level, you'll be able to see your workshop & the shaded half acre yard that is surrounded by farm country. Drop your boat in the water at Colter's Landing, 500 ft the workshop, w/ access to the MO River. 10 min from Washington and 5 min from New Haven. All this for a great price!



PRESENTED BY:

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