

**31185 PEACEFUL RIDGE LN.
JONESBURG, MO 63351**

HOME FEATURES

MAIN LEVEL:

- ***2 car attached heated and insulated garage***
- ***Covered front porch***
- ***Large kitchen with Center Island, gas stove and downdraft, double ovens, custom cabinetry, granite countertops and walk in pantry with laundry area.***
- ***Main floor master bedroom suite with walk in closet and large master bath with tub, separate shower and double vanity.***
- ***Open great room, living room and dining room with free-standing wood stove.***
- ***Large walk-in entry closet.***
- ***Full bath***
- ***Secondary bedroom or office.***
- ***Huge covered deck.***

LOWER LEVEL:

- ***4 bedrooms***
- ***Exercise room***
- ***Office***
- ***Full bath***
- ***Living room***
- ***Walk-out with aggregate patio***

OUTBUILDING:

- ***40 x 60 Outbuilding with concrete floors, electric, garage door opener and furnace.***

ROOM DIMENSIONS

MAIN LEVEL:

<i>Room</i>	<i>Dimensions</i>	<i>Flooring</i>
<i>Master bedroom</i>	<i>16x12</i>	<i>Carpeting</i>
<i>Kitchen</i>	<i>19x10</i>	<i>Ceramic tile</i>
<i>Bedroom/Office</i>	<i>12x12</i>	<i>Wood</i>
<i>Dining room</i>	<i>11x13</i>	<i>Wood</i>
<i>Great room</i>	<i>26x23</i>	<i>Wood</i>
<i>Living room</i>	<i>18x14</i>	<i>Wood</i>

LOWER LEVEL:

<i>Room</i>	<i>Dimensions</i>	<i>Flooring</i>
<i>Bedroom 1</i>	<i>11x11</i>	<i>Carpet</i>
<i>Bedroom 2</i>	<i>12x11</i>	<i>Carpet</i>
<i>Bedroom 3</i>	<i>10x11</i>	<i>Carpet</i>
<i>Bedroom 4</i>	<i>10x11</i>	<i>Carpet</i>
<i>Exercise room</i>	<i>10x14</i>	<i>Wood</i>
<i>Office</i>	<i>22x8</i>	<i>Wood</i>
<i>Living room</i>	<i>23x18</i>	<i>Wood</i>

ADDITIONAL FEATURES:

- ***Dual Zone HVAC***
- ***4,800 Square Foot of finished living space***
- ***40+/- Acres***
- ***Circle Drive***
- ***Security System***
- ***Taxes \$2,924.00***
- ***Private septic/well***
- ***Warrenton School District***
- ***New Roof on House an Outbuilding 5 months ago***