

WELCOME TO 4969 N HWY 61

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ADDRESS: 4969 N Hwy 61, Silex, MO 63377

PRICE: \$850,000

BEDROOMS: 4

BATHROOMS: 2.5

LIVING AREA: 3,160

YEAR BUILT: 2013

SCHOOLS DIST: Clopton

TAXES: \$2,648

TAX YEAR: 2021

HOA FEES: N/A

PROPERTY HIGHLIGHTS:

- Modern Farm-style Home
- Wrap-around porch
- Unfinished basement
- Spacious vaulted sun-room w/ stained concrete floors
- Open kitchen design
- Wood stove
- Sprawling windows allowing a ton of natural light
- 9 ft ceilings
- Main floor master & laundry
- Hardi Woodstove (set up to heat home and shop)
- Attached 3 car insulated garage
- Approx. 700 sq ft bonus room above attached garage
- Metal roof
- 2.5 acre stocked lake w/ dock and fountain
- 40x80 shop insulated/heated w/ concrete floor & electric
- 30x50 shop w/ concrete floor and electric
- Approx. 15 miles north of Troy, MO

PROPERTY DESCRIPTION:

Welcome to your very own Dream Property!! This Charming Modern Farmhouse sets on 15 acres near Whiteside, MO. Entering the property, you're greeted with a nice 2.5 acre stocked lake wrapped in rock featuring a fountain. Huge Mature trees are nestled perfectly around this 2 story Home that boast a very inviting wrap around front porch! This home was built in 2013 and features 4 Bed / 2.5 Bath with approx. 3,160 sq ft of living space above grade. This property checks all the



PRESENTED BY:

JOE OGDEN

Land & Home Specialist

M: (636) 358-3567

O: (855) 573-5263 x 707

E: jogden@trophy.com

Trophy Properties and Auction
15480 Clayton Road, Ste. 101
Ballwin, MO 63011
636.527.5263

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boxes with looking for a picture perfect home on acreage. Other features include: Spacious vaulted sun room just off the kitchen with stained concrete floors, open kitchen design perfect for large gatherings or entertaining guests, sprawling windows in the sun room allowing a ton of natural light and views of the landscaped yard, wood stove in the sun room, 9 foot ceilings throughout, main level laundry with additional laundry in basement, unfinished basement for storage, separate family room, main level master bed, hardi wood stove set up to heat home and shop, attached huge 3 car insulated garage, bonus room above garage approx. 700 sq ft and metal roof. The property also has two shops; shop #1 is 40x80 insulated / heated with concrete floor & electric, shop #2 is 30x50 with concrete floor & electric. Clopton schools. This property is awesome and offers just about everything a person could want! Give this one a look if you're in the market for country living!

