

# WELCOME TO 311 N 4TH STREET

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



**ADDRESS:** 311 N 4th Street, Clarksville, MO 63336

**PRICE:** \$129,000

**BEDROOMS:** 3

**BATHROOMS:** 1

**LIVING AREA:** 1,269

**YEAR BUILT:** 1958

**SCHOOLS DIST:** Clopton

**TAXES:** \$849

**TAX YEAR:** 2023

**HOA FEES:** N/A

## PROPERTY HIGHLIGHTS:

- Great starter or investment home
- 3 bedrooms/1 bath
- Large deck with retractable awning
- Minutes to the Mississippi River
- Clopton schools

## PROPERTY DESCRIPTION:

Very nice 3 bedroom, 1 bath home located in historic Clarksville, MO! This 1,239 square foot ranch sits on top of the hill and offers a very nice back deck with a retractable awning. Home has a full unfinished basement. Laundry hook ups on both the main floor and in the basement. Includes an attached one car garage and a nice back yard. Located in the desired Clopton School District, this home would make a great starter home or even an investment property. The house has been very well maintained and with few updates this home could be a charmer! This one won't last long.



## PRESENTED BY:

### The Evans Team

#### RICHARD EVANS

Land & Home Specialist

M: (636) 578-3159

E: revans@trophy.com

#### ALICIA EVANS

Land & Home Specialist

M: (636) 290-8091

E: aevans@trophy.com

#### BOBBY EVANS

Land & Home Specialist

M: (636) 237-1816

E: bevans@trophy.com

Trophy Properties and Auction

15480 Clayton Road

Suite 101

Ballwin, MO 63011



# WELCOME TO 311 N 4TH STREET

Trophy Properties and Auction • (855) 573-5263 • [leads@trophypa.com](mailto:leads@trophypa.com) • [www.trophypa.com](http://www.trophypa.com)

