

# WELCOME TO 52447 Hwy 154

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



**ADDRESS:** 52447 Hwy 154, Vandalia, MO 63382

**PRICE:** \$449,000

**BEDROOMS:** 5

**BATHROOMS:** 3/1

**LIVING AREA:** 4,200

**YEAR BUILT:** 1983

**SCHOOLS DIST:** Van-Far

**TAXES:** \$2,09

**5TAX YEAR:** 2023

**HOA FEES:** N/A

**PROPERTY HIGHLIGHTS:**

- 5 Bedroom 3.5 bath
- Walkout basement with pool table and wet bar
- Central vacuum system
- Asphalt Driveway
- Two car attached garage
- 24' x 30' shed with concrete floors

**PROPERTY DESCRIPTION:**

Discover the perfect blend of serenity and comfort with this 4,200 sq. ft., 5 bedroom, 3.5 bath home situated on 5 acres just 3 miles north of Vandalia. This meticulously maintained property not only offers ample living space, but a wealth of other amenities making it a dream home for families and nature enthusiasts alike. Upon entering, you are greeted by a spacious layout that seamlessly combines functionality and elegance. The main floor features a well-appointed kitchen dining combo. Adjacent is a formal dining area overlooking the scenic backyard, providing a great backdrop for everyday meals or entertaining. The living room boasts large windows that flood the space with natural light and offer panoramic views of the wooded surroundings. A focal point of relaxation and entertainment is the recreation room in the walkout basement, complete with a pool table and wet bar, ideal for entertaining guests or enjoying family gatherings. Additional highlights include a master suite with dual vanity sink, a central vacuum system for easy maintenance, a two car attached garage, and 24' x 30' shed with concrete floors for equipment or hobby storage.



**PRESENTED BY:**

**The Wallace Team**

**FRANK WALLACE**

Land & Home Specialist

M: (573) 470-0779

P: (855) 573-5263 x 718

E: fwallace@trophy.com

**PARKER WALLACE**

Land & Home Specialist

M: (573) 470-6779

P: (855) 573-5263 x 713

E: pwallace@trophy.com

Trophy Properties and Auction

15480 Clayton Road, Ste. 101

Ballwin, MO 63011

636.527.5263

www.trophy.com



# WELCOME TO 52447 HWY 154

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

