

# WELCOME TO 608 2<sup>ND</sup> STREET

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**ADDRESS:** 608 2<sup>nd</sup> Street; Warrenton, MO 63383

**PRICE:** \$259,000

**BEDROOMS:** 3

**BATHROOMS:** 2

**LIVING AREA:** 1,344 SF

**YEAR BUILT:** 1959

**SCHOOLS DIST:** Warren R-3

**TAXES:** \$1,098

**TAX YEAR:** 2024

**HOA FEES:** N/A

## PROPERTY HIGHLIGHTS:

- 1,344 sq ft All-Brick Home
- 3 Bedrooms & 2 Baths
- 2-Car Garage
- Huge Back Yard
- Back Yard Patio
- Extremely Well-Maintained Home
- Basement w/Finished Bonus Room & Full Bathroom

## PROPERTY DESCRIPTION:

For the first time in over 60 years, this solid all-brick ranch home featuring 3 bedrooms and 2 bathrooms is now on the market, set on nearly a 0.4±-acre lot with a two-car garage. The property has been extremely well-built, and the pride of ownership is evident throughout. Spanning 1,344 square feet, the home boasts a large living room with bay windows that flows seamlessly into the dining room and kitchen, which has space for a breakfast table. The appliances and cabinets have been impeccably maintained. The carpets throughout are in fantastic condition, or you can renovate the wood floors beneath. The three main bedrooms are generously sized, offering ample storage and higher-set windows for added privacy. The main bathroom is spacious and features a large 60-inch double vanity. The basement includes a finished bonus room, another full bathroom, and plenty of storage, along with a walk-up to the outdoor patio. The yard is expansive and private, making it perfect for children and gatherings. The neighborhood is quiet, with well-kept homes surrounding you. You won't find a cleaner, sturdier home at this price point. Don't miss this opportunity.



**PRESENTED BY:**

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