

# HARTMAN REAL ESTATE

*Residential*

1202 Market Street  
P.O. Box 294  
Hermann, MO 65041  
www.hartmanrealestate.com  
Phone: 573-486-2927  
Fax: 573-486-5042  
info@hartmanrealestate.com

## PEACEFUL 8.7 ACRE RETREAT IN HERMANN CITY LIMITS!

**\* Home \* Barn \* Gazebo \*  
\* Garden with Raised Beds \***

Loving Built in 2013 for a Nature Lover --  
And You Can Tell! No Matter What Room  
You Are In, There Will Be Several Windows  
Framing the View of the Acreage!

Maintenance-Free Metal Siding & Stone  
Compliment this Unique & Beautiful Energy-  
Efficient Passive Solar Home with a Large  
Wrap-Around Porch!

2 Bedrooms (Both on Upper Level. The Master  
Is HUGE! It is the Whole Width of the House!  
If you Are Needing a 3rd BR, It Could be  
Split in Half to Make a 3rd BR)

2 Full Baths (1 on Main Level, 1 HUGE Upper  
Level Bath -- There Would Be Plenty of Room  
for a Laundry Area if You Wanted!)

Kitchen with Walnut Cabinetry / Countertops  
With All Appliances Included (Gas Oven/  
Range, Over-The-Range Microwave, High  
Efficiency Refrigerator, Washing Machine  
Living Room with Hearthstone Wood Stove  
(Which Nicely Heats the Whole House)

Custom Staircase & Bannisters

Upper Level You Will Find a Large Family Room  
with a Wall of Windows to Enjoy the View  
Feeling Like You are Up in the Trees!

Beautiful Tongue & Groove Wood Ceilings  
All 36" Doors, R-30 in Walls, R-40 in Ceiling  
Low-E Jen-Weld Thermal Windows

Custom Thermal Window Treatments  
Whole Home Attic Fan / Water Softener

On Demand Electric Water Heater

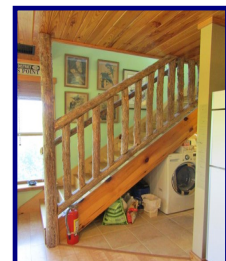
City Natural Gas & Sewer / Private Deep Well  
High=Efficiency Natural Gas Forced Air

Furnace with Humidifier in Addition to the  
Hearthstone Wood Stove

Slab Foundation / Zoned R-3 Multiple Family Res.

\$275,000 Listing #JB908 MLS# 19048346

515 R & B Drive, Hermann, MO 65041



Information herein is not warranted  
& subject to change without notice.  
We assume no liability for errors.

