

**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

**GORGEOUS ATRIUM**  
**RANCH HOME WITH**  
**IN-GROUND POOL**

**\$339,000 Listing #JB912 MLS #20002845**

**1262 Black Forest Drive West, Hermann, MO 65041**

Most of Main Level Interior Painted in 2020!  
3 Bedrooms on Main Level, 1 or 2 Sleeping Rooms in Lower Level  
3 1/2 Baths (2 1/2 Main Level, 1 Full LL)  
Floors are Wood, Tile or Carpet Throughout  
Vaulted & Tray Ceilings  
Formal Dining Room Accented with Large Oak Pillars & Plant Shelf  
Stunning Kitchen with Granite Countertops & Backsplash. Center Island. Walk-In Pantry. All Appliances Included. Dining Area with Access to the Main Level Deck  
Large Main Level Laundry Room  
Hearth Room with Bay Window & See-Thru Gas Fireplace Shared with the Sitting Room with a Hidden Wet Bar. This Area Overlooks the Atrium & Pool  
Lower Level Offers 1 or 2 Sleeping Rooms, Full Bath, Exercise Room, Family Room with Stone Gas Fireplace & a Bar. Has Access to Lower Level Deck & Pool  
2 Car Garage Main Level, 1 Car Garage LL  
Brick with Vinyl Siding Exterior  
3.00 Acres / Extensively Landscaped with Stone Walls. Concrete Circle Driveway  
Built 2001 / Comp. Shingle Roof  
Forced Air Propane Furnace / Central Air  
Community Well Water / Septic w/Drain Field  
Electric Supplier: Three Rivers Electric  
2019 Gasconade County Taxes: \$3,091.20  
Black Forest Subdivision Dues: \$300/Year  
Special Assessment for Roads: \$571.00  
Listing Agent: Julie Bruckerhoff  
**Directions:** From Hermann take Hwy. 100 West for about 2 miles to right at Black Forest Subdivision. Turn left onto first road on the left. Continue until property at end of road. For Sale sign in yard.



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

