

HARTMAN REAL ESTATE

Residential

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GROUND LEVEL VILLA IN HISTORIC DOWNTOWN HERMANN

\$118,000 Listing #JB924 MLS #19087119
134 #A East 2nd Street, Hermann, MO 65041

**Ideal for Your Personal
Hermann Get-A-Way
Or Full-Time Living!**

Built in 2005, with Only 4 Units Total in the Building, the Owner/Builder/Agent-Broker Built with Energy Efficiency in Mind Using 2 x 6 Construction, Full Brick Exterior and Insulated the Building Very Well to Keep Utility Bills As Low As Possible!

Kitchen has Beautiful Hickory Cabinetry with Most Major Appliances Included

One Nice-Sized Bedroom with Master Bath
Master Bath is Roomy with Step-In Shower
Additional Half Bath

Laundry Area

Park in Your 1-Car Garage Accessible from the Alley or Park on the Street

Approximately 978 Sq. Ft.

2019 County & City Taxes: \$995.47

Lot Size: 60' x 120' / Slab Foundation

Central Air / Forced Air Natural Gas Furnace

Gas Hot Water Heater / City Water & Sewer

Located in Historic District

Walk to the Amtrak Station, Hermann Trolley lot, MO Riverfront Park, Many Restaurants, Bars, Brewery, Winery, Entertainment, Shops, Grocery Store, Bank & the Amphitheatre

Directions: From MO River Bridge in Hermann on Hwy. 19/Market St. go left on Hwy. 100/East 1st St. for one block then right on Schiller St. for one block to right on East 2nd St. to building on left. For Sale sign in yard.



**** NO BED & BREAKFAST OF ANY TYPE PERMITTED ****



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

