



1202 Market Street
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24 ACRES
OFFERING PRIVATE
COUNTRY LIVING
ONLY 7 MILES FROM
HISTORIC HERMANN IN
FRANKLIN COUNTY JUST OFF
HWY 100 WITH MIXTURE OF
FIELDS & WOODS!

\$479,000 Listing #DH993 MLS #23052854
4949 Lyon School Road, Berger, MO 63014



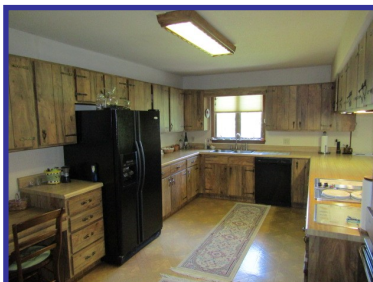
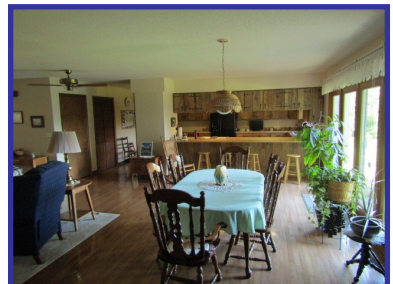
Quality Built, Solid, Brick & Vinyl Ranch Home was Constructed in 1963 with an Addition added in 1980 by Current Owner with High Efficiency in Mind!

- * Beautiful Central Heating Brick Fireplace
- * New Roof being Installed in September 2023
- * 3 Bedrooms, 2 Full Baths
- * 2 Car Oversized Garage
- * Aerator Septic System
- * Drilled Deep Well

Main Level: Three Bedrooms & Two Full Baths, Large Fully Equipped Kitchen with Abundant Cabinetry, Huge Laundry Room with Chest Freezer Included, Dining Area Which Walks Out onto the Beautiful Aggregate Patio and Living Room with a Wood-Aire Central Heating Brick Fireplace with Oak Entertainment Cabinet Included. Plus Beautiful Hardwood Floors Covering the Living & Dining Rooms!

Lower Level: Finished Family or Game Room and Unfinished Mechanical & Storage Area with Included Refrigerator.

Deep Well / Aerator Septic Recently Updated
 2 Electric Hot Water Heaters
 Forced Air Electric Furnace & Central Air
 Whole House Attic Fan
 2022 Franklin County Taxes: \$1,657.21
 Three Rivers Electric Cooperative
 Listing Agent: David Hartman
Directions: From Hermann take Hwy. 100 East about 6 miles to right on Hwy Z to left on Lyon School Road to property on the left. Signs are up.



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



