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**1216 Highway H, Hermann 65041**  
**\$875,000**



Wow! Check out this 3 Bedroom, 3 Bath Brick Home on 25.2 Acres with Views Overlooking Hermann and the Surrounding Countryside! This Wonderful Home Includes a Comfortable Living Room, Equipped Kitchen with Island and Custom Cabinetry, Separate Dining Room, Master Bedroom Suite, Hallway Bedroom and Bath and Loft Bedroom. Enjoy the Views from the Large Deck with access from the Breakfast Room. The Lower Walkout Level is Mostly Finished with a Full Kitchen, Family Room with Wood Burning Brick Fireplace, Full Bath and Recreation Area! Hardwood Floors, Ceramic Tile and Carpet Throughout! Whole House Generator Comes with the Home as Well! The Grounds Include a 16x32 Heated Pool with an Automatic Cover and Patio, Nice Outbuilding with Bathroom and Attached Greenhouse, Gazebo Overlooking 3 Ponds and a Walk Bridge, and Lots of Beautiful Landscaping. This Property has Access from Both Highway H and Boy Scout Road. Call Today for Your Private Viewing! Please No Drive-by!

MLS#:	<b>24018724</b>	Status:	<b>I</b>	Beds:	<b>3</b>	Taxes Pd:	<b>\$3,209</b>
County:	<b>Gasconade</b>			Baths:	<b>3 (3 0)</b>	Age:	
Area:	<b>Hermann R-1G</b>			# Rms:	<b>12</b>	Year Built:	<b>1991</b>
Muni/Twp:	<b>Unincorporated</b>			# Fp:	<b>1</b>	TI Liv Ar:	<b>3,632</b>
Type:	<b>Residential</b>			#Grg:	<b>2</b>	Sqft Above:	<b>2,132</b>
Style:	<b>1 Story/Ranch</b>			#Crp:	<b>0</b>	Sqft Below:	<b>1,500</b>
SubDiv:	<b>None</b>					Pr/Sqft:	<b>\$410.41</b>
Elem Schl:	<b>Hermann Elem.</b>			Lot Sz:	<b>25.200 ac (County Records)</b>		
J High:	<b>Hermann Middle</b>			Lot Dim:	<b>25.2 Acres</b>		
S High:	<b>Hermann High</b>			Schl Dst:	<b>Gasconade Co. R-1</b>		
Parking:	<b>Attached Garage, Garage Door Opener, Workshop/Storage Area</b>						
Base Dsc:	<b>Bathroom in LL, Fireplace in LL, Full, Partially Finished, Poured Concrete, Rec/Family Area, Walk-Out</b>						
Lot Dsc:	<b>Backs to Trees/Woods</b>						
Directions:	<b>From MO River Bridge in Hermann go South on Hwy 19 to Left on Hwy H to Private Drive to Property on the Left. Sign is Up.</b>						

Presented By: **David Hartman Phone: 314-609-8889**

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See our listings online at:

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