06/28/2024 at 9:59 AM Listings as of

Client Detail Report

Property Type: Residential

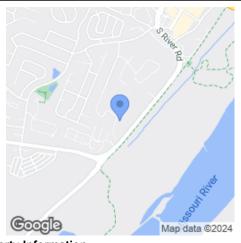
4 Rio Vista Dr. St Charles 63303 \$335,000 L Price:

MLS #: 24023154 Status: Active County: St Charles St. Charles Muni/Twp: Unincorporated Area:

Riverview Hills #1 SubD:

Living Room





General Property Information

Style: 1 Story/Ranch CrossSt: **South 5th Street** CDOM: 50 Beds: Lot Num: 3 (3 0) Dual Age: N/A Baths: Taxes Pd: \$3,704 Sct/Twn: Aae: 63 Year Built: 1961

2023 Tax Yr: Ttl Liv Ar: 2,400 Unit #: AsscFee: \$100 Prop Type: Residential # Prk: Assc Pd: Yearly

Sqft Above: 1,552 (County Records) 850 Sqft Below: Building #:

Lot Size: 0.394 ac (County Records) Ttl Units: Pr/Sqft: \$215.85

Lot SF: 17,163 (County Records) Bse Pr Rng: .394 Acres Lot Dim Sqft Range:

Elem Schl: Lincoln Elem. Lic Sell: Seller's Agent

Jefferson / Hardin Schl District: St. Charles R-VI J High:

S High: St. Charles High SubDiv Ph: At Closing Poss:

Type: Rooms / Sizes

Total Rooms Bedrooms Full Baths Half Baths # Rms: 3 Main Bths: 2 Mn Bths: 0 Main Beds: 0 M & U Bds: 3 Up Beds: 0 Up Bths: Up Bths: 0 1 M & U Bths: 2 1 Low Bths: Lw Bths: 0 Low Beds:

Type Dimensions Level **Flooring Window Covering** M Wood

Dining Room M Wood **Luxury Vinyl Plank** Kitchen M

Luxury Vinyl Plank Breakfast Room M **Primary Bedroom** M Wood

Primary Bathroom М **Ceramic Tile Bedroom** Wood M **Bedroom** М Wood **Bedroom** Carpeting **Family Room** L Carpeting **Bathroom Ceramic Tile**

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

David Hartman Hartman Real Estate david@hartmanrealestate.com 314-609-8889

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Ceramic Tile Bathroom Details # Fp: Garage Info: 2 0 #Crp Sp: Cable: Full Masonry, Woodburning Firepice **Basement, Living Room** Fp Type: Fp Loc: Conditions: Other Model: Ht Src: Gas Builder: Water Ht: **Electric Public** Sewer: Water Sft: **Traditional** Architect: **Dining/Living Rm Cmb** Dining: **Public** Water: Ceiling Fan, Central-Electric Cool: **Forced Air** Heat: Flood Plain No, Sellers Discl. Avail, Unincorporated Disclos: **Attached Garage** Park Dsc: Bdrm Dsc: Main Floor Primary, Primary Bdr. Suite **Full Bath** M Bth Dsc: Dishwasher, Disposal, Range/Oven-Electric, Refrigerator Appliances: **Brick Veneer Predom** Construct: Breakfast Room, Custom Cabinetry, Solid Surface Counter Kitchen: Base Dsc: 8 ft + pour, Fireplace in LL, Full, Partially Finished, Poured Concrete, Radon Mitigation System, Rec/Family Area, Walk-Out **Patio** Misc: Some Carpeting, Some Wood Floors Interior: 6 Panel Door(s), Some Insulated Wndws, Some Tilt-In Windows Windows:

Spec Area: Family Room, Living Room

Remarks

Mrk Rmks:

Solid 4-bed, 3-bath ranch nestled on a quiet cul-de-sac has quick access to I-70. Full brick home offers an escape without sacrificing convenience. It boasts 2,400 sq. ft. of living area, with over 1,550 sq. ft. on the main floor. Gourmet kitchen features solid maple cabinets and stainless-steel appliances complemented by a custom countertop and new flooring. Kitchen is bright with dinette room! Living & dining rooms flow with lustrous original hardwood floors and a brick fireplace. Master bedroom suite features 'his and her' closets, w/tiled bath. 2 additional bedrooms on the main floor provide comfort for your family with a guest bath. Descending into the mostly finished basement you'll find a 2nd brick fireplace, a 4th large bedroom, an updated 3rd bath, alongside a generous family room. Outside enjoy the large private backyard with patio & storage shed. Walk easily to the Katy Trail nearby! Home includes New Paint & New Gutters! Roof, Water Heater & Custom Kitchen only 1 Year Old!

Directions: Hwy 70 to South on 5th Street, turn right at 3rd light to stay on 5th Street, go 1/4 mile to left onto Rio Vista to

home on the left near the end of the street.