

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

Client Detail Report

Property Type: Residential

4 Rio Vista Dr, St Charles 63303

L Price: \$335,000

MLS #: 24023154 Status: Active

County: St Charles

Area: St. Charles

Muni/Twp: Unincorporated

SubD: Riverview Hills #1



General Property Information

Style:	1 Story/Ranch	CrossSt:	South 5th Street	Beds:	4	CDOM:	50
Taxes Pd:	\$3,704	Lot Num:		Baths:	3 (3 0)	Dual Age:	N/A
Tax Yr:	2023	Sct/Twn:		Age:	63	Year Built:	1961
Prop Type:	Residential	Ttl Liv Ar:	2,400	Unit #:		AsscFee:	\$100
Sqft Above:	1,552 (County Records)			# Prk:		Assc Pd:	Yearly
Lot Size:	0.394 ac (County Records)			Sqft Below:	850	Building #:	
Lot SF:	17,163 (County Records)			Ttl Units:		Pr/Sqft:	\$215.85
Lot Dim	.394 Acres			Bse Pr Rng:			
Elem Schl:	Lincoln Elem.			Sqft Range:			
J High:	Jefferson / Hardin			Lic Sell:	Seller's Agent		
S High:	St. Charles High			Schl District:	St. Charles R-VI		
Poss:	At Closing			SubDiv Ph:			
Type:							

Rooms / Sizes

<u>Total Rooms</u>	<u>Bedrooms</u>	<u>Full Baths</u>	<u>Half Baths</u>
# Rms: 9	Main Beds: 3	Main Bths: 2	Mn Bths: 0
M & U Bds: 3	Up Beds: 0	Up Bths: 0	Up Bths: 0
M & U Bths: 2	Low Beds: 1	Low Bths: 1	Lw Bths: 0
<u>Type</u>	<u>Dimensions</u>	<u>Level</u>	<u>Flooring</u>
Living Room		M	Wood
Dining Room		M	Wood
Kitchen		M	Luxury Vinyl Plank
Breakfast Room		M	Luxury Vinyl Plank
Primary Bedroom		M	Wood
Primary Bathroom		M	Ceramic Tile
Bedroom		M	Wood
Bedroom		M	Wood
Bedroom		L	Carpeting
Family Room		L	Carpeting
Bathroom		M	Ceramic Tile

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

Featured properties may not be listed by the office/agent presenting the brochure.

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