

Listings as of 05/02/2024 at 5:19 PM

Client Detail Report

Property Type: Residential

4 Rio Vista Dr, St Charles 63303

L Price: **\$375,000**

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

County: **St Charles**
SubD: **Riverview Hills #1**



General Property Information

Style:	1 Story/Ranch	CrossSt:	South 5th Street	Beds:	4	CDOM:	0
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)	Pr/TtlLivAr:	\$156.25	# Prk:		Assc Pd:	Yearly
SqFtAbv/PSF:	1,552 / \$241.62			Sqft Below:	850	Building #:	
Lot Size:	0.394 ac (County Records)			Ttl Liv Ar/PSF:	2,400 / \$156.25	Pr/Sqft:	\$241.62
Lot SF:	17,163 (County Records)			Ttl Units:			
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>	<u>Window Covering</u>			
Living Room		M	Wood				
Dining Room		M	Wood				
Kitchen		M	Luxury Vinyl Plank				
Breakfast Room		M	Luxury Vinyl Plank				
Master Bedroom		M	Wood				
Master Bathroom		M	Ceramic Tile				
Bedroom		M	Wood				
Bedroom		M	Wood				
Bedroom		L	Carpeting				
Family Room		L	Carpeting				

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	M	Ceramic Tile	Details	
Bathroom	L	Ceramic Tile		
# Fp: 2	Garage Info: 2	#Crp Sp: 0	Cable:	
Fp Type: Full Masonry, Woodburning Fireplce		Fp Loc: Basement, Living Room		
Conditions: Other		Ht Src: Gas		
Model:		Water Ht: Electric		
Builder:		Water Sft:		
Sewer: Public				
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 Master, Master Bdr. Suite				
M Bth Dsc: Full Bath				
Appliances: Dishwasher, Disposal, Range/Oven-Electric, Refrigerator				
Construct: Brick Veneer Prenom				
Kitchen: Breakfast Room, Custom Cabinetry, Solid Surface Counter				
Base YN: Yes				
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: Step into a life of suburban bliss with this 4-bedroom, 3-bath ranch nestled on a peaceful cul-de-sac. Minutes from the pulse of I-70, this brick home offers a relaxing escape without sacrificing convenience. This open ranch boasts 2,400 sq. ft. of living area, with over 1,550 sq. ft. on the main floor. A gourmet kitchen dazzles with maple cabinets and stainless-steel appliances, complemented by a stone coat countertop and luxury vinyl plank flooring. Adjacent to the kitchen is the bright breakfast room. The living and dining rooms flow with lustrous hardwood floors and a brick fireplace The master bedroom suite features 'his and her' closets, promising ample space, connected by a tiled bath. Two additional bedrooms on the main floor provide comfort for your family with a hallway bath. Descend to the mostly finished basement where you'll find a brick fireplace, a fourth bedroom, a third bath, alongside a family room. Outside enjoy the private backyard & storage shed. Katy Trail nearby!

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.