

# 201 Corona Way, Lot #1 Wentzville, MO. 63385

**Sale Price: \$95,900**



**Contact:**

***Cathy Shaw-Connely***  
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*Squawky1@aol.com*

***Tom Shaw Jr.***  
*(314)283-5064*  
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The perfect level lot to build your dream home. Your builder, your plan! Level to gently rolling lot, perfect for a walk-out basement. Don't miss out on this great opportunity w/public water and public sewer!



17813 Edison Ave. ♦ Suite 200 ♦ Chesterfield, Missouri 63005

Office: (636) 532-1922 ♦ Fax: (636) 532-0222 ♦ info@shawrealtors.com ♦ www.shawrealtors.com



### Area Information / Property Description

<b>County</b>	St. Charles
<b>Subdivision</b>	The Cedars
<b>School District</b>	Wentzville
<b>High School</b>	Timberland High
<b>Middle School</b>	Wentzville South Middle
<b>Elementary School</b>	Stone Creek Elementary
<b>Lot Size</b>	0.899+/- Acres
<b>Lot Description</b>	Level lot to gently rolling, cleared, filled
<b>Street Access</b>	Concrete
<b>Taxes</b>	TBD / 2016
<b>Associations Fees &amp; Restrictions</b>	\$300 / Year
<b>Utilities</b>	<b>Water:</b> Public <b>Electric:</b> Yes <b>Telephone:</b> Yes <b>Sewer:</b> Public

The information contained herein has been supplied to us by the owner of this property or by a third party. Tom Shaw Realtors does not guarantee its accuracy and recommends buyers or tenant to verify all information herein and to obtain a full boundary survey before buying said home or property.

**PRICES AND SPECIFICATIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE**

## Residential Lot Agent Only Format

Transaction Type is one of 'Sale', 'Auction' Status is one of 'Active', 'Coming Soon', 'Contingent w/Kickout', 'Contingent No Kickout', 'Contingent Short Sale', 'Option' State Or Province is 'Missouri' Street Name is like 'corona'

**ML#: 17085208 AD: 201 Corona Way #Lot 1, Wentzville 63385-4440 Area: Wentzville-Timber Stat: Active**



<b>Agent ID:</b> scshaw	<b>BC:</b> SHAW	<b>Brkr:</b> Tom Shaw, REALTORS	<b>Ph:</b> 636-532-1922
<b>Tax Juris:</b> St Charles	<b>Ti#:</b> 4-0018-C397-00-0001.0000000		<b>Tran:</b> Sale
<b>Muni/Twp:</b> Wentzville	<b>Subdiv:</b> The Cedars #1		<b>Taxes/Yr:</b> \$0/2016
<b>Schl Dist:</b> Wentzville R-IV			<b>Aqmt Type:</b> XR/NOTA
<b>EL:</b> Stone Creek Elem.	<b>JR:</b> Wentzville South	<b>SR:</b> Timberland High	<b>Pri/Sqft:</b>
<b>SA:</b> 2.7	<b>BA:</b> 2.7	<b>TA:</b> 2.7	<b>AF\$:</b> 300/Yearly

<b>Type:</b> Single Family	<b>AC:</b> 0.899
<b>Desc:</b> Level Lot	<b>Lot Dim:</b> 0.8986 acres
<b>Topo:</b> Cleared, Filled, Level to Gently Roll	<b>Rd Front:</b>
<b>Foliag:</b> Cleared/Pasture Land	<b># Lots:</b> 1
<b>BldSite:</b> None	<b>SqFt Lot:</b> 39,160
<b>Restrct:</b> Minimum Square Ftg, Subdivision	<b>Zoning:</b> Residential
	<b>Assessmt:</b> Buyer To Pay

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**Ag Remarks:** Please schedule showings through MLS.

### Miscellaneous

<b>Options:</b> Your Bldr Your Plan	
<b>Improvements:</b> Curbs, Gutters, Sidewalks, Streetlights, Some Underground Util	
<b>Develop Status:</b> Plat Recorded	
<b>Docs at Office:</b> Aerial Photo, Plat	
<b>Discl:</b> Vacant Land	<b>Condition:</b> Unknown

### Utilities

<b>Utils at Site:</b> Electric, Gas	<b>Water Main Sizes:</b>	<b>Cable Avl:</b>
<b>Water at Site:</b> Public	<b>Sewer Main Sizes:</b>	<b>Dist. W:</b>
<b>Sewer at Site:</b> Public		<b>Dist. S:</b>

### Financial Information

<b>1st Assumable:</b> No	<b>Assumption Bal:</b>	<b>Payment:</b>	<b>Payment Inc:</b>
<b>Years Remain:</b>	<b>Assump Int Rate:</b>	<b>Assump Fee:</b>	<b>2nd Mortgage:</b>
<b>Equity:</b>		<b>Net Income:</b>	<b>Orig List Price:</b>
<b>Poss Buy \$:</b> No	<b>Spec Cond:</b> None		<b>Entry Date:</b>
<b>Selling Terms:</b> Cash, Conventional			

### Office Information

<b>Agent Name:</b> Catherine N Shaw-Connelly (ID: scshaw)	<b>Contact Phone:</b> Additional: 636-346-4960 Office: 636-532-1922
<b>Email Addr:</b> Squawky1@aol.com	<b>Fax:</b> 636-532-0222
<b>Co-Agent Name:</b> Thomas C Shaw Jr (ID: SJSJHAW1)	<b>Contact Phone:</b> Additional: 314-283-5064 Office: 636-532-1922
<b>Email Addr:</b> tomshawjr55@gmail.com	
<b>Owner Name:</b>	<b>Owner Phone:</b>
<b>Occup Name:</b>	<b>Phone to Show:</b>
<b>Possession:</b> At Closing	<b>License Assist't Seller:</b> Designated Agent
<b>Show:</b> Appt. through MLS	<b>List Assoc#:</b>
	<b>Ad Code:</b>
	<b>CDOM:</b>