

206 Corona Way, Lot #6 Wentzville, MO. 63385

Sale Price: \$100,900



Contact:

Cathy Shaw-Connely
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Tom Shaw Jr.
(314)283-5064
TomShawJr55@gmail.com

The perfect level lot to build your dream home. Your builder, your plan! Level lot on over 3/4 of an acre. 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	
County	St. Charles
Subdivision	The Cedars
School District	Wentzville
High School	Timberland High
Middle School	Wentzville South Middle
Elementary School	Stone Creek Elementary
Lot Size	0.8289+/- Acres
Lot Description	Level lot, cleared, filled
Street Access	Concrete
Taxes	\$1,446/ 2017
Associations Fees & Restrictions	\$300 / Year
Utilities	Water: Public Electric: Yes Telephone: Yes Sewer: 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

Cross Property Agent Only Format

This search was narrowed to a specific set of Listings.

ML#:17086543 AD: 206 Corona .79ac Way #Lot 6, Wentzville 6338 Area: Wentzville-Timberl Stat: Active



Agent ID: scshaw **BC:** SHAW **Brkr:** Tom Shaw, REALTORS **Ph:** 636-532-1922
Tax Juris: St Charles **TI#:** 4-0018-C397-00-0006.0000000 **Dual:** Y **Tran:** Sale
Muni/Twp: Wentzville **Subdiv:** The Cedars #1 **Taxes/Yr:** \$1,446/2017
Schl Dist: Wentzville R-IV **JR:** Wentzville South Mid **SR:** Timberland High **Agrmt Type:** XR/NOTA
EL: Stone Creek Elem. **BA:** 2.7 **TA:** 2.7 **Pr/Sqft:**
SA: 2.7 **AF\$:** 300/Yearly
Style:

Description

Prop Type: Residential Lots **Gar Info:** **Beds:** 0 **Bth(F/H):** 0(0 0)
Style: **Age:** **#Carprt:** **Upp Bd:** / **Up Bth:** /
Lot Dim: 0.8289 acres **Acres:** 0.829 ac **Appr SqFt:** **Mn Bd:** / **Mn Bth:** /
Low Bd: / **Lw Bth:** /
Rms: **Ttl Bth:** 0.0

Construction: **Condition:** Unknown **Ownership:** Private

Directions: hwy n west of hwy z to wilmer rd north 2 mi

Remarks: The perfect level lot to build your dream home. Your builder, your plan! Level lot on over 3/4 of an acre. Don't miss out on this great opportunity w/public water and public sewer! great lot for a pool. big back yard for kids.

Ag Remarks: Please schedule showings through MLS. more info call agents cathy shaw conley 636 346 4960 tom shaw jr 314 283 5064 more info

Room Dimensions & Additional Information

Discl: Vacant Land

Utilities

Cool: **Sewer:** Public
Heat: **WtrSoftnr:** **Water:** Public
Source: **Cable Avl:** **Wtr Heater:**
Utility Avg:

Financial Information

Orig List Price: \$102,900 **Entry Date:** **2nd Mortgage:**
Poss Buy \$: No **Spec Cond:** None
Selling Terms: Cash, Conventional

Office Information

Agent Name: Catherine N Shaw-Connely (ID: scshaw) **Contact Phone:** Additional: 636-346-4960 Office: 636-532-1922
Email Addr: Squawky1@aol.com **Fax:** 636-532-0222
Co-Agent: Thomas C Shaw Jr (ID: SJSHAW1) **Contact Phone:** Additional: 314-283-5064 Office: 636-532-1922
Email Addr: tomshawjr55@gmail.com
Owner Name: **Owner Phone:**
Occup Name: **Phone to Show:**
Possession: At Closing **Licensee Assist'g Seller:** Designated Agent **List Assoc#:**
Show: Appt. through MLS **Ad Code:**
CDOM:

Presented By: Catherine Shaw-Connely Phone: 636-346-4960

All information herein has not been verified and is not guaranteed.

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