

213 Corona Way, Lot #4 Wentzville, MO. 63385

Sale Price: \$107,900



Contact:

Cathy Shaw-Connely
(636)346-4960
Squawky1@aol.com

The perfect level lot to build your dream home.
Your builder, your plan! Level lot on almost a
full 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	0.983+/- 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

Status is one of 'Active', 'Contingent w/Kickout', 'Contingent No Kickout', 'Contingent Short Sale', 'Option', 'Pending' Listing Office MUI is 2319 LO Main

Office Number is 884601135

ML#:18067275 AD: 213 Corona Way, Wentzville 63385-4440 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-C397-00-0004.0000000		Dual: Y
Muni/Twp: Wentzville	Subdiv: The Cedars #1		Tran: Sale
Schl Dist: Wentzville R-IV			Taxes/Yr: \$1,446/2017
EL: Stone Creek Elem.	JR: Wentzville South Mid	SR: Timberland High	Agmt Type: XR/NOTA
SA: 2.7	BA: 2.7	TA: 2.7	Pr/Sqft:
Style:			AF\$: 300/Yearly

Description

Prop Type: Residential Lots	Gar Info:	Beds: 0	Bth(F/H): 0(0 0)
Style:	#Carprt:	Upp Bd:	Up Bth: /
Lot Dim: .9829 acres	Acres: 0.983 ac	Mn Bd:	Mn Bth: /
	Appr SqFt:	Low Bd:	Lw Bth: /
		# Rms:	Ttl Bth: 0.0

Construction: Condition: Unknown Ownership: Private

Directions: Hwy N west of Hwy z to Wilmer Road north 2 miles.

Remarks: The perfect level lot to build your dream home. Your builder, your plan! Level lot on almost a full acre. Don't miss out on this great opportunity with public water and sewer!

Ag Remarks: Please contact Cathy Shaw-Connelly at (636)346-4960 for additional information.

Room Dimensions & Additional Information

Discl: Flood Plain No, Vacant Land

Utilities

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

Fin ition

Orig List Price: \$107,900	Entry Date:	2nd Mortgage:
Poss Buy \$: No	Spec Cond: None	
Selling Terms: Cash, Conventional		

Office Information

Agent Name: Catherine N Shaw-Connelly (ID: scshaw)	Contact Phone: Additional: 636-346-4960 Office: 636-532-1922
Email Addr: Squawky1@aol.com	Fax: 636-532-0222
Owner Name:	Owner Phone:
Occup Name:	Phone to Show:
Possession: At Closing	Licensee Assist'g Seller: Designated Agent
Show: Appt. through MLS	List Assoc#:
	Ad Code:
	CDOM: