

1127 Forest Ridge Trail Lane Ballwin, Mo. 63021

SALE PRICE: \$1,299,000



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Driving up to this serene equestrian property with the most spectacular view will have you in awe. Ranch home with 4 bedrooms and 3.5 baths, updated kitchen, 2 master bedrooms on the main floor and so much more. The main floor master suite features custom walk-in closet, vaulted ceilings, private deck and master bath with double bowl vanity, jacuzzi tub and separate shower. 2nd master on the main floor has 2 custom closets, vaulted ceilings, hardwood floors, plantation shutters and full bath. Updated kitchen features Italian Limestone counter tops with breakfast bar, Viking-gas range w/ hood, 42" cabinets and walk in pantry. The open floor plan allows for easy entertaining flowing beautifully from the kitchen, breakfast room and great room. Great room feat floor-ceiling stone wood burning fireplace, hardwood floors and a wall of windows w/ the view of a lifetime. Walk out from the breakfast room to the deck overlooking the property plus a 17x14 gazebo. The finished lower level walks out to a 3rd lower deck and has a 4th bedroom with full bath. Inground, pebble tec pool with cooling deck, 3 pastures, 6 stall horse barn with outdoor runs, tack room and plenty of room for large equipment. Beautiful home on beautiful property.

STYLE	ROOMS	BEDROOMS	BATHS	GARAGE	LOT SIZE	SCHOOL DISTRICT
RANCH	8	4	3 Full 1 Half	2	11.99± Acres	ROCKWOOD

DIRECTIONS:



17813 Edison Ave ◊ Suite 200 ◊ Chesterfield, Missouri 63005

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



LIVING ROOM	GREAT ROOM	LAUNDRY ROOM	KITCHEN	BREAKFAST ROOM
18 x 20	25 x 14	11 x 7 MAINLEVEL	16 x 14	12 x 14

MASTER BEDROOM	GUEST BEDROOM	GUEST BEDROOM	GUEST BEDROOM	RECREATION ROOM
19 x 13	11 x 9	10 x 19	23 x 11 LOWER LEVEL	19 x 13 LOWER LEVEL

CONSTRUCTION	AGE	HEATING	COOLING	FIREPLACES	LOT DESCRIPTION	AMENITIES	TAXES	ASSOCIATIONS FEES
BRICK / STONE VENEER FRONT	18	FORCED AIR-PROPANE	ELECTRIC: CENTRAL CEILING FAN	2 WOOD BURNING	WOODED BACKS TO TREES FENCING SUITABLE FOR HORSES 6 STALL HORSE BARN 3 PASTURES	PEBBLE TEC INGROUND POOL	\$5,603 2014	

COUNTY	UTILITIES	SCHOOLS
ST. LOUIS	ELECTRIC, PHONE, PROPANE, CABLE, WELL, SEPTIC	HIGH SCHOOL: MARQUETTE HIGH SCHOOL MIDDLE SCHOOL: SELVIDGE MIDDLE SCHOOL ELEMENTARY: WOERTHER ELEMENTARY









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