

**4050 Little Tavern Rd.
Pacific, MO. 63069**

SALE PRICE: \$295,000



Contact

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Bring your horses or your chickens. There are NO restrictions on this property. Located just a few miles from the St. Louis County line., but with Franklin County taxes!. Less than 10 minutes from highway access and amenities. House is in need of some updates, but it sits on 4.2 acres suitable for horses. Newer roof and septic. Nice storage barn and indoor riding arena. 1/2 of the house was added on in 2003.

<i>STYLE</i>	<i>ROOMS</i>	<i>BEDROOMS</i>	<i>BATHS</i>	<i>GARAGE</i>	<i>LOT SIZE</i>	<i>SCHOOL DISTRICT</i>
Ranch	7	4	2 Full	0	4.2± ACRES	Meramec Valley

DIRECTIONS:

*Hwy. 100 west of 109 to right on Old Manchester approximately 1.2 miles to right on Little Tavern.
Property is 1.7 miles on left*



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<i>FAMILY ROOM</i>	<i>KITCHEN</i>	<i>DINING ROOM</i>	<i>MASTER BEDROOM</i>
<i>23 x 17</i>	<i>14 x 12</i>	<i>17 x 12</i>	<i>17 x 12</i>

<i>GUEST BEDROOM</i>	<i>GUEST BEDROOM</i>	<i>GUEST BEDROOM</i>
<i>15 x 12</i>	<i>13 x 9</i>	<i>14 x 9</i>

<i>CONSTRUCTION</i>	<i>AGE</i>	<i>HEATING</i>	<i>COOLING</i>	<i>FIREPLACES</i>	<i>LOT DESCRIPTION</i>	<i>TAXES</i>	<i>ASSOCIATIONS FEES</i>
<i>VINYL SIDING</i>		<i>FORCED AIR, PROPANE</i>	<i>CENTRAL AIR ELECTRIC</i>	<i>0</i>	<i>FENCING, SUITABLE FOR HORSES</i>	<i>\$1,526</i> <i>2015</i>	<i>NONE</i>

<i>COUNTY</i>	<i>UTILITIES</i>	<i>SCHOOLS</i>
<i>FRANKLIN</i>	<i>ELECTRIC, PHONE WELL & SEPTIC, PROPANE</i>	<i>HIGH SCHOOL: PACIFIC HIGH SCHOOL</i> <i>MIDDLE SCHOOL: MERAMEC VALLEY MIDDLE</i> <i>ELEMENTARY: COLEMAN ELEMENTARY</i>



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