

2069 S. Mason Road, St. Louis, MO 63131

SALE PRICE: \$789,900

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Stunning 4.56 acre residential building lot located off of the prestigious Mason Road. This site could be subdivided into 2 lots, with each still meeting the minimum road frontage requirements on Mason Road. In 2001, the original home was demolished and debris was removed from the site. See attachments for survey. The asphalt paved driveway adjacent to the north side of the subject site (address marker 2053) is in a recorded easement granted to the subject property to provide additional access to the subject property along with other adjacent properties to the driveway. There is also an easement granted to the subject property from the Manchester Meadows Shopping Center which allows foot traffic from the subject site across the eastern portion of the Manchester Meadows Shopping Center site to Queeny Park.

DIRECTIONS:

Lot is located on the west side of Mason Road, approx. .5 miles north of Manchester Road; it is .5 miles south of Queeny Park, Mason Road entrance and approx. 1.5 miles south of the intersection of Mason at Clayton Road



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Area Information / Property Description

County	St. Louis
Subdivision	Nathan Rannells
School District	Parkway C-2
High School	Parkway West
Middle School	Parkway West
Elementary School	Mason Ridge
Lot Description	Level and Some Wooded
Street Access	Asphalt
Taxes	\$5,922 2015
Associations Fees & Restrictions	None
Utilities	Water: Public / Sewer: None Electric: Yes / Gas: None Phone: Yes / Cable: Yes

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.

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