

18626 Thistle Hill Wildwood, MO. 63038

Sale Price: \$74,900



Contact:

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

Come experience the peaceful, nature filled 3.00+/-acre oasis lot located on a cul-de-sac in the heart of Wildwood. This is the perfect opportunity to build your dream home with your own builder and plans. You are only a few short minutes from multiple parks, restaurants, shopping and Wildwood Town Center as well as in AAA Rockwood School District.

DIRECTIONS: *Highway 100 west of Highway 109 to North on Melrose to the Estates at August Tavern Creek*



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. Louis
Subdivision	Estates At August Tavern Creek
School District	Rockwood
High School	Lafayette High School
Middle School	Rockwood Valley Middle
Elementary School	Pond Elementary
Lot Size	3.00+/- Acres
Lot Description	Cul-de-sac, wooded
Street Access	Asphalt
Taxes	\$1,137 / 2017
Associations Fees & Restrictions	\$800 / year
Utilities	Water: None Electric: Yes Telephone: Yes Sewer: Community, shared, septic

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#:18039205 AD: 18626 Thistle Hill, Wildwood 63038 Area: Lafayette Stat: Active



Agent ID: scshaw	BC: SHAW	Brkr: Tom Shaw, REALTORS	Ph: 636-532-1922
Tax Juris: St Louis	Ti#: 25X-13-0134		Tran: Sale
Muni/Twp: Wildwood	Subdiv: Estates At August Tavern Cree		Taxes/Yr: \$1,137/2017
Schl Dist: Rockwood R-VI	JR: Rockwood Valley Mid	SR: Lafayette Sr. High	Agmt Type: XR/NOTA
EL: Pond Elem.	BA: 2.7	TA: 2.7	Pri/Sqft:
SA: 2.7			AF\$: 800/Yearly
Style:			

Description

Prop Type: Residential Lots	Gar Info:	Beds: 0	Bth(FH): 0(0 0)
Style:	#Carprt:	Upp Bd:	Up Bth: /
Lot Dim: 805x255x764	Appr SqFt:	Mn Bd:	Mn Bth: /
Age:		Low Bd:	Lw Bth: /
Acres: 3.000 ac		# Rms:	Ttl Bth: 0.0

Construction: Condition: Unknown Ownership: Private

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Remarks: Come experience the peaceful, nature filled 3.00+/-acre oasis lot located on a cul-de-sac in the heart of Wildwood. This is the perfect opportunity to build your dream home with your own builder and plans. You are only a few short minutes from multiple parks, restaurants, shopping and Wildwood Town Center as well as in AAA Rockwood School District.

Ag Remarks: Please record showings through MLS.

Room Dimensions & Additional Information

Discl: Flood Plain No

Utilities

Cool:	WtrSoftnr:	Sewer: Community, Septic, Shared
Heat:	Cable Avl: No	Water: None
Source:		Wtr Heater:
Utility Avg:		

Financial Information

Orig List Price:	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
Owner Name:	Owner Phone:
Occup Name:	Phone to Show:
Possession: At Closing	Licensee Assist'g Seller: Designated Agent
Show: Appt. through MLS, Sign	List Assoc#:
	Ad Code:
	CDOM:

Presented By: Sheena Mulhall Phone: 636-532-1922

Listings as of
05/17/2018 at 2:03 PM

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