

# 18626 Thistle Hill Wildwood, MO. 63038

**Sale Price: \$74,900**



**Contact:**

**Cathy Shaw-Connely**  
(636)346-4960  
[Squawky1@aol.com](mailto: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](mailto:info@shawrealtors.com) ♦ [www.shawrealtors.com](http://www.shawrealtors.com)



<b>Area Information / Property Description</b>	
<b>County</b>	St. Louis
<b>Subdivision</b>	Estates At August Tavern Creek
<b>School District</b>	Rockwood
<b>High School</b>	Lafayette High School
<b>Middle School</b>	Rockwood Valley Middle
<b>Elementary School</b>	Pond Elementary
<b>Lot Size</b>	3.00+/- Acres
<b>Lot Description</b>	Cul-de-sac, wooded
<b>Street Access</b>	Asphalt
<b>Taxes</b>	\$1,137 / 2017
<b>Associations Fees &amp; Restrictions</b>	\$800 / year
<b>Utilities</b>	<b>Water:</b> None <b>Electric:</b> Yes <b>Telephone:</b> Yes <b>Sewer:</b> 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 Dual: Y Tran: Sale
Muni/Twp: Wildwood Subdiv: Estates At August Tavern Cree Taxes/Yr: \$1,137/2017
Schl Dist: Rockwood R-VI EL: Pond Elem. JR: Rockwood Valley Mid SR: Lafayette Sr. High Agrmt Type: XR/NOTA
SA: 2.7 BA: 2.7 TA: 2.7 PriSqft: AF\$: 800/Yearly
Style:

Description

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

Construction: Condition: Unknown Ownership: Private

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

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.

Ag Remarks: Please record showings through MLS.

Room Dimensions & Additional Information

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

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: List Assoc#:
Possession: At Closing Licensee Assist'g Seller: Designated Agent Ad Code:
Show: Appt. through MLS, Sign CDOM:

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