

**97 Northwood Drive, Labadie**  
**Priced at \$599,900 MLS #17027022**

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Beautiful atrium ranch home on almost 15 acres overlooking the quaint town of Labadie, MO. Over 6000 square feet of living space with 5 large bedrooms, 3 full baths and two half baths, there is plenty of room for the whole family. Some unique features include a sound system throughout, a large kitchen with breakfast bar, hearth room with fireplace, separate dining, soaring ceilings in the living room with a massive wall of windows to take in that incredible view of the countryside!! Large finished basement includes media room, family room and fireplace with walk out to patio. Master suite with whirlpool tub, double sinks, glass shower and huge walk in closet, all connected to cozy den/library with fireplace. Spend the afternoon fishing in your very own stocked 1 acre pond.

Home is just minutes to restaurants, grocery and retail shopping! New architectural roof added in 2014. Priced well BELOW appraised value, this is a MUST SEE!! Call Jen Beatty at 636-484-0028 to make this your new home!

**Joerling**  
the group

**Presented by:**

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## Home Features 97 Northwood Drive, Labadie

Presented by Jen Beatty 636.484.0028 MLS# 17027022



- Almost 15 acres of rolling Labadie Hills with some 12 acres fenced
- 3550 sf on main level and another finished 3250 on lower level
- Incredible view over the Town of Labadie, Missouri
- Close to restaurants, grocery and retail shopping
- Large open patio expands your living space with outside entertainment area
- Covered deck so you can enjoy all of Missouri's Four Seasons
- New Architectural Shingle Roof added
- Dining area opens to hearth room with wood burning fireplace
- Ceramic entry welcomes you and your guests
- Spacious open kitchen has spectacular view
- Breakfast bar for entertaining
- Walk in pantry for your gourmet foods
- Gas stovetop with grill rack and kitchen also has double oven
- 42 inch cabinets in the kitchen
- Sound system throughout so music fills the home
- Ceiling fans every room
- Alarm system
- Home BOASTS THREE fireplaces... a gas see through fireplace warming up your living room and into the den, another gas fireplace downstairs in the entertainment/recreational room, and one wood burning hearth room off the kitchen
- Extra large main floor laundry room with sink and plentiful storage closet
- 5 large bedrooms; master bath has double sink, a beautiful jetted tub, huge shower and linen closet along with huge master walk in closet
- Large Jack and Jill bath connecting two spacious bedrooms
- Media room for large movie nights and having all your friends and loved ones over
- Abundance of storage throughout the house, builder has definitely capitalized on space usage
- All carpet is a nice neutral palette and is in good condition
- Entertainment area complete with wet bar in lower level/basement
- Cozy office off master bedroom for privacy
- One of the BEST views of the Village of Labadie, Missouri, this luxury home sits upon 12 fenced

**LAYOUT MAIN LEVEL:** Main level has three large bedrooms, large Jack and Jill bathroom connecting two of those bedrooms, and the Master's suite with an amazing open and spacious private bathroom and office for your private space. It's all about the Master Suite! Large spacious room with private bath with jetted tub, large shower, storage and master's closet. You have your own office off the master as well so you can keep your records private and secure.

**LAYOUT LOWER LEVEL:** Lower level is designed to be an area that all your guests and friends can enjoy! Open space designer's dream of finished lower level on this atrium with lots of natural light as well. Currently has an open recreational room, another giant media room, and BONUS play room and two spacious bedrooms and a full bathroom with another guest half bath.

