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## Macon Realty Co.

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### BROKER

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Property Address 31868 Walnut, Macon, MO 63552 MLS# 17897 Price \$229,500.00

### General Information

Year Built 1988  
Est. Sq. Ft. 2280  
School Dist Macon  
Taxes \$1,097.38  
Possession \_\_\_\_\_  
Style Earth Contact  
Ext. Const Vinyl/Brick  
Roof Asphalt Shingle 09  
Basement None  
Carrier Electric Heat  
Heating Pump 2009  
Cooling C/A 2009  
Utility Cost \_\_\_\_\_  
Water Rural  
Gas None  
Sewer Lagoon (Fenced)

### Kitchen

Cabinets Oak  
Oven Range Electric  
Exhaust Fan Electric  
Dishwasher Yes  
Food Disposal Yes  
Refrigerator Side by side  
Microwave Yes  
Other Built in wine cooler

### General Inside

Carpet Yes Ceiling Fan(s) 5  
Vinyl Yes Attic Fan \_\_\_\_\_  
Rod/Drapes All Phone Jacks Yes  
Windows Wood Cable TV Hook Up \_\_\_\_\_  
Screens \_\_\_\_\_ Other \_\_\_\_\_  
Water Heater 50 gallon electric

### Garage & Yard

3 Car Det Garage  
Lot Size 3.8 acres  
Patio Yes  
Street Gravel  
Other 36x45 garage shop  
and 30x40 garage/shop  
Inground  
Other 20x40 pool

ROOM	BASE-MENT	MAIN FLOOR	UP-STAIRS
Living Rm		16'9x25'	
Dining Rm		9'8x14'	
Kitchen		9'8x22'3	
Bath 1		5'x13'4	
Bath 2		6'7x11'	
Bath 3		6'4x11'	
Bedroom 1		14'x19'4	
Bedroom 2		13'6x14'2	
Bedroom 3		13'6x15'	
Bedroom 4		9'8x14'	
Utility Rm		6'2x15'10	

**Remarks:** Unique opportunity with amenities to appeal to everyone. Home sits on 3.8 acres with brand new perimeter fencing. Recently completed 36x45 garage/shop with 4 overhead doors, concrete, and electricity. 30x40 garage/shop with 2 roll up doors, full concrete and electricity. Family and friends will enjoy the 20x40 inground pool with diving board and water slide. Pool is surrounded by privacy fence. Lots of recent updates in the home including HVAC, floor coverings and roof.

The above information is deemed reliable but not guaranteed. All measurements shown are approximate.