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Property Address 1106 Valley View, Macon, MO 63552 **MLS#** 15347 **Price** \$450,000.00

General Information

Year Built 1996
Basement – 2210
Main – 3233
Est. Sq. Ft. Up - 1561
Taxes \$4,281.98
School Dist. Macon
Possession Negotiable
Style 2 Story
Ext. Const Brick/Siding
Roof Asphalt
Full,
Basement Partial Finish
Heating 2 - GFA
Cooling 2 - C/A
Utility Cost \$277.98/mth
Water City
Gas City
Sewer City
Propane Tank N/A
Other Pool table stays

Kitchen

Cabinets Wood
Oven/Range Yes
Exhaust Fan Yes
Dishwasher Yes
Food Disposal Yes
Refrigerator Yes

General Inside

Ceramic Tile Yes Humidifier No
Carpet Yes Ceiling Fan(s) _____
Vinyl Yes Attic Fan Yes
Rod/Drapes All Stay # Phone Lines Yes
Screens Yes Phone Jacks Yes
Anderson/
Windows Thermo Cable TV Hook Up Yes
Water Heater Dual Gas

Garage & Yard

3 Car Att Garage
Garage Size 21'x35'4
1 Car Base Garage
Garage Size 18'x19'
Door Openers 3
Deck 26'8x12' & 21'x6'6
Gazebo 12'x12'
Street Hard Surface
Alarm system,
Other Intercom, 9'ceilings

ROOM	BASE-MENT	MAIN FLOOR	UP-STAIRS
Foyer		12'10x8'6	
Living Rm.		19'x15'6	
Dining Rm.		16'x12'10	
Kitchen	8'6x12'6	13'6x13'2	
Breakfast		13'6x10'6	
Bath 1	7'x8'7	½ 7'2x4'8	7'3x9'6
Bath 2		½ 5'x5'6	5'6x9'6
Bath 3		18'6x14' MBR	8'x6'5
Bedroom 1	14'8x21'6	18'3x18'6 MBR	14'6x15'
Bedroom 2			15'x13'7
Bedroom 3			30'6x12'6
Bedroom 4			15'6x13'
Rec Room	44'6x16'6		
Utility Rm		4'x9'	
Family Rm	27'x22'6	21'6x14'	
Pantry		5'9x5'	
Fireplace	1	3	

Remarks: Custom built 7000 sq ft, 6 bedroom, 7 bath home setting on two nicely landscaped lots in one of Macon's nicest locations. A true one of a kind.

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