Executive Retreat!

125 Paradise Lane
Pineville, MO 64856

8 miles east of 71 Highway / 90 Highway (at signal)

1/4 mile graveled lane off 90 Highway

# Executive Retreat

10 Acres - partially fenced

park like cleared area at front - other area wooded wildlife abound
Blacktop poured drive and parking area.

Rural water, New Mac Electric, has septic sewer.

Gas tank is owned.

## Custom built House - 2006:

Outside stone - vinyl sidding-gutters with guards

2 x 6 walls with extra insulation

Energy efficient, tilt-in windows

2 heat and air systems - energy efficient - converts self to dual fuel when needed.

2 Tank-less hot water heaters.

Deck- composite Treck Deck with multi levels, Hot tub and fabulous views

Copper on both Front Bay windows

Stamped and stained courtyard with fountain

2 car attached garage with openers

#### Upper floor:

3 bedrooms all with walk in closets - carpet - smoke detectors

Full bath - tile floors

sitting areas - office area - Oak floors

All bedrooms and office area with ceiling fans/lights,

All oak stairs with beautiful spindles and Newel Posts

## Main Floor:

Tiled entry

Open great room - oak floors

Beautiful Wood-burning Fireplace with energy efficient burning.

Large windows flanking the fireplace with great view.

Ceiling fan/light plus recessed lighting

Formal Dinning, beautiful wood columns and bay window - oak floors

Library with beautiful seeded glass arched French doors

Full wall of built-in book shelves from Knotty Alder wood

Bay window

Oak floors

Coffered Ceiling with fan/ light plus recessed lighting.

Master Suite with French door to deck

Coffered ceiling with ceiling fan/light

En-suite bath. His / Hers vanities, His / Hers walk in closets, linen cabinet

Large glass shower, jetted gården tub

carpet and tile

### Main Floor Continued:

Home Theatre with big screen T.V and full wall of built in storage - Knotty Alder wood.

multi level seating

carpet

Bath off garage entry - tile floors Tiled hall with extra storage

Kitchen with island, pantry, Knotty Alder wood cabinets, solid surface counters, .

Bar area, plus eat-in area with bay window.

All Stainless appliances - dual fuel 5 burner, 2 oven stove.

side-by-side Refrigerator

Dishwasher all stainless inside

Butler pantry with seeded glass upper doors

Arched doorways

Recessed lighting, pendant lights over island

Separate laundry area off kitchen

tile floors

## Full Walk-out Basement:

(semi-finished)

Access from garage - Oak stairs down

Has garage door with opener for east of entry, and side door at walk out level.

English Pub Bar with Knotty Alder Cabinets, seeded glass upper cabinets.

bar sink and under counter refrigerator

Game area

Pub and game area has stained concrete floors

Half Bath

Storage area

Poured patio area.

#### Other:

# Detached oversized 2 car garage / workshop

Has garage door openers plus side door.

Same type of windows as house.

Has full bath

Is heated and air-conditioned.

(Could easily be converted to guest house)

Has fenced dog run attached