

FOR SALE

22229 Clark Hollow Lane



**4 BD HOME ON 7
BEAUTIFUL ACRES
WITH TWO PONDS!**

**CLARK'S HOLLOW
WARRENTON, MO 63383**

**LOT SIZE:
7.08 ACRES**

**PRICE:
\$399,900**

Gorgeous home in a beautiful country setting with outstanding views from every window. This creatively designed home sits on 7 acres and overlooks a large fully stocked pond. Beautiful landscaping can be found throughout the entire property! Inside features 4 bedrooms including a master bedroom suite with two walk-in closets and a Jacuzzi tub for relaxing. The den/study has a beautiful stone front wood burning fireplace and a sliding glass door to a balcony overlooking the backyard. Main floor living room has a wood burning fireplace and large windows for a picturesque view. The kitchen has a center island, two pantries, plenty of cabinet space, an eat-in breakfast area and sliding glass doors that lead to the multi-level deck and patio area. Through the kitchen is a formal dining room with beautiful Pergo flooring. A bonus room/sunroom just off the kitchen has tile flooring and a sliding glass door to the back yard, perfect for a sitting area or as an entertainment room for guests!



Upstairs has a bar area with a large living room, a half bathroom, and a balcony overlooking the pond. An excellent area for entertaining or could potentially be a mother-in-law suite. The partially finished basement has a nice size family room with a sliding glass door that takes you out to the beautifully maintained backyard. Unfinished area has plenty of room for storage, built in shelving and a wood burning stove. A 30' x 40' foot outbuilding with electric and concrete floors would make a perfect workshop or storage area. Both ponds on the property are fully stocked and ready for fishing! A peaceful country setting perfect for the entire family!!!



Property Features:

- 7.08 open & wooded acres
- 2 fully stocked ponds
- 2 car oversized garage, 32' x 36'
- 30'x40' outbuilding/workshop
- 4 bedrooms, 2 full baths, 2 half baths
- Three zones for heating
- 2 wood burning fireplaces
- Upstairs bar and living room area
- Kitchen w/ center island
- Formal dining room
- Master bedroom suite w/ Jacuzzi tub
- Large multileveled deck and patio area
- Gorgeous views from every window

Measurements:

- Living Room: 18' x 17.9'
- Kitchen: 14' x 11.5'
- Breakfast Area: 9.9' x 12.5'
- Dining Room: 22' x 12'
- Master Bedroom: 15.5' x 23.5'
- Master Bathroom: 12.6' x 8.5"
- 2nd Bedroom: 15.5' x 11'
- 3rd Bedroom: 16' x 9'
- 4th Bedroom: 9.5' x 13'
- Den/Study: 16' x 23'
- Upstairs Living Room: 40' x 25'
- Basement Family Room: 19' x 17'
- Sunroom/Sitting room: 12' x 23'



For more information please contact:
Phil Reid or Michelle Smith at 636-456-5922



Directions: 70 W to Warrenton exit, #193. South on Hwy 47 to Kroger intersection. Right on Hwy MM (Booneslick) to left on Hwy U. Go approx. 4 miles to right on Clark Hollow Lane. Follow road approx. .20 miles to entrance of property to the right. Watch for sign.