

FOR SALE

18710 Royal Drive



3 BEDROOM RANCH HOME IN NICE COUNTRY SETTING!

**18710 ROYAL DRIVE
WARRENTON, MO 63383**

**PRICE: \$148,900
LOT SIZE: 4.12 ACRES**



Property Features:

- 3 Bedroom, 2 bath home
- 1900 sq ft living space
- Partially finished walk-out basement
- Formal dining room
- 2 Living Room areas!
- Gas fireplace
- Deck & Patio

Measurements:

- Living Room: 15' x 12'
- Kitchen: 13' x 10'
- Dining Room: 15' x 14'
- Family Room: 18' x 15'
- 1st Bedroom: 19' x 12'
- 2nd Bedroom: 14' x 12'
- 3rd Bedroom: 14' x 9'
- Rec Room: 20' x 15'



Gorgeous ranch on 4.12 acres with captivating floor plan. Enter through the ceramic tiled entry foyer and step down to a cozy sunken living room with gas fireplace. Or step up to the elegant formal dining room just off the updated kitchen area, complete with custom cabinets and an eat-in breakfast area. Continue through to the 2nd living room/family room, great for entertaining with room for office area! Follow the hallway, passing 2 large bedrooms, to arrive in your spacious master bedroom suite with unique corner bay windows, private balcony and huge walk-in closet. Next venture down to the partially finished walk-out basement with recreation area, laundry hook ups and a roughed in bath. Walk-out leads to oversized concrete patio beneath large deck in rear of home -- both perfect areas for BBQs and enjoying the peaceful setting.

Home backs to woods and has plenty of room for outdoor recreation! A beautiful country setting!



Directions: Hwy 70W to Warrenton exit, #193. Go south on Hwy 47 for 4.5 miles to left on Quarry Road. Go 0.3 miles to left on Royal Drive, continue 0.5 miles to home on right. Watch for sign.

For more information please contact:

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