

# FOR SALE

## 25700 Cedar Oak Drive

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**TALL OAKS  
SUBDIVISION**



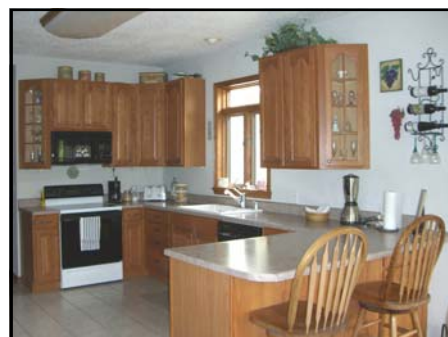
**3 BD HOME & 2400  
SQ FT OUTBUILDING  
ON 7.78 ACRES**

**25700 CEDAR OAK RD  
WARRENTON, MO 63383**

**PRICE:**  
***Just Reduced!***  
**\$279,900**

**LOT SIZE:**  
**7.78 ACRES**

Gorgeous ranch home in a beautiful setting on 7.78 acres! Home boasts 2700 sq ft of living space, including a finished lower level walk-out basement. Main level great room features a 12 ft vaulted ceiling, hardwood flooring, plant shelves, and a wood-burning fireplace that will heat the entire main floor. An additional den or sitting room near front entry is ideal for an office or could easily be converted into another bedroom. The kitchen is complete with beautiful custom cabinets, a breakfast bar, and ceramic tile. The extended eat-in area off kitchen or the adjacent large, screened-in porch both offer a beautiful view of the wooded backyard. Gorgeous master bedroom suite that offers an excellent view, an oversized closet with mirrored doors and hallway leading to ceramic tiled master bath, including double sink, and large walk-in shower. (Continued on back...)



The lower level includes two spacious bedrooms, a full bath, a family/rec room with vent free gas fireplace, and large workshop area with built-in shelving for storage. Many, many, many upgrades throughout the home including Peachtree windows and doors, 9 ft ceilings, 3 ft doors, Low E glass windows, wood 6 panel doors, high efficiency AC and furnace, central vac and main floor laundry! A two level deck and concrete patio are the perfect spots for barbecuing and enjoying the beautiful setting. Home is complete with an oversized two car attached garage. Also included is a 2400 sq ft outbuilding with electric and overhead garage doors -- great for a workshop area and storage! Located in Tall Oaks Subdivision just off of Highway U in Warrenton. Eight person hot tub is included with sale! Call today to schedule your private showing!!!



### Property Features:

- 3 Bedroom, 3.5 bath home
- 2 fireplaces - wood burning & gas
- Hardwood & ceramic tile flooring
- Ceiling fans & plant shelves
- 2 level deck & concrete patio
- Finished walk-out basement
- Workshop area in lower level
- 2 car attached garage - oversized
- Perimeter lighting around house
- Water: Public
- Sewer: Septic
- Tall Oaks Subdivision
- Warrenton school district

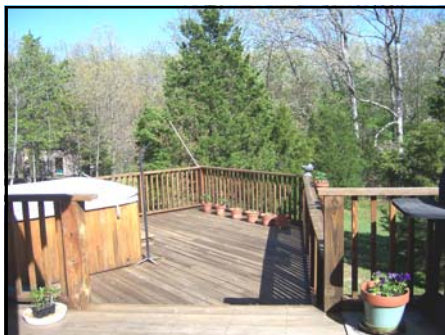
### Measurements:

- Living space: 2700 sq. ft.
- Great Room: 25' x 18'
- Kitchen: 12' x 15'
- Dining Area: 10' x 15'
- Master Bedroom: 14.5' x 15'
- 2nd Bedroom: 15' x 11.5'
- 3rd Bedroom: 15.5' x 11.5'
- Sitting Room/Office: 15' x 11'
- Family Room LL: 27' x 17'
- Screened Porch: 14' x 13'
- Back concrete patio: 12' x 22'
- 2400 sq ft outbuilding
- Lot size: 7.78 Acres



For more information please contact:

**Phil Reid or Michelle Smith at 636-456-5922**



Directions: Highway 70 West to Warrenton exit, #193. Left on Hwy 47 for 3/4 mile to Kroger intersection. Right on Hwy MM for 1/2 mile to left on Hwy U. Go 3.8 miles to right on Tall Oaks Rd. Go 0.9 miles to left on Cedar Oak Drive. Property will be on left. Watch for sign