

Features/Updates 6512 Franks Rd, Byrnes Mill Mo 63051

- All Brick ranch home nearly 2400 sq ft w/partial basement
- Split bedroom floorplan with no carpet in home
- Master-bed has 3 closets, full bath- Master bed addition done in 2003- has amazing view of the sunset.
- Main Floor Laundry conveniently located between Master bed and kitchen and near side-door entry for mud room use.
- Large Separate dining room that flows onto family room allows plenty of seating for the family gatherings and Holiday dinners
- Curl up in the sitting area next to the wood-burning stove and read a book. Works well enough to use as main floor heating source.
- Well insulate along w/very thick concrete walls, and all new vinyl windows in 2003 make for low utility bills.
- Kitchen has load of cabinets & counter space including breakfast bar and secretary desk. Appliances to stay.
- Princess Suite or Mother-in-Law suite has walk-in closet & full bath
- Large Linen closet for hall bath
- Open Floorplan with lovely windows everywhere offering natural light
- New roof, updated electric, new windows, and duct-work in 2003
- New Furnace 2016 (propane heat)
- Fenced backyard with 2 French drains & grading done per a civil engineer recommendations with careful planning (see outline)
- Oversized 2-car garage with insulated door
- 35 Minutes to St. Louis City with options to use routes 44 or 55
- Off paved county road and no subdivision
- Enjoy paying Low Jefferson County taxes \$2285 in 2019
- Home faces Southwest so the pathways and driveway defrost the snow and ice quickly without any snow blowing or use of salt
- Gated entrance with perimeter fencing as back-up fencing for animals
- Septic updated 2010 with new pump installed
- Spectrum/Charter Cable is available for broadband internet service
- Possible public water and sewer available
- Pergola carved out of hillside with paver patio is the perfect spot for a glass of wine while watching the sunset or the wildlife visit.

****Measurements and details are deemed to be accurate but not verified or guaranteed*

Barn, Arena, Trails and Pasture - 6 acres total

- Hay storage shed w/concrete floor and electric is separate from stabling area, can store up to 200 bales of hay and is easy to back truck up to for loading
- Barn built in 2011 has 2 stalls 11'x14' and 14'x 14' with mats on packed lime, chat, and pebble rock. Plenty of room in here to add more stalls, workshop and/or tack room.
- 200 amp electric to horse barn. Fluorescent lighting in barn and pathway lighting.
- Barn faces North and is open to the South allowing a good breeze, combined with ceiling vent/fan means great air flow even on sticky hot days.
- Back of barn has lean-to allowing horses to stand covered and can be gated off for use as paddock
- Water Buckets in stalls have pvc pipe nearby that allows you to drain buckets without picking them up & dumping the water.
- 2 Pastures * Front pasture is used as back-up or if separate turn-out is needed for the horses and gets water from house spigot
- Back pasture approx. 2+ acres and drains well with measures taken to allow water run-off. Horses grazing have the option to enjoy shaded area, low lying areas or up on dry sunny hills. They often pick a favorite spot for different times of the day.
- Pastures are over-seeded every year with mixed, quality grasses and has been resting since Nov 2018
- Electric fence is added to top of post and rail pasture fencing
- 20x50 meter (built in 2012-13) Outdoor Arena (nearly full-sized regulation dressage arena at 65'x164') built to USDF specific guidelines, w/clay sub-base, then compacted rock and screenings, then angulated sand footing. French drains were installed in the clay base & drain the rainwater from arena down the hill- so no standing water.
- Mature trees around arena you offer shade and privacy. Such a rare find!
- Water hydrant outside barn for cold-washing off horses
- Trails for jogging or cooling your horse out with a hack in the shade after working them in the arena on a hot day
- 2- 8x8 gates on side of barn allows you to drive truck straight into pasture or on down to the arena to drop off sand or jumps.
- Flood lights on front and back of barn, well lit path on the short walk from house to barn
- Trailer parking. You can back straight into barn keeping horses dry while loading on rainy days. Also, turn around area if needed.
- Gated driveway just off paved county road easy to trailer and close to Lone Elk and Greensfelder Park for horse trails.

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