

120 Tompkins Dr., Troy MO

\$475,000



Custom Built 4BD/3BA Atrium Ranch on 3.2+/- Acres
Vaulted and Coffered Ceilings, Ceiling Fans, Plant Shelves, Pillars
Wood, Ceramic, Vinyl and Carpet Flooring
Kitchen Features Custom Maple Cabinets, Pantry, Double Oven & More
Stone Gas Fireplace on Main Floor & Gas Fireplace with Wood Surround on Lower Level
Library/Office with Built-In Book Shelves and Decorative Wall Cut-Out
Master Suite Delivers Dual Sinks, Sep. Shower & Claw Foot Tub in Bath
Finished Lower Level Ready for Entertaining or In-Law Quarters
3 Car Garage with Steps to Huge Storage Area in Basement
Treelined Back Yard Offers Large Deck, Patio and Built-In Hot Tub



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120 Tompkins, Troy 63379-2379

\$475,000



Custom Built atrium ranch on 3.2 acres features, 4 bedrooms, new stainless steel dishwasher, built in double oven & refrigerator. Custom maple cabinets and pantry with plenty of space for all your things. Vaulted and coffered ceilings, ceiling fans, plant shelves, pillars, 2-gas fireplaces, main floor fireplace is stone from floor to vaulted ceiling. Wood, ceramic, vinyl and carpet flooring. Master bedroom suite has dark wood flooring, 12x8 walking closet, plant shelves, door to covered deck overlooking wooded backyard w/hot tub. Master bath includes 2-sinks, separate shower, bear claw tub and toilet room. Library/office has built in book shelves and decorative cut out of wall overlooking atrium staircase. Main floor laundry with built in shelves and cabinets, washer and dryer also included. Spacious breakfast rm with sliding doors to covered deck. Lower level is great for entertaining or inlaw quarters. 3-car garage w/steps to huge storage area in basement. Must see the extras

MLS#:	19044402	Status:	ACT	Beds:	4	Taxes Pd:	\$3,785
County:	Lincoln			Baths:	3 (3 0)	Age:	15
Area:	Troy R-3			# Rms:	13	Year Built:	2004
Muni/Twp:	Unincorporated			# Fp:	2	TI Liv Ar:	4,658
Type:	Residential			#Grg:	3	Sqft Above:	2,658
Style:	1 Story/Atrium			#Crp:	0	Sqft Below:	2,658
SubDiv:	Tompkins Ridge			AsscFee:	\$1,000	Pr/Sqft:	\$178.71
Elem Schl:	Lincoln Elem.			Lot Sz:	3.200 ac (County Records)		
J High:	Troy Middle			Lot Dim:	3.2 acres		
S High:	Troy Buchanan High			Schl Dst:	Troy R-III		
Parking:	Additional Parking, Attached Garage, Circle Drive, Garage Door Opener, Oversize						
Base Dsc:	Bathroom in LL, Fireplace in LL, Full, Partially Finished, Rec/Family Area, Sleeping Area, Storage/Locker, Walk-Out						
Lot Dsc:	Backs to Trees/Woods, Fence-Invisible Pet						
Directions:	From Wentzville, Hwy 61 north to left on Hwy U, to rt on Hwy J to left on Pear Tree to rt on Tompkins Dr. to 2nd home on the right. From Troy Hwy 47 West to left on Hwy J to rt on Hwy J to left on Pear Tree to rt on Tompkins Dr. to 2nd home on right.						

Rooms

Type	Dimensions	Level	Flooring	Windows	Type	Dimensions	Level	Flooring	Windows
Kitchen	13 x 10	M	Ceramic Tile	None	Breakfast Room	12 x 13	M	Ceramic Tile	Some
Dining Room	16 x 14	M	Wood		Great Room	21 x 31	M	Wood	Some
Master Bedroom	18 x 18	M	Wood	Some	Bedroom	12 x 13	M	Carpeting	Some

Presented By: **Nancy Behlmann Phone: 636-262-5389**

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