

4090 Hencken Rd. Wildwood, Mo 63069

Original House:

- Victorian style home with a partial wrap around covered deck
- Divided 3 bedroom floorplan in upper level
- 2nd bedroom has ceiling fan and view of the sunrising over the arena & barn
- Master Suite spans the width of the house his/her closets, dec Fireplace, 2 ceiling fans
- Large mud/laundry room at back entry to house w/natural light
- Kitchen has deep sink, picture window for bird watching & walk-in pantry
- Great room w/wood floors wood beamed ceiling, built-in shelving
- Hardwood floors & crown molding in dining room w/pass-thru to great room & kitchen
- Decorative Fireplace, bay window and crown molding in formal living room
- Full masonry fireplace in the Great room with wood floors
- Dual system Furnace is propane heat and dual zoned
- Cedar Closet and shelving in unfinished LL

Addition including Mother-in-Law quarters:

- Custom addition done by builder Fred Bunch in 2000
- Large Billiard/Sunroom with barrel tray ceiling
 - Wet-bar with fridge to stay
 - Wainscoting and transom windows
 - Access to Mother-in-law suite or outdoor patio
 - Fantastic gathering area
 - Great contrast of natural light & dark mahogany woods
- Mother-in-law house is 2 beds and 2.5 baths
 - Front door and side entry to Billiard room & back door to patio and parking
 - Stackable washer/dryer to stay
 - Great room has gas fireplace
 - Main Floor Master bed has walk-in closet, full bath and balcony
 - Screened in porch leads to covered outdoor space
 - LL is a walk-out with a covered patio
 - 2nd bed and full bath are in LL
 - Cedar closet in LL and family room

Stable & Arena:

- 56'x36' insulated barn
- Built in 2006
- 2 cupolas and north/south aisleway make for great air flow
- 12' Wide concrete floor aisleway
- 2 tall bay doors, North side door has windows

- 2 grooming stalls also can be storage
- Hot/cold water wash-stall is heated w/heat lamps that stay
- See-thru eaves on the east side of the barn let in the morning sun without turning on any lights in barn
- Viewing lounge is heated/cooled w/window facing the outdoor arena
- 5 stalls
 - metal dutch doors leading to dry lot
 - dirt floor w/screenings and mats
 - Swinging open feeder doors
 - metal bars allow them to see the neighbor horse
 - 4 stalls are 12'x12' w/a foaling stall 12'x16'
 - Tack room heated/cooled tongue & groove wood walls & ceiling fan
- Private well designated to barn separate from house
- Electric service is direct to barn and separate from house
- Outdoor Arena is 80'x90' built in 2006
 - Solid base then crushed limestone and manufactured sand
 - Arena is crowned in 2 places. This along w/large retaining wall drainage allow for next day riding use after even a heavy rain

Fencing and grounds

- 9.5 acres total - 2 parcels
- Gas lamp near the stone foundation storage cabin is a piece of history from the gas light square district, and stays with home
- Lots of trailer parking pads and a turnaround space as well as circle drive to garage
- 5+ acre rolling pasture can easily be divided up if needed
- Completely fenced (woven wire and wood mix) last used in the fall 2022 so well rested
- Stocked pond

Machine Shop/Big Garage: 100'x 20' w/lean-to

- Electric, heating/cooling
- Full bath with shower and septic system installed 1994
- Office space
- 6" Thick concrete floors
- Would fit 10 cars
- Divided with garage doors & people doors allowing for zoned heating/cooling

Area advantages:

- 48 acres is being placed into the Audubon sanctuary and will not be developed.
- Rockwood School district
- Cross the paved road right into Greensfelder Park to ride the several Equestrian Trails and campsites -no trailering required!
- Shooting range also at the top of Greensfelder park

