

WELL

Maintained

1114 CRYSTAL CREEK PKWY.
WENTZVILLE, MO

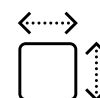
OFFERED AT
\$317,000



3 BDRM



2 BATH



1,950 SF
FINISHED
LIVING AREA



2-CAR
GARAGE



JUST OVER
1/4 AC LOT



PROPERTY FEATURES

Great Location, Well Maintained and great setting for your 30x12 back patio! This 1,950 sq. ft. total finished Living Space features: Vaulted Ceilings, Kitchen/Dining Area, Recessed lighting, Hearth/ Sunroom bonus area that walks to the 30x12 Back Patio/Mature Trees, Main Floor Laundry and Partial finished Lower Level! Kitchen includes: Breakfast Bar, Vaulted Ceilings, walk in Pantry, backsplash and MORE! Master Bedroom includes Hardwood Flooring (along with other 2 Bedrooms), Master Bath suite with separate tub, shower and extended vanity area w/large window for lots of natural light. Lower Level is partially finished with large Rec Room, Projector, Office/ Closet area, workshop space, and room to expand or leave as storage. This one has been well loved and maintained, just waiting for its new owners!

**MEYER & COMPANY**
REAL ESTATE and AUCTIONS

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GINA PRALLE
REAL ESTATE



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 636-262-0986
 Your Real Estate Specialist!

1114 Crystal Creek Pkwy, Wentzville 63385-3753

\$317,000



Great Location, Well Maintained and great setting for your 30x12 back patio! This 1950 sq.ft. total finished Living Space features: Vaulted Ceilings, Kitchen/Dining Area, Recessed lighting, Hearth/Sunroom bonus area that walks to the 30x12 Back Patio/Mature Trees, Main Floor Laundry and Partial finished Lower Level! The Kitchen includes: Breakfast Bar, Vaulted Ceilings, walk in Pantry, backsplash and MORE! The Master Bedroom includes Hardwood Flooring (along with other 2 Bedrooms), Master Bath suite with separate tub, shower and extended vanity area w/large window for lots of natural light. The Lower Level is partially finished with large Rec Room, Projector, Office/ Closet area, workshop space, and room to expand or leave as storage. This one has been well loved and maintained, just waiting for its new owners!

MLS#:	23008681	Status:	ACT	Beds:	3	Taxes Pd:	\$3,621
County:	St Charles			Baths:	2 (2 0)	Age:	16
Area:	Wentzville-Holt			# Rms:	10	Year Built:	2007
Muni/Twp:	Wentzville			# Fp:	0	TI Liv Ar:	1,950
Type:	Residential			#Grg:	2	Sqft Above:	1,580
Style:	1 Story/Ranch			#Crp:	0	Sqft Below:	1,580
SubDiv:	Crystal Creek #2			AsscFee:	\$125	Pr/Sqft:	\$200.63
Elem Schl:	Heritage Elem.			Lot Sz:	0.260 ac (County Records)		
J High:	Wentzville Middle			Lot Dim:	See Aerial		
S High:	Holt Sr. High			Schl Dst:	Wentzville R-IV		
Parking:	Additional Parking, Attached Garage, Garage Door Opener						
Base Dsc:	Full, Partially Finished, Rec/Family Area, Roughed-In Bath, Sump Pit/Pump						
Lot Dsc:	Backs to Trees/Woods, Level Lot, Sidewalks, Streetlights						
Directions:	GPS Friendly :) Wentzville Pkwy to Crystal Creek Pkwy to home on the RT. See Sign						

Rooms

Type	Dimensions	Level	Flooring	Windows	Type	Dimensions	Level	Flooring	Windows
Great Room	23 x 16	M	Carpeting	Some	Dining Room	12 x 10	M	Vinyl	
Hearth	12 x 10	M	Vinyl	Some	Kitchen	13 x 10	M	Vinyl	
Master Bedroom	15 x 12	M	Wood	Some	Bedroom	11 x 10	M	Wood	Some
Bedroom	10 x 12	M	Wood	Some	Recreation Room	18 x 15	L	Carpeting	
Office	12 x 19	L	Carpeting						

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See our listings online at:

<http://www.ginapralle.com>

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