

THE MERCHANT TEAM

5235 HACKMANN ROAD, AUGUSTA MISSOURI 63332

Exterior Elevations

- Over 12+ acres of privacy
- Natural cut stone on exterior
- Custom painted Board and batten style siding
- Exposed wood beams throughout
- Standing seam metal roof
- Covered porches front and rear
- Common breezeway to connect the home and the 3 car garage
- Anderson windows throughout
- All Lp Smartsiding Trim, Soffit and siding
- Beautiful night lighted setting
- Pool and patio overlooking the pond and privacy
- Custom entry door
- Safe and easy entrance with zero steps to enter the home
- Low maintenance exterior
- Pond and trails surrounding the property
- Horse barn only 3 yrs old



Interior Finishes

- Top of the line Anderson windows
- No steps in home or into the master shower and bedroom #4
- Bedroom #4 has its own exterior patio entry door, Bathroom and laundry room
- Open main floor plan from entry door into the great room, kitchen and out to the screened porch
- 10'-14' tall ceilings
- Wood beams ceiling
- 2 beautiful masonry fireplaces
- Black Stainless Steel appliances
- Custom counters and decorative backsplash
- High end custom cabinetry
- Ice maker, dishwasher, Fridge and appliances barely 2.5 yrs old
- Custom master suite with zero threshold shower
- Large cabinet/pantry space
- Ceiling fans throughout the home & screen porch
- In floor radiant heat with high efficiency hvac system
- All 2x6 construction on exterior walls



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Jay Strothman
Trophy Properties and Auction
314.757.6655 (c)
636.527.5263 (o)
jstrothman@trophy.com

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5235 HACKMANN ROAD, AUGUSTA MISSOURI 63332

64' x 42' metal building features

- Standing seam metal roof (not exposed fastener style)
- Approx 8 yrs old
- 3 garage door bays (2 @ 15' 8"W x 10' tall, 1 @ 11'W x 10' T)
- Heated and cooled bay 42' x 23' Wide (hvac)
- Full Bathroom with shower 10' x 5' (hvac)
- Bedroom/office 10' x 12' (hvac)
- Laundry hookups in Mechanical room.
- 250 Gallon propane tank owned
- Electric water heater
- Propane gas heated
- Floor drains in cold storage side
- Well water at shop
- Cell phone booster in metal building
- 400 amp service available with 200 amp currently being used. (200amp spaces are still available in this panel)
- 12' tall ceilings throughout
- Plenty of parking around the whole perimeter of the building

